

## RESOLUTION NO. 2022-026

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, UPDATING THE 2017 DEVELOPMENT IMPACT FEE NEXUS AND CALCULATION REPORT AND MASTER FACILITIES PLAN, THEREBY ADJUSTING THE EXISTING CITYWIDE AND THE PRESERVE DEVELOPMENT IMPACT FEES, THE RESIDENTIAL PARK DEVELOPMENT FEES, AND THE FAIR MARKET VALUE FOR ONE ACRE OF PARK LAND.**

**WHEREAS**, the City's General Plan requires that adequate public facilities and improvements be available to accommodate the needs, demands, and burdens of new development; and

**WHEREAS**, on May 3, 1988, the City Council adopted Ordinance No. 88-22, establishing a comprehensive system of development impact fees ("**Development Impact Fees**" or "**DIF**") for residential, commercial, and industrial development projects pursuant to the Mitigation Fee Act (Government Code Section 66000 *et seq.*) to fund the public improvements made necessary by such development projects; and

**WHEREAS**, the 1988 DIFs were based on a fee study prepared by Revenue and Cost Specialists, LLC ("**RCS**") (then called Management Services Institute), an experienced and reputable expert consultant; and

**WHEREAS**, RCS performed an update to the citywide fee study in 2003 and produced a separate analysis of DIFs for The Preserve in 2004; and

**WHEREAS**, the City made minor updates to the citywide and The Preserve DIFs between the years of 2005-2017 as appropriate through resolution; and

**WHEREAS**, at the City's request, RCS prepared an updated *Development Impact Fee Calculation and Nexus Report and Correlating Master Facilities Plan* ("**Updated DIF Report**") in 2017, replacing the 2003 and 2004 studies; and

**WHEREAS**, in 2019, RCS prepared revisions to the Updated DIF Report, to keep current with the State legislation regarding accessory dwelling units and updated project costs, and to ensure that appropriate DIFs exist for the current land-uses and development types in the City; and

**WHEREAS**, to continue meeting the basic infrastructure needs of new growth, without unduly burdening the existing population and business community for these development-generated capital costs, staff decided to analyze The Preserve Water, Sewer and Storm Drain DIF categories; and

**WHEREAS**, due to the increasing construction costs exacerbated by supply chain issues, inflation, and labor shortages, to name a few, it is critical that the City respond swiftly to adjust the existing fees to cover the development-generated capital costs necessitated by new development; and

**WHEREAS**, City staff prepared a reconciliation of the existing development, project costs, and revenues to ensure that appropriate DIFs exist for the current land uses for the remaining development types in The Preserve specifically ("**Revisions**"); and

**WHEREAS**, the City now wishes to update its DIF fee schedule to incorporate the Revisions to the Updated DIF Report; and

**WHEREAS**, Chapters 3.40 and 3.45 of the Chino Municipal Code codify the Citywide and Preserve DIFs, respectively, and provide that the development impact fees may be revised periodically to meet new project demands; and

**WHEREAS**, additionally, Title 18 of the Chino Municipal Code, as enacted in Ordinance No. 2002-17, provides for dedication and/or payment of fees for park development in accordance with the General Plan; and

**WHEREAS**, Title 18 of the Chino Municipal Code also requires dedication of park land or payment of a fee in-lieu thereof and such in-lieu fee is based on the fair market value of one acre of land useable as a park; and

**WHEREAS**, appraisals of the City's established park sites and of residential land values in The Preserve and the Citywide areas are complete for Fiscal Years 2019-20, 2020-21, and 2021-22; and

**WHEREAS**, the Residential Park Development Fees are based on the annual Preserve and Citywide land appraisals utilized to determine park land acquisitions costs, as well as the park construction costs, which are calculated at 1.12 times the land value(s), pursuant to Section 18.01.060 of the Chino Municipal Code; and

**WHEREAS**, the City Council finds that the procedural requirements for the establishment and increase of DIFs, established in the Mitigation Fee Act, have been met.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HEREBY RESOLVES AS FOLLOWS:**

**Section 1.**    **RECITALS.** The above recitals are true and correct.

**Section 2.**    **MITIGATION FEE ACT FINDINGS.** As required by Government Code Section 66001(a), the City Council makes the following findings with respect to the Development Impact Fees proposed in the Updated DIF Report:

A.    **Purpose.** The purpose of the Development Impact Fees is to prevent new development from reducing the quality and availability of public services provided to residents of the City by requiring new development to contribute to the cost of additional public facilities needed to meet the additional demands placed on public services by new development. The purpose of each specific fee category is described in more detail in the Updated DIF Report.

B.    **Use.** The Development Impact Fees will be used to construct public facilities and pay for other capital assets needed to serve new development. The Updated DIF Report and Updated Master Facilities Plan identify the specific public facilities and other capital assets that will be funded by each category of Development Impact Fees.

C.    **Reasonable Relationship Between Fees' Use And Development Projects.** Based on the information and analysis presented in the Updated DIF Report, the City Council finds there is a reasonable relationship between the uses to which the

Development Impact Fees will be put and the development projects on which the Development Impact Fees will be imposed. This relationship is described in more detail for each fee category in the Updated DIF Report.

D. Reasonable Relationship Between Need for Public Facility and Development Projects. Based on the information and analysis presented in the Updated DIF Report, the City Council finds there is a reasonable relationship between the need for the public facilities that will be funded by the Development Impact Fees and the type of development projects on which the Impact Fees will be imposed. This relationship is described in more detail for each fee category in the Updated DIF Report.

**Section 3. ADOPTION OF THE REVISIONS TO THE UPDATED DIF REPORT.** The Revisions to the Updated 2017 DIF Report, attached hereto as Exhibit A, are hereby approved and adopted and are made a part of hereof.

**Section 4. FACILITIES TO BE FUNDED BY DEVELOPMENT IMPACT FEES.** The City Council hereby determines that the Updated DIF Report, including the Revisions, identifies the public facilities that are to be financed by the Development Impact Fees.

**Section 5. ADOPTION OF CITYWIDE DEVELOPMENT IMPACT FEES.** The following Development Impact Fees are hereby adopted for public facilities and improvements to be constructed in all areas of the City, except The Preserve:

**Total Development Impact Fees.** The total Development Impact Fees for each land use are as follows:

Land Use:	Fee
Low Density Detached Units	\$17,142/unit
Medium Density Detached Units	\$16,250/unit
Medium Density Attached Units	\$12,200/unit
High Density Attached Units	\$10,485/unit
Manufactured Home	\$10,431/unit
Commercial Lodging	\$8,052/unit
Commercial Retail	\$13.73/SF
Office or Business Park	\$10.93/SF
Industrial Uses	\$3.63/SF
Institutional Uses	\$9.18/SF

**Development Impact Fees by Category.** The following Development Impact Fees are imposed for each specified fee category:

A. Law Enforcement Facilities, Vehicles, and Equipment.

Land Use:	Fee
Low Density Detached Units	\$637/unit
Medium Density Detached Units	\$636/unit
Medium Density Attached Units	\$404/unit
High Density Attached Units	\$407/unit
Manufactured Home	\$644/unit
Commercial Lodging	\$2,080/unit
Commercial Retail	\$1.04/SF

Office or Business Park	\$0.74/SF
Industrial Uses	\$0.06/SF
Institutional Uses	\$0.05/SF

**B. Fire Suppression Facilities, Vehicles, and Equipment.**

Land Use:	Fee
Low Density Detached Units	\$1,310/unit
Medium Density Detached Units	\$1,310/unit
Medium Density Attached Units	\$846/unit
High Density Attached Units	\$846/unit
Manufactured Home	\$596/unit
Commercial Lodging	\$505/unit
Commercial Retail	\$1.04/SF
Office or Business Park	\$1.05/SF
Industrial Uses	\$0.04/SF
Institutional Uses	\$0.03/SF

**C. Circulation (Streets, Signals, and Bridges) System.**

Land Use:	Fee
Low Density Detached Units	\$4,586/unit
Medium Density Detached Units	\$4,586/unit
Medium Density Attached Units	\$3,061/unit
High Density Attached Units	\$1,894/unit
Manufactured Home	\$2,386/unit
Commercial Lodging	\$2,418/unit
Commercial Retail	\$9.40/SF
Office or Business Park	\$7.13/SF
Industrial Uses	\$2.31/SF
Institutional Uses	\$7.80/SF

