

CITY OF CHINO HILLS

DEVELOPMENT IMPACT FEE NEXUS STUDY UPDATE

PUBLIC REVIEW DRAFT

SEPTEMBER 19, 2025



Oakland Office

66 Franklin Street
Suite 300
Oakland, CA 94607
Tel: (510) 832-0899

Corporate Office

27368 Via Industria
Suite 200
Temecula, CA 92590
Tel: (800) 755-6864
Fax: (888) 326-6864

Other Regional Offices

Aurora, CO
Orlando, FL
Phoenix, AZ
Plano, TX
Seattle, WA
Washington, DC

www.willdan.com

This page intentionally left blank.

DRAFT

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
Background and Study Objectives	3
Facility Standards and Costs	3
Use of Fee Revenues	4
Development Impact Fee Schedule Summary	4
Other Funding Needed	6
1. INTRODUCTION	7
Public Facilities Financing in California	7
Study Objectives	7
Fee Program Maintenance	8
Administrative Costs	8
Study Methodology	8
Types of Facility Standards	9
New Development Facility Needs and Costs	9
Organization of the Report	10
2. GROWTH FORECASTS	11
Land Use Types	11
Existing and Future Development	12
Occupant Densities	14
Land Acquisition	15
3. GENERAL CITY FACILITIES	16
Service Population	16
Facility Inventories and Standards	17
Existing Inventory	17
Planned Facilities	19
Cost Allocation	19
Existing Level of Service	19
Future Level of Service	21
Use of Fee Revenue	21
Fee Schedule	22
4. TRAFFIC FACILITIES IMPACT FEE	23
Fee Structure Changes	23
Trip Demand	23
Trip Growth	25
Level of Service	25
Project Costs	26
Fee per Trip Demand Unit	27
Fee Schedule	28
5. PARKS AND RECREATION FACILITIES.....	29

Service Population	29
Existing Parkland and Park Facilities Inventory	29
Special Use Facilities Inventory	31
Parkland and Park Facilities Unit Costs	31
Parkland and Park Facility Standards	32
<i>Mitigation Fee Act</i>	32
<i>Quimby Act</i>	33
City of Chino Hills Parkland and Park Facilities Standards	33
Park Facilities Cost per Capita	36
Use of Fee Revenue	37
Fee Schedule	37
6. FIRE FACILITIES	39
Service Population	39
Facility Inventories and Standards	40
Existing Inventory	40
Planned Facilities	41
Cost Allocation	42
Existing Level of Service	42
Future Level of Service	43
Use of Fee Revenue	43
Fee Schedule	43
7. AB 602 REQUIREMENTS	45
Compliance with AB 602	45
66016.5. (a) (2) - Level of Service	45
66016.5. (a) (4) – Review of Original Fee Assumptions	45
66016.5. (a) (5) – Residential Fees per Square Foot	46
66016.5. (a) (6) – Capital Improvement Plan	46
8. IMPLEMENTATION	47
Impact Fee Program Adoption Process	47
Inflation Adjustment	47
Reporting Requirements	47
Programming Revenues and Projects with the CIP	47
9. MITIGATION FEE ACT FINDINGS	48
Purpose of Fee	48
Use of Fee Revenues	48
Benefit Relationship	48
Burden Relationship	49
Proportionality	49
APPENDIX	50

Executive Summary

This report summarizes an analysis of development impact fees needed to support future development in the City of Chino Hills through 2045. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed on that development in the form of a development impact fee. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

- General City Facilities
- Traffic Facilities
- Parks and Recreation Facilities
- Fire Facilities

Background and Study Objectives

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

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

The *Mitigation Fee Act* findings required to implement impact fees in California demonstrate the *essential nexus* between new development and a fee to fund facilities needed to serve that development. The term *essential nexus* refers to the relationship between new development and the need for facilities (and corresponding impact fees) to serve that development. The findings also require that this study demonstrates *rough proportionality* of the fees- meaning that the amount of the exactions must roughly correspond to the burden placed on the government, resulting from the proposed development project. To ensure that fees are roughly proportional to demand for facilities from new development, this study first allocates facilities costs to new development using the allocation methods described below, then to individual units of new development based on the demand characteristics of each unit, by land use type. This is described in detail in each chapter and summarized in Chapter 9.

The City maintains a "Needs List" pursuant to Chapter 3.40 of the Municipal Code: *"Needs list" means a list of capital improvements to be funded, in whole or in part, through the levy of a development impact fee imposed in accordance with applicable law. The needs list indicates the various categories of facilities (general, traffic, water, sewer, etc.), a list of anticipated capital improvements within each category, the estimated cost of each facility, the estimated cost to be allocated to new and existing development, the estimated net cost to the City, and other funding sources. The needs list may be updated and amended from time to time by resolution of the City Council.*

Using a Needs List can help the City identify and direct its fee revenue to eligible projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

Facility Standards and Costs

This study uses two approaches to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Mitigation Fee Act* requirements.

The **planned facilities** approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities that only benefit new development can be identified, or when the specific share of facilities benefiting new development can be identified. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is used for all the fee calculations, except for the parks and recreation facilities fee category in this report.

The **existing inventory** approach is based on a facility standard derived from the City's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. Future facilities to serve growth will be identified through the City's annual capital improvement plan and budget process. This approach is used to calculate the parks and recreation facilities fees in this report.

Use of Fee Revenues

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

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

Development Impact Fee Schedule Summary

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

¹ California Government Code §66001 (a) (2).

E.1: Maximum Justified Development Impact Fee Schedule

Land Use	General City Facilities		Traffic Facilities		Fee in Lieu of Parkland Dedication (Subdivisions) ¹		Parkland Acquisition (Non-Subdivisions) ²		Park Improvements ³		Fire Facilities		Total - Subdivisions	Total - Non-Subdivisions		
<i>Residential - per Square Foot</i>																
Single Family	\$	0.92	\$	0.77	\$	2.85	\$	0.45	\$	2.95	\$	0.75	\$	8.24	\$	5.84
Multifamily		2.05		1.44		6.36		1.00		6.57		1.67		18.09		12.73
<i>Nonresidential - per Square Foot</i>																
Commercial	\$	0.76	\$	4.81	\$	-	\$	-	\$	-	\$	1.38	\$	6.95	\$	6.95
Business Park		1.11		4.26		-		-		-		2.00		7.37		7.37
Industrial		0.42		1.46		-		-		-		0.75		2.63		2.63
Institutional		0.56		4.69		-		-		-		1.01		6.26		6.26
Commercial Lodging		0.37		3.32		-		-		-		0.66		4.35		4.35

¹ Fees in lieu of land dedication for residential subdivisions charged under the Quimby Act.

² Land acquisition impact fee charged under the Mitigation Fee Act to residential development not occurring in subdivisions.

³ Park improvements fee charged under the Mitigation Fee Act to all residential development.

Sources: Tables 3.6, 4.6, 5.8 and 6.6

Other Funding Needed

Impact fees may only fund the share of public facilities related to new development in Chino Hills. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table E.2**, approximately \$5.7 million in additional funding will be needed to complete the facility projects the City currently plans to develop. The “Additional Funding Required” column shows non-impact fee funding required to fund a share of the improvements partially funded by impact fees. Non-impact fee funding is needed because these facilities are needed partially to remedy existing deficiencies and partly to accommodate new development.

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

Table E.2: Non-Impact Fee Funding Required

Fee Category	Total Project Cost	Existing Impact Fee Fund Balances	Projected Development Fee Revenue	Additional Funding Required
General City Facilities	\$ 15,005,178	\$ (1,001,103)	\$ 16,006,281	\$ -
Traffic Facilities	25,130,296	3,184,822	16,253,462	5,692,012
Parks and Recreation ¹	55,991,585	-	55,991,585	-
Fire Facilities	13,935,457	-	13,935,457	-
Total	\$ 110,062,516	\$ 2,183,718	\$ 102,186,786	\$ 5,692,012

¹ Fee revenue shown assumes development subject to Mitigation Fee Act Fees. Refer to Table 5.6 for estimate of Quimby Fee revenue.

Sources: Tables 3.5, 4.4, 4.5, 5.6 and 6.3.

1. Introduction

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

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

Public Facilities Financing in California

The changing fiscal landscape in California during the past 45 years has steadily undercut the financial capacity of local governments to fund infrastructure. Four dominant trends stand out:

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

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

Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. *Action ED-2.2.1* of the City’s General Plan states “Set development fees as needed to provide adequate infrastructure and services for new development.” The primary purpose of this report is to update the City’s impact fees based on the most current available facility plans and growth projections. The proposed fees will enable the City to expand its inventory of infrastructure and facilities as new development leads to increases in service demands. This report supports the General Plan policy stated above.