**D. Storm Drainage Collection System Facilities.**

Land Use:	Fee
Low Density Detached Units	\$2,396/unit
Medium Density Detached Units	\$1,503/unit
Medium Density Attached Units	\$1,045/unit
High Density Attached Units	\$496/unit
Manufactured Home	\$744/unit
Commercial Lodging	\$254/unit
Commercial Retail	\$0.60/SF
Office or Business Park	\$0.61/SF
Industrial Uses	\$0.52/SF
Institutional Uses	\$0.38/SF

E. Water Source, Storage and Distribution.

Land Use:	Fee
Low Density Detached Units	\$2,737/unit
Medium Density Detached Units	\$2,738/unit
Medium Density Attached Units	\$2,332/unit
High Density Attached Units	\$2,330/unit
Manufactured Home	\$2,330/unit
Commercial Lodging	\$2,330/unit
Commercial Retail	\$1.29/SF
Office or Business Park	\$1.10/SF
Industrial Uses	\$0.54/SF
Institutional Uses	\$0.70/SF

F. Sewage Collection System.

Land Use:	Fee
Low Density Detached Units	\$583/unit
Medium Density Detached Units	\$585/unit
Medium Density Attached Units	\$445/unit
High Density Attached Units	\$446/unit
Manufactured Home	\$445/unit
Commercial Lodging	\$446/unit
Commercial Retail	\$0.30/SF
Office or Business Park	\$0.24/SF
Industrial Uses	\$0.10/SF
Institutional Uses	\$0.15/SF

G. General Facilities, Vehicles, and Equipment.

Land Use:	Fee
Low Density Detached Units	\$156/unit
Medium Density Detached Units	\$156/unit
Medium Density Attached Units	\$156/unit
High Density Attached Units	\$156/unit
Manufactured Home	\$156/unit
Commercial Lodging	\$20/unit
Commercial Retail	\$0.06/SF
Office or Business Park	\$0.06/SF
Industrial Uses	\$0.06/SF
Institutional Uses	\$0.06/SF

H. Public Use (Community Center) Facilities.

Land Use:	Fee
Low Density Detached Units	\$4,736/unit
Medium Density Detached Units	\$4,736/unit
Medium Density Attached Units	\$3,911/unit
High Density Attached Units	\$3,911/unit
Manufactured Home	\$3,131/unit

**Section 6. ADOPTION OF PRESERVE DEVELOPMENT IMPACT FEES.** The following Development Impact Fees are hereby adopted for public facilities and improvements to be constructed in The Preserve:

**Total Development Impact Fees.** The total Development Impact Fees for each land use are as follows:

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$39,828/unit
Medium Density Detached Units	\$36,092/unit
Medium Density Attached Units	\$28,501/unit
High Density Attached Units RD-16/20 & CC-16	\$28,347/unit
High Density Attached Units RD/CC-30	\$22,278/unit
Commercial Lodging	\$19,173/unit
Commercial Retail/Institutional Uses	\$34.35/SF
Office or Business Park	\$27.33/SF
Industrial Uses	\$10.65/SF
Institutional Uses/Meeting Places	\$22.58/SF

**Development Impact Fees by Category.** The following Development Impact Fees are imposed for each specified fee category:

A. Law Enforcement Facilities, Vehicles, and Equipment.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$637/unit
Medium Density Detached Units	\$637/unit
Medium Density Attached Units	\$407/unit
High Density Attached Units RD-16/20 & CC-16	\$407/unit
High Density Attached Units RD/CC-30	\$407/unit
Commercial Lodging	\$2,080/unit
Commercial Retail/Institutional Uses	\$1.04/SF
Office or Business Park	\$0.74/SF
Industrial Uses	\$0.06/SF
Institutional Uses/Meeting Places	\$0.05/SF

B. Fire Suppression Facilities, Vehicles, and Equipment.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$1,310/unit
Medium Density Detached Units	\$1,310/unit
Medium Density Attached Units	\$846/unit
High Density Attached Units RD-16/20 & CC-16	\$846/unit
High Density Attached Units RD/CC-30	\$846/unit
Commercial Lodging	\$505/unit

Commercial Retail/Institutional Uses	\$1.04/SF
Office or Business Park	\$1.05/SF
Industrial Uses	\$0.04/SF
Institutional Uses/Meeting Places	\$0.03/SF

C. Circulation (Streets, Signals and Bridges) System.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$9,212/unit
Medium Density Detached Units	\$9,212/unit
Medium Density Attached Units	\$6,151/unit
High Density Attached Units RD-16/20 & CC-16	\$6,151/unit
High Density Attached Units RD/CC-30	\$3,805/unit
Commercial Lodging	\$4,857/unit
Commercial Retail/Institutional Uses	\$18.89/SF
Office or Business Park	\$14.33/SF
Industrial Uses	\$4.65/SF
Institutional Uses/Meeting Places	\$15.66/SF

D. Congestion Management Program (part of the Circulation (Streets, Signals and Bridges) System category).

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$587/unit
Medium Density Detached Units	\$587/unit
Medium Density Attached Units	\$391/unit
High Density Attached Units RD-16/20 & CC-16	\$391/unit
High Density Attached Units RD/CC-30	\$243/unit
Commercial Lodging	\$310/unit
Commercial Retail/Institutional Uses	\$1.20/SF
Office or Business Park	\$0.91/SF
Industrial Uses	\$0.30/SF
Institutional Uses/Meeting Places	\$1.00/SF

E. Storm Drainage Collection System Facilities.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$8,392/unit
Medium Density Detached Units	\$4,655/unit
Medium Density Attached Units	\$4,411/unit
High Density Attached Units RD-16/20 & CC-16	\$4,257/unit
High Density Attached Units RD/CC-30	\$1,900/unit
Commercial Lodging	\$657/unit
Commercial Retail/Institutional Uses	\$3.82/SF
Office or Business Park	\$3.30/SF

Industrial Uses	\$2.47/SF
Institutional Uses/Meeting Places	\$1.81/SF

F. Water Source, Storage, and Distribution.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$9,342/unit
Medium Density Detached Units	\$9,342/unit
Medium Density Attached Units	\$7,951/unit
High Density Attached Units RD-16/20 & CC-16	\$7,951/unit
High Density Attached Units RD/CC-30	\$7,951/unit
Commercial Lodging	\$7,951/unit
Commercial Retail/Institutional Uses	\$5.82/SF
Office or Business Park	\$4.35/SF
Industrial Uses	\$2.19/SF
Institutional Uses/Meeting Places	\$2.78/SF

G. Sewage Collection System.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$3,658/unit
Medium Density Detached Units	\$3,658/unit
Medium Density Attached Units	\$2,793/unit
High Density Attached Units RD-16/20 & CC-16	\$2,793/unit
High Density Attached Units RD/CC-30	\$2,793/unit
Commercial Lodging	\$2,793/unit
Commercial Retail/Institutional Uses	\$2.47/SF
Office or Business Park	\$2.59/SF
Industrial Uses	\$0.89/SF
Institutional Uses/Meeting Places	\$1.18/SF

H. General Facilities, Vehicles, and Equipment.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$156/unit
Medium Density Detached Units	\$156/unit
Medium Density Attached Units	\$156/unit
High Density Attached Units RD-16/20 & CC-16	\$156/unit
High Density Attached Units RD/CC-30	\$156/unit
Commercial Lodging	\$20/unit
Commercial Retail/Institutional Uses	\$0.06/SF
Office or Business Park	\$0.06/SF
Industrial Uses	\$0.06/SF
Institutional Uses/Meeting Places	\$0.06/SF



I. Public Use (Community Center) Facilities.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$4,736/unit
Medium Density Detached Units	\$4,736/unit
Medium Density Attached Units	\$3,911/unit
High Density Attached Units RD-16/20 & CC-16	\$3,911/unit
High Density Attached Units RD/CC-30	\$3,027/unit

J. Miscellaneous Residential Amenities.

<b>Residential:</b>	<b>Fee</b>
Low Density Detached Units	\$1,798/unit
Medium Density Detached Units	\$1,798/unit
Medium Density Attached Units	\$1,485/unit
High Density Attached Units RD-16/20 & CC-16	\$1,485/unit
High Density Attached Units RD/CC-30	\$1,149/unit

**Section 7. FEES FOR ACCESSORY DWELLING UNITS.** The following are the total fees for accessory dwelling units, inclusive of all Development Impact Fees and Park Land Acquisition and Development Fees.

A. Citywide Accessory Dwelling Units

<b>Size</b>	<b>Fee</b>
751 to 1,200 Square Feet	\$7.68/SF

B. Preserve Accessory Dwelling Units.

<b>Size</b>	<b>Fee</b>
751 to 1,200 Square Feet	\$15.41/SF

**Section 8. RESIDENTIAL PARK DEVELOPMENT FEES.** Pursuant to the appraisal performed by J. William Murphy and associates, the following costs were used to determine the revised residential park fees for residential units:

*The Preserve*

Fiscal Year	Park Land Value	Construction Costs	Park Fee Single Family	Park Fee Multi-Family
2019-20	\$775,000	\$868,000	\$17,991	\$13,949
2020-21	\$787,500	\$882,000	\$18,281	\$14,174
2021-22	\$600,000	\$672,000	\$13,928	\$10,799

Citywide Park

Fiscal Year	Park Land Value	Construction Costs	Park Fee Single-Family	Park Fee Multi-Family	Park Fee Mobile Home
2019-20	\$932,000	\$1,043,840	\$21,635	\$16,775	\$14,463
2020-21	\$883,000	\$988,960	\$20,498	\$15,893	\$13,703
2021-22	\$969,000	\$1,085,280	\$22,494	\$17,441	\$15,037

**Section 9. EFFECTIVE DATE.** This resolution shall become effective (a) 60 days after its adoption, or (b) on the first day that Ordinance No. 2022-005 becomes effective, whichever is later.

APPROVED AND ADOPTED THIS 19<sup>TH</sup> DAY OF APRIL 2022.

MARC LUCIO, MAYOR PRO TEM

ATTEST:

  
ANGELA ROBLES, CITY CLERK

State of California )  
County of San Bernardino ) ss.  
City of Chino )

I, ANGELA ROBLES, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting held on the 19<sup>th</sup> day of April 2022, by the following votes:

AYES: COUNCIL MEMBERS: COMSTOCK, FLORES, LUCIO, POCOCK.

NOES: COUNCIL MEMBERS: NONE.

ABSENT: COUNCIL MEMBERS: ULLOA.

  
ANGELA ROBLES, CITY CLERK

Attachment: Exhibit A – Updates to the Development Impact Fee Nexus and Calculation Report

Schedule 2.1 (Revised)

City of Chino, General City Area  
Summary of Development Impact Fees  
Fiscal Year 2022-23

Proposed DIF Rates		Law Enforcement Facilities Schedule 3.2 (CPI 9.3%)	Fire Protection Facilities Schedule 4.2 (BCI 10.4%)	Street, Signals & Bridges Schedule 5.2 (CCI 5.7%)	Storm Drain Facilities Schedule 6.2 (CCI 5.7%)	Water Distribution Facilities Schedule 7.2 (CCI 5.7%)	Sewer Collection Facilities Schedule 8.2 (CCI 5.7%)	General Government Facilities Schedule 9.2 (BCI 10.4%)	Public Meeting Facilities Schedule 10.1 (BCI 10.4%)	Total per Unit/SF
Land-Use Category										
Low Density Residential Detached	per unit	\$ 637	\$ 1,310	\$ 4,586	\$ 2,396	\$ 2,737	\$ 583	\$ 156	\$ 4,736	\$ 17,142
Medium Density Residential Detached	per unit	\$ 636	\$ 1,310	\$ 4,586	\$ 1,503	\$ 2,738	\$ 585	\$ 156	\$ 4,736	\$ 16,250
Medium Density Residential Attached	per unit	\$ 404	\$ 846	\$ 3,061	\$ 1,045	\$ 2,332	\$ 445	\$ 156	\$ 3,911	\$ 12,200
High Density Attached Residential	per unit	\$ 407	\$ 846	\$ 1,894	\$ 496	\$ 2,330	\$ 446	\$ 156	\$ 3,911	\$ 10,485
Mobile Home Residential	per unit	\$ 644	\$ 596	\$ 2,386	\$ 744	\$ 2,330	\$ 445	\$ 156	\$ 3,131	\$ 10,431
Commercial Lodging Units	per unit	\$ 2,080	\$ 505	\$ 2,418	\$ 254	\$ 2,350	\$ 446	\$ 20	Not Applicable	\$ 8,052
Commercial/Retail	per SF	\$ 1.04	\$ 1.04	\$ 9.40	\$ 0.60	\$ 1.29	\$ 0.30	\$ 0.06	Not Applicable	\$ 13.73
Office/Business Park	per SF	\$ 0.74	\$ 1.05	\$ 7.13	\$ 0.61	\$ 1.10	\$ 0.24	\$ 0.06	Not Applicable	\$ 10.93
Industrial Uses	per SF	\$ 0.06	\$ 0.04	\$ 2.31	\$ 0.52	\$ 0.54	\$ 0.10	\$ 0.06	Not Applicable	\$ 3.63
Institutional/Meeting Places	per SF	\$ 0.05	\$ 0.03	\$ 7.80	\$ 0.38	\$ 0.70	\$ 0.15	\$ 0.06	Not Applicable	\$ 9.18

Existing DIF Rates		Law Enforcement Facilities Schedule 3.2	Fire Protection Facilities Schedule 4.2	Street, Signals & Bridges Schedule 5.2	Storm Drain Facilities Schedule 6.2	Water Distribution Facilities Schedule 7.2	Sewer Collection Facilities Schedule 8.2	General Government Facilities Schedule 9.2	Public Meeting Facilities Schedule 10.1	Total per Unit/SF
Land-Use Category										
Low Density Residential Detached	per unit	\$ 583	\$ 1,187	\$ 4,339	\$ 2,267	\$ 2,589	\$ 552	\$ 141	\$ 4,290	\$ 15,948
Medium Density Residential Detached	per unit	\$ 582	\$ 1,187	\$ 4,339	\$ 1,422	\$ 2,590	\$ 553	\$ 141	\$ 4,290	\$ 15,104
Medium Density Residential Attached	per unit	\$ 370	\$ 766	\$ 2,896	\$ 989	\$ 2,206	\$ 421	\$ 141	\$ 3,543	\$ 11,332
High Density Residential Attached	per unit	\$ 372	\$ 766	\$ 1,792	\$ 469	\$ 2,204	\$ 422	\$ 141	\$ 3,543	\$ 9,709
Mobile Home Residential	per unit	\$ 589	\$ 540	\$ 2,257	\$ 704	\$ 2,204	\$ 421	\$ 141	\$ 2,836	\$ 9,692
Commercial Lodging	per unit	\$ 1,903	\$ 457	\$ 2,288	\$ 240	\$ 2,204	\$ 422	\$ 18	Not Applicable	\$ 7,532
Commercial/Retail	per SF	\$ 0.954	\$ 0.944	\$ 8.896	\$ 0.567	\$ 1.217	\$ 0.282	\$ 0.056	Not Applicable	\$ 12.916
Office/Business Park	per SF	\$ 0.679	\$ 0.949	\$ 6.750	\$ 0.574	\$ 1.043	\$ 0.225	\$ 0.056	Not Applicable	\$ 10.276
Industrial Uses	per SF	\$ 0.051	\$ 0.035	\$ 2.188	\$ 0.490	\$ 0.514	\$ 0.095	\$ 0.056	Not Applicable	\$ 3.429
Institutional/Meeting Places	per SF	\$ 0.050	\$ 0.027	\$ 7.378	\$ 0.363	\$ 0.661	\$ 0.143	\$ 0.056	Not Applicable	\$ 8.678