The City imposes development impact fees under authority granted by the Mitigation Fee Act contained in California Government Code Sections 66000 et seq. This report provides the necessary findings required by the Mitigation Fee Act to demonstrate the *essential nexus* between new development and the impact fees needed to support that development. The findings demonstrate that the fees are proportional to demand for facilities from new development and are necessary to allow the City to adopt the fee schedules presented in this report.

The City is forecasting that it will experience significant growth through this study's planning horizon of 2045. This growth will create an increase in demand for public services and the facilities required to deliver them. Given the revenue challenges described above, the City has decided to use a development impact fee program to ensure that new development funds the share of facility costs associated with growth. This report makes use of the most current available growth forecasts and capital facilities planning documents to update the City's existing fee program to ensure that the fee program accurately represents the facility needs resulting from new development.

Fee Program Maintenance

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

While fee updates using inflation indices are appropriate for annual or periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, it is recommended to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 8.

Administrative Costs

Administration of an impact fee program to comply with the requirements of the Mitigation Fee Act imposes costs on the City for capital budgeting, fee adjustments, mandated annual reports and 5-year reviews of the impact fee program, as well as periodic impact fee update studies and legal review. It is common practice in California for cities to add a small administrative charge to impact fees to cover those costs.

This study uses an assumption of 4% of the maximum justified fee to estimate the administrative costs associated with the fee program, based on an analysis conducted by City staff which compared the estimated administration costs to projected fee revenue collections. Administration costs included staff time at the fully burdened hourly rates, legal costs and consultant costs. The annual costs were compared to annual projected fee revenue and resulted in administrative costs calculated at 4.01% of projected annual revenue.

Study Methodology

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

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development:** Estimate the total amount of planned facilities, and identify the share required to accommodate new development;

4. **Determine the cost of facilities required to serve new development:** Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;
5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. **Identify alternative funding requirements:** Determine if any non-impact fee funding is required to complete projects.

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

Types of Facility Standards

There are three separate components of facility standards:

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

New Development Facility Needs and Costs

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

This study uses two common methods for determining new development's fair share of planned facilities costs: the **planned facilities method**, and the **existing inventory method**. The formula used by each approach and the advantages and disadvantages of each method is summarized below:

Planned Facilities Method

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

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

This method is appropriate when planned facilities will entirely serve new development, or when a fair share allocation of planned facilities to new development can be estimated. An example of the

former is a sewer trunk line extension to a previously undeveloped area. An example of the latter is a portion of a roadway that has been identified as necessary to mitigate the impact from new development through traffic modeling analysis. Under this method new development will fund the expansion of facilities at the standards used in the applicable planning documents. This approach is used for all fees except for the parks and recreation facilities fees in this report.

Existing Inventory Method

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

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

Under this method new development will fund the expansion of facilities at the same standard currently serving existing development. By definition the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. The amount of future facilities needed to serve growth are identified. This approach is used to calculate the parks and recreation facilities fees.

Organization of the Report

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

Chapters 3 through 6 identify facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identify the appropriate development impact fee for each of the following facility categories:

- General City Facilities
- Parks and Recreation Facilities
- Traffic Facilities
- Fire Facilities

Chapter 7 describes how this study complies with the requirements of AB 602.

Chapter 8 details the procedures that the City must follow when implementing a development impact fee program. Impact fee adoption procedures are found in *California Government Code* Sections 66016 through 66018.

The five statutory findings required for adoption of the proposed development impact fees in accordance with the Mitigation Fee Act are documented in Chapter 9.

2. Growth Forecasts

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2024 base year and a planning horizon of 2045.

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

- The estimate of existing development in 2024 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development in 2045 is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2024 through 2045 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

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

Land Use Types

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

- **Residential:** All residential dwelling units. Fees charged per square foot of living space by type of unit (single family or multifamily). Single family units includes attached and detached one-family units. Multifamily units includes apartments and condominiums. Note that ADU greater than 750 square feet are charged at the single family rate per square foot.
- **Commercial:** All commercial, retail, educational, and service development.
- **Business Park:** A business park consists of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions.
- **Industrial:** Manufacturing, warehouse, distribution, and other industrial development.
- **Institutional:** Places of worship, private libraries, museums, private schools and other semi-public places.
- **Commercial Lodging:** All hotel, motel, resort and commercial lodging development. Fees charged per square foot.