Accessory Dwelling Unit - ADU (Fees Apply 751 SF to 1,200 SF)		Law Enforcement Facilities (CPI 9.3%)	Fire Protection Facilities (BCI 10.4%)	Street, Signals & Bridges (CCI 5.7%)	Storm Drain Facilities (CCI 5.7%)	Water Distribution Facilities (CCI 5.7%)	Sewer Collection Facilities (CCI 5.7%)	General Government Facilities (BCI 10.4%)	Public Meeting Facilities (BCI 10.4%)	Park (CCI 5.7%)	Total per SF
Proposed ADU Fees	per SF	\$ 0.24	\$ 0.50	\$ 1.75	\$ 0.92	\$ 1.05	\$ 0.22	\$ 0.06	\$ 1.81	\$ 1.12	\$ 7.68
Existing ADU Fees	per SF	\$ 0.22	\$ 0.45	\$ 1.66	\$ 0.87	\$ 0.99	\$ 0.21	\$ 0.05	\$ 1.64	\$ 1.06	\$ 7.16

Schedule 2.2 (Revised)

City of Chino, The Preserve Specific Plan area  
Summary of Development Impact Fees  
Fiscal Year 2022-23

Proposed DIF Rates		Law Enforcement Facilities Schedule 3.2 (CPI 9.3%)	Fire Protection Facilities Schedule 4.2 (BCI 10.4%)	Street, Signals & Bridges Schedule 5.2 (CCI 5.7%)	Congestion Management Program Schedule 5.5 (CCI 5.7%)	Storm Drain Facilities Schedule 6.2 (CCI 5.7%)	Water Distribution Facilities Schedule 7.2 (See Skd. 7.4)	Sewer Collection Facilities Schedule 8.2 (See Skd. 8.4)	General Government Facilities Schedule 9.2 (BCI 10.4%)	Public Meeting Facilities Schedule 10.1 (BCI 10.4%)	Misc. Residential Amenities Schedule 11.1 (BCI 10.4%)	Total per Unit/SF
Low Density Residential Detached	per unit	\$ 637	\$ 1,310	\$ 9,212	\$ 587	\$ 8,392	\$ 9,342	\$ 3,658	\$ 156	\$ 4,736	\$ 1,798	\$ 39,828
Medium Density Residential Detached	per unit	\$ 637	\$ 1,310	\$ 9,212	\$ 587	\$ 4,655	\$ 9,342	\$ 3,658	\$ 156	\$ 4,736	\$ 1,798	\$ 35,092
Medium Density Residential Attached	per unit	\$ 407	\$ 846	\$ 6,151	\$ 391	\$ 4,411	\$ 7,951	\$ 2,793	\$ 156	\$ 3,911	\$ 1,485	\$ 28,501
High Density Residential 16/20 Attached	per unit	\$ 407	\$ 846	\$ 6,151	\$ 391	\$ 4,257	\$ 7,951	\$ 2,793	\$ 156	\$ 3,911	\$ 1,485	\$ 28,347
High Density Residential CC-30 Attached	per unit	\$ 407	\$ 846	\$ 3,805	\$ 243	\$ 1,900	\$ 7,951	\$ 2,793	\$ 156	\$ 3,027	\$ 1,149	\$ 22,278
Commercial Lodging Units	per unit	\$ 2,080	\$ 505	\$ 4,857	\$ 310	\$ 657	\$ 7,951	\$ 2,793	20	Not Applicable	Not Applicable	\$ 19,173
Commercial/Retail	per SF	\$ 1.04	\$ 1.04	\$ 18.89	\$ 1.20	\$ 3.82	\$ 5.82	\$ 2.47	\$ 0.06	Not Applicable	Not Applicable	\$ 34.35
Office/Business Park	per SF	\$ 0.74	\$ 1.05	\$ 14.33	\$ 0.91	\$ 3.30	\$ 4.35	\$ 2.59	\$ 0.06	Not Applicable	Not Applicable	\$ 27.33
Industrial Uses	per SF	\$ 0.06	\$ 0.04	\$ 4.65	\$ 0.30	\$ 2.47	\$ 2.19	\$ 0.89	\$ 0.06	Not Applicable	Not Applicable	\$ 10.65
Institutional/Meeting Places	per SF	\$ 0.05	\$ 0.03	\$ 15.66	\$ 1.00	\$ 1.81	\$ 2.78	\$ 1.18	\$ 0.06	Not Applicable	Not Applicable	\$ 22.58

Existing DIF Rates		Law Enforcement Facilities Schedule 3.2	Fire Protection Facilities Schedule 4.2	Street, Signals & Bridges Schedule 5.2	Congestion Management Program Schedule 5.5	Storm Drain Facilities Schedule 6.2	Water Distribution Facilities Schedule 7.2	Sewer Collection Facilities Schedule 8.2	General Government Facilities Schedule 9.2	Public Meeting Facilities Schedule 10.1	Misc. Residential Amenities Schedule 11.1	Total per Unit/SF
Low Density Residential Detached	per unit	\$ 583	\$ 1,187	\$ 8,715	\$ 555	\$ 7,939	\$ 6,708	\$ 1,446	\$ 141	\$ 4,290	\$ 1,629	\$ 33,193.00
Medium Density Residential Detached	per unit	\$ 583	\$ 1,187	\$ 8,715	\$ 555	\$ 4,404	\$ 6,708	\$ 1,446	\$ 141	\$ 4,290	\$ 1,629	\$ 29,658.00
Medium Density Residential Attached	per unit	\$ 372	\$ 766	\$ 5,819	\$ 370	\$ 4,173	\$ 5,709	\$ 1,103	\$ 141	\$ 3,543	\$ 1,345	\$ 23,341.00
High Density Residential 16/20 Attached	per unit	\$ 372	\$ 766	\$ 5,819	\$ 370	\$ 4,027	\$ 5,709	\$ 1,103	\$ 141	\$ 3,543	\$ 1,345	\$ 23,195.00
High Density Residential CC-30 Attached	per unit	\$ 372	\$ 766	\$ 3,600	\$ 230	\$ 1,798	\$ 5,709	\$ 1,103	\$ 141	\$ 2,742	\$ 1,041	\$ 17,502.00
Commercial Lodging Units	per unit	\$ 1,903	\$ 457	\$ 4,595	\$ 293	\$ 622	\$ 5,709	\$ 1,102	18	Not Applicable	Not Applicable	\$ 14,699.00
Commercial/Retail	per SF	\$ 0.954	\$ 0.944	\$ 17.871	\$ 1.137	\$ 3.618	\$ 4.272	\$ 1.000	\$ 0.056	Not Applicable	Not Applicable	\$ 29.852
Office/Business Park	per SF	\$ 0.679	\$ 0.949	\$ 13.560	\$ 0.863	\$ 3.119	\$ 3.120	\$ 1.023	\$ 0.056	Not Applicable	Not Applicable	\$ 23.369
Industrial Uses	per SF	\$ 0.051	\$ 0.035	\$ 4.395	\$ 0.280	\$ 2.341	\$ 1.349	\$ 0.303	\$ 0.056	Not Applicable	Not Applicable	\$ 8.810
Institutional/Meeting Places	per SF	\$ 0.050	\$ 0.027	\$ 14.820	\$ 0.944	\$ 1.710	\$ 1.711	\$ 0.560	\$ 0.056	Not Applicable	Not Applicable	\$ 19.878

Accessory Dwelling Unit - ADU (Fees Apply 751 SF to 1,200 SF)		Law Enforcement Facilities (CPI 9.3%)	Fire Protection Facilities (BCI 10.4%)	Street, Signals & Bridges (CCI 5.7%)	Congestion Management Program (CCI 5.7%)	Storm Drain Facilities (CCI 5.7%)	Water Distribution Facilities (CCI 5.7%)	Sewer Collection Facilities (CCI 5.7%)	General Government Facilities (BCI 10.4%)	Public Meeting Facilities (BCI 10.4%)	Misc. Residential Amenities (BCI 10.4%)	Parks (CCI 5.7%)	Total per SF
Proposed ADU Fees	per SF	\$ 0.24	\$ 0.50	\$ 3.52	\$ 0.22	\$ 3.21	\$ 2.71	\$ 0.58	\$ 0.06	\$ 1.81	\$ 0.69	\$ 1.86	\$ 15.41
Existing ADU Fees	per SF	\$ 0.22	\$ 0.45	\$ 3.33	\$ 0.21	\$ 3.04	\$ 2.56	\$ 0.55	\$ 0.05	\$ 1.64	\$ 0.62	\$ 1.76	\$ 14.45