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

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

Existing and Future Development

Table 2.1 shows the estimated number of residents, dwelling units, employees, and building square feet in Chino Hills, both in 2024 and in 2045. The base year estimates of residents and dwelling units come from the California Department of Finance. The projection of total dwelling units in 2045 is based on data from the City's General Plan Update (2025). Total dwelling units in 2045 is then used to estimate population at building by multiplying the count of units by the occupant densities of 3.24 residents per single family unit and 2.21 residents per multifamily unit, based on data for Chino Hills from the American Community Survey.

Base year employees were estimated based on data obtained from the U.S. Census Bureau's OnTheMap Application. Projected employment was identified by SCAG and assumes that the current ratio of land uses will be maintained. Estimated building square feet in 2024 and 2045 was calculated based on the employment counts and density factors in **Table 2.2**.

Note that commercial lodging employees and estimated square footage are captured under "commercial" category and not listed separately in this table.

Table 2.1: Demographic Assumptions

	2024	2045	Increase
<u>Residents</u>¹	76,254	89,854	13,600
<u>Dwelling Units</u>²			
Single Family	21,136	22,942	1,806
Multifamily	5,006	8,512	3,506
Total	26,142	31,454	5,312
<u>Employment</u>³			
Commercial	6,739	7,845	1,106
Business Park	6,101	7,103	1,002
Industrial	1,422	1,655	233
Institutional	1,446	1,684	238
Total	15,708	18,287	2,579
<u>Equivalent Building Square Feet (000s)</u>⁴			
Commercial	3,179	3,700	521
Business Park	1,981	2,306	325
Industrial	1,226	1,427	201
Institutional	933	1,086	153
Total	7,319	8,519	1,200

¹ Current household population from California Department of Finance. Increase in residents calculated by multiplying increase in single family and multifamily dwelling units by current occupancy density factors shown in Table 2.2.

² Current values from California Department of Finance. Total projection of units in 2045 from the City's 2025 General Plan Update.

³ Current estimates of primary jobs from the US Census' OnTheMap. Total employment projection based on data from SCAG. Assumes current ratio among land uses will be maintained.

⁴ Estimated building square feet calculated based on increase of employees and density factors in Table 2.2.

Sources: California Department of Finance, Table E-5, 2024; Chino Hills 2025 General Plan Update; SCAG; OnTheMap Application, <http://onthemap.ces.census.gov>; Table 2.2, Willdan Financial Services.

Occupant Densities

All fees in this report are calculated based on building square feet, or commercial lodging rooms. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee. The densities ensure that the fee per unit of new development is roughly proportional to the demand for facilities from various types of development.

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

The average occupant density factors used in this report are shown in **Table 2.2**. The residential density factor was calculated using the most recent data from the American Community Survey specifically for the City of Chino Hills across all residential product types. The nonresidential occupancy factors are derived from data from the Institute of Traffic Engineers Trip Generation Manual, 11th Edition for all land uses.

Table 2.2: Occupant Density

<u><i>Residential - All Units</i></u>		
Single Family	3.24	Residents per dwelling unit
Multifamily	2.21	Residents per dwelling unit
<u><i>Nonresidential</i></u>		
Commercial	2.12	Employees per 1,000 square feet
Business Park	3.08	Employees per 1,000 square feet
Industrial	1.16	Employees per 1,000 square feet
Institutional ¹	1.55	Employees per 1,000 square feet
Commercial Lodging	1.02	Employees per 1,000 square feet

¹ Average employees per 1,000 square feet across various institutional uses.

Sources: U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 11th Edition; Willdan Financial Services.

Land Acquisition

The cost to acquire land is a key assumption in this study. It is used to identify the replacement cost of the current inventory of City-owned property. It is also used to estimate the cost of future parkland acquisition. The assumed cost of land acquisition of \$865,700 per acre is based on land sales comparisons less than 20-acres in size since 2020, as reported by CoStar and is used consistently through this report to value land acquisition for each relevant impact fee category

Table 2.3: Land Acquisition Cost Assumptions

Area	Value Per Acre
Weighted Average Cost per Acre	\$ 865,700

Note: Includes land sales less than 20 acres in are within the past five years as reported by CoStar.

Sources: CoStar; Willdan Financial Services.

3. General City Facilities

The purpose of the general city facilities fee is to fund the city facilities needed to serve new development. A maximum justified fee is presented based on the planned facilities standard of city facilities per capita. The *essential nexus* for this facility category is between the demand for new city facilities from the projected increase in service population and the additional city facilities needed to meet those service demands. The fees are roughly proportional to demand because they ensure that new development will pay no more than its proportionate share of the identified planned facilities needed to serve the City through the planning horizon, and the fees are scaled based on the number of residents occupying a new dwelling unit, or the number of jobs associated with nonresidential land uses.

Service Population

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

Table 3.1 shows the existing and future projected service population for city facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are occupied less intensively than dwelling units. This study makes use of a worker weighting factor to estimate different levels of demand between residential and nonresidential land uses. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development are typically occupied less intensively than dwelling units and consequently create a lesser demand for facilities.

Table 3.1: General City Facilities Service Population

	A Persons	B Weighting Factor ¹	A x B = C Service Population
<u>Residents</u>			
Existing (2024)	76,254	1.00	76,254
New Development	13,600	1.00	13,600
Total (2045)	89,854		89,854
<u>Workers</u>			
Existing (2024)	15,708	0.31	4,869
New Development	2,579	0.31	799
Total (2045)	18,287		5,668
<u>Combined Residents and Weighted Workers</u>			
Existing (2024)			81,123
New Development			14,399
Total (2045)			95,522

¹ Workers are weighted at 0.31 of residents based on a 40 hour work week out of a possible 128 non-work hours in a week (40/128 = 0.31)

Sources: Table 2.1; Willdan Financial Services.

Facility Inventories and Standards

This section describes the City's general city facility inventory and facility standards.

Existing Inventory

The City's public facility inventory consists of City Hall, City Yard, a portion of Fire Station 68 that was funded with General City Facilities fee revenue prior to the establishment of a fire facilities fee, and various vehicles and equipment. **Table 3.2** summarizes the City's current inventory of land, buildings, vehicles and equipment. Building replacement cost estimates were provided by City staff for use in this analysis. The assumed cost of land acquisition of \$865,700 per acre is based on land sales comparisons since 2020, as reported by CoStar and is used consistently through this report to value land acquisition for each impact fee category. In total the City owns \$163.2 million worth of general city facilities.

Table 3.2: Existing General City Facilities Inventory

	Quantity	Units	Unit Cost	Replacement Cost
<u>Land (acres)</u>				
Government Center	7.98	acres	\$ 865,700	\$ 6,908,286
City Yard	4.60	acres	865,700	3,982,220
Former Fire Training Facility (Eucalyptus)	0.62	acres	865,700	536,734
Subtotal - Land	13.20			\$ 11,427,240
<u>Buildings (square feet)</u>				
Government Center				
City Hall	58,826	sq. ft.	\$ 800	\$ 47,060,800
Library	28,224	sq. ft.	800	22,579,200
Police Station	29,777	sq. ft.	800	23,821,600
Police Station Maintenance Building	300	sq. ft.	500	150,000
Police Station Shade Structures	3,065	sq. ft.	250	766,250
Parking Structure	144,261	sq. ft.	200	28,852,200
Fire Station 68 ¹				7,000,000
City Yard				
Administration Building	11,724	sq. ft.	\$ 700	\$ 8,206,800
Large Storage Building	2,436	sq. ft.	500	1,218,000
Small Storage Building	1,369	sq. ft.	500	684,500
Workshop Building	1,694	sq. ft.	500	847,000
Equipment Storage Building	1,955	sq. ft.	500	977,500
Large Shade Structure	2,040	sq. ft.	200	408,000
Tractor Shade Structure	1,518	sq. ft.	200	303,600
Subtotal - Buildings	287,189			\$142,875,450
<u>Vehicles</u>				\$ 7,001,325
<u>Equipment</u>				\$ 1,871,364
Total Value - Existing Facilities				\$ 163,175,379

¹ Figure shown represents General City Facilities Fee revenue contributions.

Sources: City of Chino Hills; Table 2.3, Willdan Financial Services.

Planned Facilities

Table 3.3 summarizes the planned city facilities needed to serve the City through 2045. The City plans for new entry monuments and a new transfer station, and a total estimate cost of approximately \$15 million. The planned facilities costs are allocated 100% to new development, because they represent a lower level of service than currently exists. That is to say, for the broad category of general city facilities, there is a current ratio of facilities to people that exists today, quantified as the existing level of service standard cost per capita later in **Table 3.4**. When comparing the future planned facilities to the projected increase in service population, the resulting per capita factor (calculated in **Table 3.5**) is lower than the existing per capita factor, which implies that planned ratio of general city facilities to people is lower than the current ratio of facilities to people. New development can fully fund all these facilities through the impact fee, and if so, will not have funded facilities at a higher level of service than exists today.