Schedule 7.1 (Revised)  
 City of Chino - Development Impact Cost Calculation  
 Water Source, Storage and Distribution Facilities  
 Fiscal Year 2022-23

Project Nos.	Project Titles	Original Costs	Proposed	Other Funding Resources	General City Allocation	The Preserve Allocation
WT-001	Two New Wells (Potable)	\$ 6,500,000	\$ 6,500,000	100.00%	\$ 6,500,000	0.00%
WT-002	Seven Million Gallon Reservoir (Potable)	\$ 5,000,000	\$ 5,000,000	100.00%	\$ 5,000,000	0.00%
WT-003	General City 8" Recycled Water Lines	\$ 2,391,725	\$ 2,391,725	100.00%	\$ 2,391,725	0.00%
WT-004	General City 12" Recycled Water Lines	\$ 5,367,000	\$ 5,367,000	100.00%	\$ 5,367,000	0.00%
WT-005	General City 18" Recycled Water Lines	\$ 948,700	\$ 948,700	100.00%	\$ 948,700	0.00%
WT-006	12" & Greater Potable Water Lines - College Park Area	\$ 2,408,000	\$ 2,408,000	0.00%	\$ -	100.00%
WT-007	College Park 8" Recycled Water Lines	\$ 758,350	\$ 758,350	0.00%	\$ -	100.00%
WT-008	College Park 12" Recycled Water Lines	\$ 864,000	\$ 864,000	100.00%	\$ 864,000	0.00%
WT-009	Pine 12" Recycled Line, Euclid/EI Prado	\$ 680,304	\$ 680,304	0.00%	\$ -	100.00%
WT-010	Schaefer - Reservoir #7 to Euclid	\$ 2,025,000	\$ 2,025,000	0.00%	\$ -	100.00%
WT-101	Potable Wells	\$ 16,250,000	\$ 7,460,106	0.00%	\$ -	0.00%
WT-102	Eastside Water Treatment Facility (Phase I)	\$ 21,800,000	\$ 13,500,000	0.00%	\$ -	33.90%
WT-103	Eastside Water Treatment Facility (Phase II)	\$ 6,500,000	\$ 7,712,600	0.00%	\$ -	33.90%
WT-104	Eastside Water Treatment Facility (Phase III)	\$ 4,635,000	\$ 3,361,414	0.00%	\$ -	33.90%
WT-105	24" Zone 890 Pipeline	\$ 3,000,000	\$ 3,000,000	0.00%	\$ -	0.00%
WT-106	18" Potable Line - Chino - Mountain/Bon View	\$ 1,341,250	\$ 1,341,250	0.00%	\$ -	0.00%
WT-107	18" Potable Line - Bon View - Chino/Schaefer	\$ 382,800	\$ 382,800	0.00%	\$ -	0.00%
WT-108	8" Transmission/Distribution Pipelines Potable and Recycled	\$ 17,000,000	\$ 19,837,036	0.00%	\$ -	0.00%
WT-109	12" Transmission/Distribution Pipeline Potable and Recycled	\$ 7,100,000	\$ 39,164,852	0.00%	\$ -	0.00%
WT-110	16" & 18" Transmission/Distribution Pipeline Potable and Recycled	\$ 3,800,000	\$ 5,618,671	0.00%	\$ -	0.00%
WT-111	24" Meadowhouse Avenue - Pine/Bickmore	\$ 501,547	\$ 501,547	0.00%	\$ -	0.00%
WT-112	Land Acquisition within the Preserve	\$ 11,250,000	\$ 1,500,000	0.00%	\$ -	0.00%
WT-113	Well Connection Pipelines	\$ 3,085,010	\$ 3,085,010	0.00%	\$ -	0.00%
WT-114	Well Pumping Back-up Power	\$ 882,310	\$ 882,310	0.00%	\$ -	0.00%
WT-115	Pine Avenue - East Preserve Loop / 800' w/o Hellman	\$ 116,000	\$ 357,280	0.00%	\$ -	0.00%
WT-116	(RW009) Pine - West From Hellman	\$ 207,930	\$ 289,094	0.00%	\$ -	0.00%
WT-117	(RW055 & RW056) Euclid - Pine/Bickmore	\$ 424,560	\$ 693,000	0.00%	\$ -	0.00%
WT-118	(RW057) Euclid - Bickmore/Kimball	\$ 391,350	\$ 826,719	0.00%	\$ -	0.00%
WT-119	(RW058) Kimball - Euclid/Mayhew	\$ 785,700	\$ 573,650	0.00%	\$ -	0.00%
WT-120	(RW060) Mayhew Avenue - Bickmore / Kimball	\$ 335,530	\$ 488,469	0.00%	\$ -	0.00%
WT-121	(RW061) Mayhew Avenue - Pine / Bickmore	\$ 348,000	\$ 478,500	0.00%	\$ -	0.00%
WT-122	(RW062) NS Chino Corona - Pine / Legacy Park	\$ 249,283	\$ 495,000	0.00%	\$ -	0.00%
WT-123	(RW070) NS Chino Corona - Legacy Park / EW Chino Corona	\$ 417,920	\$ 681,863	0.00%	\$ -	0.00%
WT-124	(RW082) EW Chino Corona - Main / Legacy Park	\$ 388,068	\$ 971,850	0.00%	\$ -	0.00%
WT-125	(RW084) West Preserve Loop - Pine / Bickmore	\$ 172,695	\$ 237,256	0.00%	\$ -	0.00%
WT-126	(RW085) EW Chino Corona - Westgate / Main	\$ 187,084	\$ 368,363	0.00%	\$ -	0.00%
WT-127	(RW095) East Preserve Loop - Pine / Market	\$ 158,240	\$ 279,006	0.00%	\$ -	0.00%
WT-128	(RW099) Hellman Avenue - Market / Legacy Park	\$ 288,480	\$ 376,819	0.00%	\$ -	0.00%
WT-129	(RW110) Hellman - Pine / Market	\$ 172,230	\$ 219,313	0.00%	\$ -	0.00%
WT-130	(RW100) EW Chino Corona - NS Chino Corona / Westgate	\$ 244,640	\$ 402,325	0.00%	\$ -	0.00%
WT-131	Hellman - Legacy Park/EW Chino-Corona Road	\$ 358,880	\$ -	0.00%	\$ -	0.00%
WT-201	Water Master Plan Update - The Preserve	\$ 500,000	\$ 700,000	0.00%	\$ -	0.00%
WT-202	Water Master Plan Update - General City	\$ 75,000	\$ 75,000	0.00%	\$ -	100.00%
Removed WT-203	Radio Read Water Meters	\$ 4,000,000	\$ -	0.00%	\$ -	0.00%
WT-204	Share of Electronic Field Mapping System	\$ 300,000	\$ 300,000	61.83%	\$ 185,490	12.92%
WT-205	Additional Water System Maintenance Vehicles/Equipment	\$ 1,765,703	\$ 1,765,703	0.00%	\$ -	33.90%
WT-206	Share of Common City Service Center Improvements	\$ 1,172,490	\$ 1,172,490	0.00%	\$ -	33.90%
	<b>Total</b>	<b>\$ 137,540,779</b>	<b>\$ 146,056,373</b>	<b>14.55%</b>	<b>\$ 21,256,915</b>	<b>10.49%</b>

Off-Setting Revenue	Other Funding Sources	General City Allocation	The Preserve Allocation
*[1] Citywide Development Impact Fee Fund Balance	\$ 786,841	0.00%	\$ -
The Preserve Development Impact Fee "Aggregate" Fund Balance	\$ 4,237,688	0.00%	\$ -
The Preserve DIF Credits Issued	\$ 28,792,808	0.00%	\$ -
<b>Total Off-Setting Revenues</b>	<b>\$ 33,817,337</b>	<b>0.00%</b>	<b>\$ 786,841</b>
<b>Total Net General Plan Project Costs</b>	<b>\$ 112,239,036</b>	<b>18.94%</b>	<b>\$ 21,256,915</b>

Forward to Schedule B.4

Schedule B.1 (Revised)  
 City of Chino - Development Impact Cost Calculation  
 Sewer Collection Facilities  
 Fiscal Year 2022-23