Table 3.3: Planned General City Facilities

	Project Number	Total Cost
City Entry Monuments (8 Locations)		\$ 1,666,289
Gateway Monument on Chino Hills Pkwy ¹	PF200002	114,325
Grand Ave. Monument Sign	PF22001	362,982
Transfer Station	F18004	12,861,582
Total		\$ 15,005,178

Note: Costs have been adjusted from 2018 to August 2025, using the Engineering News-Record's Building Cost Index.

¹ Project cost shown net of funding to date.

Sources: City of Chino Hills.

Cost Allocation

Existing Level of Service

Table 3.4 expresses the City's current city facilities level of service in terms of an existing cost per capita. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only. Once the planned facilities have been constructed and new development has increased the City's service population the resulting facility cost per capita will be lower than the cost per capita shown in Table 3.4.

Table 3.4: Existing Level of Service

Value of Existing Facilities	\$	163,175,379
Existing Service Population		<u>81,123</u>
Cost per Capita	\$	2,011
Facility Standard per Resident	\$	2,011
Facility Standard per Worker ²		623

² Based on a weighing factor of 0.31.

Sources: Tables 3.1 and 3.2.

Future Level of Service

Table 3.5 shows new development's cost per capita needed to fully fund the planned facilities. The level of service indicated by the planned facility is lower than the existing standard. This level of service drives the fee calculation. This value is calculated by dividing the cost of planned facilities by the increase in service population. The value per capita is multiplied by the worker weighting factor of 0.31 to determine the cost per worker.

Table 3.5: Planned Facilities Standard

Cost of Planned Facilities	\$	15,005,178
Less Existing Fund Balance ¹		<u>(1,001,103)</u>
Net Cost of Planned Facilities	\$	16,006,281
Growth in Service Population (2024 to 2045)		<u>14,399</u>
Cost per Capita	\$	1,112
Cost Allocation per Resident	\$	1,112
Cost Allocation per Worker ²		345

¹ Negative fund balance reflects payment for Fire Station 68 loaned from General Fund.

² Based on a weighting factor of 0.31.

Sources: Tables 3.1 and 3.3.

Use of Fee Revenue

The City can use general city facilities fee revenues for the construction or purchase of buildings, land, and equipment that are part of the system of city facilities serving new development. A list of planned facilities is included in Table 3.3. The projected fee revenue is equal to the cost of planned facilities, net of existing fee fund balances.

Fee Schedule

Table 3.6 shows the maximum justified general city facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The fee per average sized dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes a four percent (4.0%) administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

Table 3.6: Maximum Justified General City Facilities Fee Schedule

Land Use	A	B	C = A x B		D = C x 0.04		E = C + D	F = E / Average
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}			Total Fee	Fee per Sq. Ft. ³
<u>Residential</u>								
Single Family	\$ 1,112	3.24	\$ 3,603	\$ 144			\$ 3,747	\$ 0.92
Multifamily	1,112	2.21	2,458	98			2,556	2.05
<u>Nonresidential</u>								
Commercial	\$ 345	2.12	\$ 731	\$ 29			\$ 760	\$ 0.76
Business Park	345	3.08	1,063	43			1,106	1.11
Industrial	345	1.16	400	16			416	0.42
Institutional	345	1.55	535	21			556	0.56
Commercial Lodging	345	1.02	352	14			366	0.37

¹ Fee per average sized dwelling unit or per 1,000 square feet of nonresidential building space.

² Administrative charge of 4.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

³ Assumes 4,086 square feet per single family unit and 1,249 square feet per multifamily unit based on an analysis of recent Chino Hills building permit data.

Sources: Tables 2.2 and 3.5.

4. Traffic Facilities Impact Fee

This chapter summarizes an analysis of the need for various traffic facilities improvements to accommodate new development. The *essential nexus* is between the demand for new traffic facilities from the projected increase in vehicle trips and the additional traffic facilities needed to meet those service demands. The fees are roughly proportional to demand because they ensure that new development will pay no more than its proportionate share of the identified planned facilities needed to serve the City through the planning horizon, and the fees are scaled based on the number of trips generated by residential and nonresidential land uses.