Project Nos.	Project Titles	Original Costs	Proposed	Other Funding Resources	General City Allocation	The Preserve Allocation
SW-001	General City 12" and greater Sewer Mains	\$ 1,832,125	\$ 1,832,125	0.00%	100.00%	\$ 1,832,125
SW-002	Central Ave. - 600' N/O Francis Ave.	\$ 400,000	\$ 400,000	0.00%	100.00%	\$ 400,000
SW-003	Fern Ave. - Riverside Dr. to Chino Ave.	\$ 500,000	\$ 500,000	0.00%	100.00%	\$ 500,000
SW-004	Bensen Ave. - SR-60 to Walnut Ave.	\$ 1,330,000	\$ 1,330,000	0.00%	100.00%	\$ 1,330,000
SW-005	12th St. - Schaefer Ave. to Edison Ave.	\$ 550,000	\$ 550,000	0.00%	100.00%	\$ 550,000
SW-006	Miscellaneous Upsizing	\$ 1,400,000	\$ 1,400,000	0.00%	100.00%	\$ 1,400,000
SW-101	Reach No. 501 - Cucamonga Ave. - S/O Chino-Corona Rd. EW	\$ 237,431	\$ 765,187	0.00%	0.00%	\$ -
SW-102	Reach No. 502 - Cucamonga Ave. to Lift Station (inc. w/ SW-104(1) & SW-104(2))	\$ 869,130	\$ -	0.00%	0.00%	\$ -
SW-103	Reach No. 503 - Johnson Ave. (Pine Ave. south to Lift Station)	\$ 1,584,000	\$ 1,637,856	0.00%	0.00%	\$ -
SW-104 (1)	Reach No. 504 - Chino-Corona Rd. E/W to Legacy Park St.	\$ 237,431	\$ 5,244,441	0.00%	0.00%	\$ -
SW-104 (2)	Reach No. 504 - EW Chino-Corona Road-Westgate/Main	\$ 193,742	\$ -	0.00%	0.00%	\$ -
SW-104 (3)	Reach No. 504 - East Preserve Loop (EPL) - Legacy Park/Main	\$ 248,164	\$ 1,064,772	0.00%	0.00%	\$ -
SW-105	Reach No. 505 - Legacy Park St. (East Preserve Loop to Hellman Ave.)	\$ 169,521	\$ 388,506	0.00%	0.00%	\$ -
SW-106	Reach No. 506 - EPL (Legacy Park St. to Market St.) (inc. w/ SW-104(1) & SW-104(2))	\$ -	\$ -	0.00%	0.00%	\$ -
SW-107	Reach No. 507 - Market St. (East Preserve Loop to Hellman Ave.)	\$ 266,288	\$ 376,268	0.00%	0.00%	\$ -
SW-108	Reach No. 508 - Trailblazer Ave. (Innovation St. to Legacy Park St.)	\$ -	\$ 125,950	0.00%	0.00%	\$ -
SW-109	Reach No. 509 - Innovation St. (Trailblazer Ave. to Globetrotter St.)	\$ -	\$ 34,513	0.00%	0.00%	\$ -
SW-110	Reach No. 510 - Main St. (East Preserve Loop to N/O Legacy Park Rd.)	\$ -	\$ 291,775	0.00%	0.00%	\$ -
SW-111	Reach No. 511 - Legacy Park St. (NS Chino-Corona to east)	\$ 251,114	\$ 129,112	0.00%	0.00%	\$ -
SW-112	Reach No. 512 - Westgate St. (Chino Corona Rd. E/W to West Preserve Loop)	\$ 202,500	\$ 345,950	0.00%	0.00%	\$ -
SW-113	Reach No. 513 - West Preserve Loop N/O Westgate	\$ 170,573	\$ 496,031	0.00%	0.00%	\$ -
SW-114	Reach No. 514 - Chino-Corona E/W (Main St. to west)	\$ -	\$ 195,525	0.00%	0.00%	\$ -
SW-115	Reach No. 515 - Chino Corona Rd. N/S (Cucamonga Ave. to Legacy Park St.)	\$ 382,189	\$ 521,812	0.00%	0.00%	\$ -
SW-116	Reach No. 516 - Pine Ave. (Johnson Ave. to Mayhew Ave.)	\$ -	\$ 113,988	0.00%	0.00%	\$ -
SW-117	Reach No. 517 - Pine Ave. (Mayhew Ave. to Meadowhouse)	\$ -	\$ 493,982	0.00%	0.00%	\$ -
SW-118	Reach No. 518 - Pine Ave. (Meadowhouse to Rincon Meadows)	\$ -	\$ 569,938	0.00%	0.00%	\$ -
SW-119	Reach No. 519 - Pine Ave. - Rincon Meadows to Mill Creek	\$ -	\$ 356,922	0.00%	0.00%	\$ -
SW-120	Reach No. 520 - Pine Ave. - Mill Creek to West Preserve Loop	\$ -	\$ 513,672	0.00%	0.00%	\$ -
SW-121	Reach No. 521 - Pine Ave. - West Preserve Loop to Main St.	\$ 224,438	\$ 505,519	0.00%	0.00%	\$ -
SW-122	Reach No. 522 - Pine Ave. (Main to East Preserve Loop)	\$ 168,521	\$ 388,575	0.00%	0.00%	\$ -
SW-123	Reach No. 523 - East Preserve Loop east towards Hellman	\$ 292,000	\$ 359,565	0.00%	0.00%	\$ -
SW-124	Reach No. 524 - East Preserve Loop (Pine Ave. and southerly)	\$ -	\$ 59,125	0.00%	0.00%	\$ -
SW-125	Reach No. 525 - Meadowhouse (Pine Ave. northerly)	\$ -	\$ 293,700	0.00%	0.00%	\$ -
SW-126	Reach No. 526 - Mill Creek (Pine Ave. and northerly)	\$ -	\$ 45,375	0.00%	0.00%	\$ -
SW-127	Reach No. 527 - Rincon Meadows (Pine Ave. to Bickmore Ave.)	\$ -	\$ 305,113	0.00%	0.00%	\$ -
SW-128	Reach No. 528 - Bickmore (Rincon Meadows to Mill Creek)	\$ -	\$ 237,875	0.00%	0.00%	\$ -
SW-129	Reach No. 529 - Bickmore (Mill Creek to West Preserve Loop)	\$ -	\$ 248,188	0.00%	0.00%	\$ -
SW-130	Reach No. 530 - West Preserve Loop (Bickmore Ave. to Garden Park St.)	\$ -	\$ 149,875	0.00%	0.00%	\$ -
SW-131	Reach No. 531 - Garden Park St. (West Preserve Loop to Main St.)	\$ -	\$ 214,500	0.00%	0.00%	\$ -
SW-132	Reach No. 532 - Main St. (Garden Park St. to north)	\$ -	\$ 138,050	0.00%	0.00%	\$ -
SW-133	Reach No. 533 - Main St. - Garden Park St. to south	\$ -	\$ 44,275	0.00%	0.00%	\$ -
SW-134	Reach No. 534 - Forest Park St. (Main St. to East Preserve Loop)	\$ -	\$ 172,150	0.00%	0.00%	\$ -
SW-135	Reach No. 535 - Forest Park St. (East Preserve Loop to east)	\$ -	\$ 326,150	0.00%	0.00%	\$ -
SW-136	Reach No. 536 - East Preserve Loop (Forest Park St. to south)	\$ -	\$ 47,575	0.00%	0.00%	\$ -
SW-137	Reach No. 537 - East Preserve Loop (Forest Park St. to north)	\$ -	\$ 123,475	0.00%	0.00%	\$ -
SW-138	Reach No. 538 - West Preserve Loop (Garden Park St. and northerly)	\$ -	\$ 226,600	0.00%	0.00%	\$ -
SW-139	Reach No. 539 - Mill Creek Ave. (Bickmore Ave. to Kimball Ave.)	\$ -	\$ 263,450	0.00%	0.00%	\$ -