Fee Structure Changes

The City currently charges two traffic-related impact fees: the traffic impact fee and the traffic facilities fee. Going forward, this analysis will combine these fees into a single impact fee category, which will also be known as the *traffic facilities impact fee*. Existing fund balances in each of the two existing funds must be spent for the purpose they were collected. The City will establish a new traffic facilities impact fee fund that can be spent on any of the projects in the project list shown later in this chapter.

Trip Demand

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

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

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

These adjustments allow for a holistic quantification of trip demand that takes trip purpose and length into account for fee calculation purposes.

Table 4.1 shows the calculation of trip demand factors by land use category based on the adjustments described above. Trip rates are based on the latest data available from the Institute of Traffic Engineers (ITE). The trip purpose and trip length assumptions are based on extensive and detailed trip surveys conducted in the San Diego region by the San Diego Association of Governments (SANDAG). The SANDAG is used to supplement the trip generation rates, because the SANDAG surveys provide one of the most comprehensive databases available of pass-by trips factors for a wide range of land uses. It should be noted that the projections of current and future trip demand generation in this report are based on data specific to the City.

Table 4.1: Trip Demand Factors

	Pass-by Trips ¹	Primary and Diverted Trips	Average Trip Length ²	Adjust- ment Factor ³	ITE Category	PM Peak Hour Trips ⁴	Trip Demand Factor ⁵
	A	B = 1 - A	C	$D = B \times C / \text{Avg.}$		E	$F = D \times E$
<u>Residential - per Dwelling Unit</u>							
Single Family	3%	97%	7.9	1.11	Single Family Housing (210)	0.99	1.10
Multifamily	3%	97%	7.9	1.11	Multifamily Housing (Low-Rise) (220)	0.57	0.63
<u>Nonresidential - per 1,000 Sq. Ft.</u>							
Commercial	22%	78%	3.6	0.41	Shopping Center (820)	4.09	1.68
Business Park	4%	96%	8.8	1.22	Business Park (770)	1.22	1.49
Industrial	2%	98%	9.0	1.28	Industrial Park (130)	0.40	0.51
Institutional	6%	94%	4.8	0.65	Various	2.52	1.64
Commercial Lodging (KSF) ⁶	4%	96%	7.6	1.06	Hotel (310)	1.09	1.16

¹ Percent of total trips. A pass-by trip is made as an intermediate stop on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are not considered to add traffic to the road network. Based on SANDAG data.

² In miles. Based on SANDAG data.

³ The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles.

⁴ Trips per dwelling unit or per 1,000 building square feet.

⁵ The trip demand factor is the product of the trip adjustment factor and the trip rate.

⁶ Assumes 550 square feet per room, including common areas and amenities.

Sources: Institute of Traffic Engineers, Trip Generation Manual, 11th Edition; Institute of Traffic Engineers; (Not So) Brief Guide Of Vehicular Traffic Generation Rates, SANDAG, 2002; Willdan Financial Services.

Trip Growth

The planning horizon for this analysis is 2045. **Table 4.2** lists the 2024 and 2045 land use assumptions used in this study. The trip demand factors calculated in Table 4.1 are multiplied by the existing and future dwelling units and building square feet to determine the increase in trips caused by new development.

Table 4.2: Land Use Scenario and Total Trips

Land Use	Trip Demand Factor	2024		Growth 2024 to 2045		Total - 2045	
		Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
<u>Residential - per Dwelling Unit</u>							
Single Family	1.10	21,136	23,250	1,806	1,986	22,942	25,236
Multifamily	0.63	5,006	3,154	3,506	2,209	8,512	5,363
Subtotal		26,142	26,404	5,312	4,195	31,454	30,599
<u>Nonresidential - per 1,000 Sq. Ft.</u>							
Commercial	1.68	3,179	5,341	521	875	3,700	6,216
Business Park	1.49	1,981	2,952	325	484	2,306	3,436
Industrial	0.51	1,226	625	201	103	1,427	728
Institutional	1.64	933	1,530	153	251	1,086	1,781
Subtotal		7,319	10,448	1,200	1,713	8,519	12,161
Total			36,852		5,908		42,760
			86.2%		13.8%		100%

Sources: Tables 2.1 and 4.1.