SW-140	Reach No. 540 - Rincon Meadows (Bickmore Ave. and northerly)	\$ -	\$ 81,125	0.00%	0.00%	\$ -
SW-141	Reach No. 541 - Main Street (Bickmore/Pine)	\$ 173,225	\$ 249,531	0.00%	0.00%	\$ -
SW-142	Reach No. 542 - East Preserve Loop (Bickmore/Pine)	\$ 99,000	\$ 173,147	0.00%	0.00%	\$ -
SW-143	Reach No. 543 - Bickmore (Main/East Preserve Loop)	\$ 75,488	\$ 127,393	0.00%	0.00%	\$ -
SW-144	Reach No. 544 - West Preserve Loop - Pine to SCE	\$ -	\$ 78,925	0.00%	0.00%	\$ -
SW-145	Reach No. 545 - Mayhew (Pine Ave. to Bickmore Ave.)	\$ 759,000	\$ 710,944	0.00%	0.00%	\$ -
SW-146	Reach No. 546 - Mayhew (Bickmore and northerly)	\$ 383,595	\$ 673,337	0.00%	0.00%	\$ -
SW-147	Reach No. 547 - Bickmore (Mayhew/ 1,230' EO Mayhew)	\$ 192,720	\$ 205,095	0.00%	0.00%	\$ -
SW-148	Reach No. 548 - Bickmore (Dexter to Osprey)	\$ -	\$ 106,600	0.00%	0.00%	\$ -
SW-149	Reach No. 549 - Bickmore (Mayhew and westerly)	\$ 162,468	\$ 317,644	0.00%	0.00%	\$ -
SW-150	Reach No. 550 - Bickmore (Mayhew to Euclid)	\$ -	\$ 492,834	0.00%	0.00%	\$ -
SW-151	Reach No. 551 - Un-named street (Euclid to Mayhew)	\$ 162,468	\$ 526,350	0.00%	0.00%	\$ -
SW-152	Reach No. 552 - Flight Ave. - (Kimball to Remington)	\$ -	\$ 276,788	0.00%	0.00%	\$ -
SW-153	Reach No. 553 - Flight Ave. - (Remington to North)	\$ -	\$ 176,688	0.00%	0.00%	\$ -
SW-154	Reach No. 554 - Remington (Flight to Van Vleet)	\$ -	\$ 134,750	0.00%	0.00%	\$ -
SW-155	Reach No. 555 - Van Vleet (Remington to North)	\$ -	\$ 183,150	0.00%	0.00%	\$ -
SW-156	Reach No. 556 - West of Hellman (Pine/Bickmore)	\$ 112,120	\$ 450,144	0.00%	0.00%	\$ -
SW-157	Reach No. 557 - Lift Station and Force Main	\$ 8,371,000	\$ 10,524,576	0.00%	20.00%	\$ 2,104,915
SW-157(1)	Expansion of the Sewer Lift Station	\$ -	\$ 403,000	0.00%	0.00%	\$ -
SW-158	Reach No. 558 - Chino Corona N/S - Legacy Park St. to Pine Ave	\$ 300,479	\$ 338,112	0.00%	0.00%	\$ -
SW-159	Reach No. 559 - Hellman (Frank Sewer to Remington)	\$ -	\$ 244,750	0.00%	0.00%	\$ -
SW-160	Reach No. 560 - Hellman (Remington to Merrill)	\$ -	\$ 210,238	0.00%	0.00%	\$ -
SW-161	Reach No. 561 - Remington (Hellman to Carpenter)	\$ -	\$ 132,000	0.00%	0.00%	\$ -
SW-162	Reach No. 562 - Carpenter (Remington to Merrill)	\$ -	\$ 195,525	0.00%	0.00%	\$ -
SW-163	Reach No. 563 - Street "A" (Cucamonga to Street "C")	\$ -	\$ 117,150	0.00%	0.00%	\$ -
SW-164	Reach No. 564 - Street "A" (Street "C" to Street "D")	\$ -	\$ 79,838	0.00%	0.00%	\$ -
SW-165	Reach No. 565 - Street "C" (Street "A" and southerly)	\$ -	\$ 62,425	0.00%	0.00%	\$ -
SW-166	Reach No. 566 - Street "C" (Street "D" and northerly)	\$ -	\$ 108,350	0.00%	0.00%	\$ -
SW-167	Reach No. 567 - Street "D" (Street "C" to Street "B")	\$ -	\$ 137,913	0.00%	0.00%	\$ -
SW-168	Reach No. 568 - Street "D" (Street "D" and northerly)	\$ -	\$ 156,063	0.00%	0.00%	\$ -
SW-169	Reach No. 569 - Street "C" (Street "D" and northerly)	\$ -	\$ 74,250	0.00%	0.00%	\$ -
SW-201	Sewer Master Plan Update	\$ 100,000	\$ 100,000	0.00%	100.00%	\$ 100,000
SW-202	Share of Electronic Field Mapping System	\$ 300,000	\$ 300,000	61.14%	13.94%	\$ 38,820
SW-203	Sewer Collection System Maintenance Vehicles/Equipment	\$ 583,856	\$ 583,856	0.00%	33.30%	\$ 194,434
SW-204	Share of Common City Service Center Improvements	\$ 1,836,471	\$ 1,836,471	0.00%	33.30%	\$ 611,545
Removed	Main Street - N/O Bickmore	\$ 71,757	\$ -	0.00%	0.00%	\$ -
Removed	Bickmore - E/O Main St.	\$ 72,513	\$ -	0.00%	0.00%	\$ -
Removed	East Preserve Loop (Bickmore North)	\$ 71,757	\$ -	0.00%	0.00%	\$ -
Removed	Bickmore - E/O East Preserve Loop	\$ 191,735	\$ -	0.00%	0.00%	\$ -
Removed	Legacy Park - West Preserve Loop/Main	\$ 231,660	\$ -	0.00%	0.00%	\$ -
Removed	Reach No. 573 - Legacy Park St. - W/O East Preserve Loop	\$ 71,757	\$ -	0.00%	0.00%	\$ -
Removed	N/S Street W/O East Preserve Loop	\$ 76,131	\$ -	0.00%	0.00%	\$ -
Removed	E/W Street - East Preserve Loop Westerly	\$ 101,000	\$ -	0.00%	0.00%	\$ -
Removed	West Preserve Loop - W/O Main/Main	\$ 134,791	\$ -	0.00%	0.00%	\$ -
Removed	Reach No. 505 - Legacy Park - East Preserve Loop - East	\$ 168,521	\$ -	0.00%	0.00%	\$ -
Removed	Reach No. 571 - Market St. - West Preserve Loop and Easterly	\$ 150,098	\$ -	0.00%	0.00%	\$ -
Removed	Market St (Main St. to East Preserve Loop)	\$ 150,098	\$ -	0.00%	0.00%	\$ -
Removed	Euclid Avenue (Bickmore/SO Kimball)	\$ 289,332	\$ -	0.00%	0.00%	\$ -
Removed	Bickmore - West Preserve Loop/Main	\$ 148,133	\$ -	0.00%	0.00%	\$ -
Removed	West Preserve Loop - Southwest Corner (R60)	\$ 71,757	\$ -	0.00%	0.00%	\$ -
Removed	Main @ The Commons - Bickmore to 500' South (R61)	\$ 56,060	\$ -	0.00%	0.00%	\$ -
Removed	Main @ The Commons - Bickmore to 500' South (R62)	\$ 56,060	\$ -	0.00%	0.00%	\$ -
Removed	East Preserve Loop - Market to 640' North (R63)	\$ 71,757	\$ -	0.00%	0.00%	\$ -
<b>Total</b>		<b>\$ 27,104,973</b>	<b>\$ 44,400,522</b>	<b>0.41%</b>	<b>\$ 183,420</b>	<b>\$ 9,061,829</b>

Off-Setting Revenue	Other Funding Sources	General City Allocation	The Preserve Allocation
Citywide Development Impact Fee Fund Balance	\$ 5,201,966	0.00%	\$ -
The Preserve Development Impact Fee "Aggregata" Fund Balance	\$ 809,643	0.00%	\$ 809,643
The Preserve DIF Credits Issued	\$ 3,870,735	0.00%	\$ 3,870,735
<b>Total Off-Setting Revenue</b>	<b>\$ 9,882,344</b>	<b>0.00%</b>	<b>\$ 4,680,378</b>
<b>Total Net General Plan Project Costs</b>	<b>\$ 34,518,178</b>	<b>0.53%</b>	<b>\$ 30,474,895</b>
Forward to Schedule B.4.1			

Schedule 7.4 (Revised)

City of Chino - Development Impact Cost Calculation  
 The Preserve Basic Capital Needs-Based Impact Costs  
 Water Source, Storage and Distribution Facilities  
 Fiscal Year 2022-23

#2 Preserve Specific Plan Area	Undeveloped		GC/CP Water Allocation Rate GPD (1)	Cumulative New Water Allocation	Allocation of Expansion Costs	Percentage of Added Water Allocation	Cost Distribution per Acre	Average Units or SF per Acre	Proposed DIF Fee
	Acres	# of Units/SF							
Low Density Residential (detached)	236.9	1,175	450	528,750	14.36%	\$ 10,977,313.15	\$ 46,341	4.96	\$ 9,342
Medium Density Residential (detached)	186.0	1,697	450	763,650	20.74%	\$ 15,854,042.91	\$ 85,237	9.12	\$ 9,342
Medium Density Residential (attached)	171.6	1,696	383	649,568	17.64%	\$ 13,485,600.66	\$ 78,583	9.88	\$ 7,951
Dwellings RD-16/20 (attached)	75.9	812	383	310,996	8.45%	\$ 6,456,549.37	\$ 85,100	10.70	\$ 7,951
Dwellings RD/CC-30 (attached)	45.5	1,091	383	417,853	11.35%	\$ 8,674,994.29	\$ 190,659	23.98	\$ 7,951
Commercial Lodging Units	3.0	218	383	83,494	2.27%	\$ 1,733,408.58	\$ 577,829	72.67	\$ 7,951
Commercial/Retail	134.8	1,683,739	3,500	471,835	12.81%	\$ 9,795,707.90	\$ 72,663	12,490	\$ 5,818
Office/Business Park Uses	107.4	1,539,382	3,000	322,200	8.75%	\$ 6,689,154.23	\$ 62,283	14,333	\$ 4,345
Industrial Uses	38.3	636,381	1,750	67,008	1.82%	\$ 1,391,134.39	\$ 36,332	16,620	\$ 2,186
Institutional Uses	19.2	500,774	3,500	67,060	1.82%	\$ 1,392,224.34	\$ 72,663	26,136	\$ 2,780
				<b>3,682,414</b>	<b>100.00%</b>	<b>\$ 76,450,129.83</b>	<b>Total Preserve Water General Plan Projects</b>		

This page replaces page 129 of the 2017 Nexus Study effective July 5, 2022

**Schedule 8.4 (Revised)**

**City of Chino - Development Impact Cost Calculation  
The Preserve Basic Capital Needs-Based Impact Costs  
Sewer Collection Facilities  
Fiscal Year 2022-23**

#1 Preserve Specific Plan Area	Undeveloped		Day Demand Rate	New Sewer Demand	% of Add'l Sewer	Allocation of Expansion	Cost Distribution	Average Units or SF per Acre	Proposed DIF Fee
	Acres	# of Units/SF							
Low Density Residential (detached)	236.9	1,175	296	347,800	14.10%	\$ 4,298,423.39	\$ 18,146	4.96	\$ 3,658
Medium Density Residential (detached)	186.0	1,697	296	502,312	20.37%	\$ 6,208,020.84	\$ 33,376	9.12	\$ 3,658
Medium Density Residential (attached)	171.6	1,696	226	383,296	15.54%	\$ 4,737,114.70	\$ 27,604	9.88	\$ 2,793
Dwellings RD-16/20 (attached)	75.9	812	226	183,512	7.44%	\$ 2,268,005.39	\$ 29,893	10.70	\$ 2,793
Dwellings RD/CC-30 (attached)	45.5	1,091	226	246,566	10.00%	\$ 3,047,283.10	\$ 66,973	23.98	\$ 2,793
Commercial Lodging Units	3.0	218	226	49,268	2.00%	\$ 608,898.00	\$ 202,975	72.67	\$ 2,793
Commercial/Retail	134.8	1,683,739	2500	337,025	13.67%	\$ 4,165,256.30	\$ 30,897	12,490	\$ 2,474
Office/Business Park Uses	107.4	1,539,382	3000	322,200	13.07%	\$ 3,982,035.70	\$ 37,077	14,333	\$ 2,587
Industrial Uses	38.3	636,381	1200	45,948	1.86%	\$ 567,866.47	\$ 14,831	16,620	\$ 0.892
Institutional Uses	19.2	500,774	2500	47,900	1.94%	\$ 591,991.03	\$ 30,897	26,136	\$ 1.182
				<b>2,465,827</b>	<b>100.00%</b>	<b>\$ 30,474,894.91</b>	<b>Total Preserve Sewer General Plan Projects</b>		



This page replaces page 156 of the 2017 Nexus Report

Appendix B (Revised)  
Expanded Land-Use Database  
Development Impact Cost Calculation

Land-Use Database General City Area & The Preserve	Existing Development		Potential Development		Total General Plan Build-Out	
	Acres	# of Units/SF	Acres	# of Units	Acres	# of Units/SF
Detached Dwellings	3,963.0	16,239	1,130.8	8,215	5,093.8	24,454
Attached Dwellings	291.0	6,111	670.7	8,039	961.7	14,150
Mobile Home dwellings	61.0	766	1.0	13	62.0	779
Commercial Lodging Units	15.0	225	6.0	338	21.0	563
Commercial Retail/Institutional	521.0	8,624,009	291.6	4,286,499	812.6	12,910,508
Office/Business Park Uses	30.0	496,584	148.1	2,213,086	178.1	2,709,670
Industrial Uses	2,335.0	47,804,922	867.2	17,321,519	3,202.2	65,126,441
<b>Total General Plan City Limits</b>	<b>7,216.0</b>		<b>3,115.4</b>		<b>10,331.4</b>	

Private Residences	4,315.0	23,116.0	1,802.5	16,267.0	6117.5	39,383
Commercial Lodging Rooms	15.0	225.0	6.0	338.0	21.0	563
Business Square Feet	2,886.0	56,925,515.0	1,306.9	23,821,104.0	4192.9	80,746,619

Land-Use Database General City Area	Existing Development		Potential Development		Total General Plan Build-Out	
	Acres	# of Units/SF	Acres	# of Units	Acres	# of Units/SF
Detached Dwellings	3,963.0	16,239	343.2	3,078	4,306.2	19,317
Attached Dwellings	291.0	6,111	90.7	1,451	381.7	7,562
Mobile Home dwellings	61.0	766	1.0	13	62.0	779
Commercial Lodging Units	15.0	225	3.0	120	18.0	345
Commercial Retail/Institutional	521.0	8,624,009	167.2	2,767,662	688.2	11,391,671
Office/Business Park Uses	30.0	496,584	40.7	673,707	70.7	1,170,291
Industrial Uses	2,335.0	47,804,922	371.5	7,605,720	2,706.5	55,410,642
<b>Total General Plan City Limits</b>	<b>7,216.0</b>		<b>1,017.3</b>		<b>8,233.3</b>	

Land-Use Database The Preserve Area	Existing Development		Potential Development		Total General Plan Build-Out	
	Acres	# of Units/SF	Acres	# of Units	Acres	# of Units/SF
Low Density Residential (Detached)	255.2	1,266	236.9	1,175	492.1	2,441
Medium Density Residential (Detached)	109.5	999	186.0	1,697	295.5	2,696
Medium Density Residential (Attached)	101.2	1,000	171.6	1,696	272.8	2,696
Dwellings RD-16/20 (Attached)	185.8	1,989	75.9	812	261.7	2,801
Dwellings RD/CC - 30 (Attached)	-	-	45.5	1,091	45.5	1,091
Commercial Lodging Units	-	-	3.0	218	3.0	218
Commercial Retail/Retail	2.2	27,177	134.8	1,683,739	137.0	1,710,916
Office Business Park Uses	-	-	107.4	1,539,382	107.4	1,539,382
Industrial Uses	514.9	8,556,699	38.3	636,381	553.2	9,193,080
Institutional Uses	0.8	21,946	19.2	500,774	20.0	522,720
<b>Total General Plan City Limits</b>	<b>1,169.7</b>		<b>1,018.5</b>		<b>2,188.2</b>	