Level of Service

This study uses the results of the City's Revised Traffic Study for the Chino Hills General Plan Update, April 16, 2024 ("Traffic Study") to allocate costs to new development. Generally, as new development adds trips to the City's roadways the level of service (LOS) on those roadways decreases, unless the effects of the increased trips can be mitigated through traffic improvements. LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. LOS ranges from A (very little delay) to F (long delays and congestion). The City currently has a LOS standard of LOS D. Therefore, if new development adds traffic to the City's roadway network and the LOS degrades below D for a particular intersection in either the AM or PM time period, then the cost of mitigation can be allocated to the fee.

Table 4.3 summarizes the relevant results of the Traffic Study LOS analysis. The traffic evaluation was comprised of three scenarios for which weekday AM and PM peak hour intersection level of service analyses were performed. The first scenario analyzed existing traffic conditions; the second analyzed future traffic conditions without any improvements; and the third scenario analyzed future traffic conditions with planned and recommended improvements. The table also discusses the justification for including each project, either in whole or in part, in the fee calculation.

Table 4.3: Level of Service Analysis and Allocation to New Development

Project	Justification	Existing LOS	Future LOS Without Improvement	Future LOS With Improvement	Allocation to New Development
Boys Republic Drive at Grand Ave Intersection	Existing PM Peak Hour deficiency. Delay increases without mitigation. New development can fund proportional share of improvement, which is calculated based on new vs. existing trips using the intersection at the PM peak hour identified in the traffic study.	AM = D PM = F	AM = D PM = F	AM = C PM = D	26.5%
Carbon Canyon Road at Fairway Drive/Ginseng Lane Intersection	Existing LOS is deficient. After future improvement LOS is worse than today. New development can fully fund the improvement to ensure LOS does not degrade further.	AM and PM = E	AM and PM = F	AM and PM = F	100.0%
Carbon Canyon Rd/Chino Hills Pkwy Intersection	Existing LOS is acceptable. Future LOS is deficient without mitigation. New development funds 100% of project to ensure acceptable LOS.	AM and PM = C	AM and PM = F	AM and PM = C	100.0%
Carbon Canyon Rd/Chino Hills Pkwy Roadway Improvements	Existing LOS is acceptable. Future LOS is deficient without mitigation. New development funds 100% of project to ensure acceptable LOS.	AM and PM = C	AM and PM = F	AM and PM = C	100.0%
Peyton Dr/Chino Hills Pkwy Intersection	Existing LOS is acceptable. Future LOS is deficient without mitigation. New development funds 100% of project to ensure acceptable LOS.	AM = C PM = D	AM = D PM = F	AM = D PM = D	100.0%
Pine Avenue Extension	Joint project between City of Chino and City of Chino Hills. \$4.2 million is City of Chino Hills share. Allocated to new development based on new development's share of total trip demand at the planning horizon identified in Table 4.2.	N/A	N/A	N/A	13.8%
Pipeline Avenue at Soquel Canyon Parkway	Existing AM Peak Hour deficiency. LOS worsens without mitigation. As part of project specific improvement (Soquel Canyon Pkwy Extension) LOS improves. New development can fund proportional share of improvement which is calculated based on new vs. existing trips using the intersection at the PM peak hour identified in the traffic study.	AM = F PM = C	AM = E PM = D	AM and PM = B	39.5%
Pipeline Avenue at Woodview Road	Existing LOS is acceptable. Future LOS is deficient without mitigation. New development funds 100% of project to ensure acceptable LOS.	AM = C PM = B	AM and PM = F	AM and PM = C	100.0%
Soquel Canyon Pkwy Extension	Required access to RHNA housing sites. Soquel Canyon Parkway is classified as a Principal Arterial in the City of Chino Hills General Plan Circulation Element.	N/A	N/A	N/A	100.0%

Sources: City of Chino Hills; Revised Traffic Study for the Chino Hills General Plan Update, April 16, 2024; Table 4.2, Willdan Financial Services.

Project Costs

Project lists and cost estimates are summarized in **Table 4.4** and were provided by City staff for use in this analysis. The allocation to new development for each project is identified above in Table 4.3. In total, \$19.4 million in capacity expanding traffic projects needed to serve new development are allocated to the fee.

Table 4.4: Planned Traffic Facilities and Cost Allocation to New Development

Project	Total Cost	Allocation to New Development	Cost Allocated to New Development
Boys Republic Dr at Grand Ave Intersection	\$ 2,200,000	26.5%	\$ 583,000
Carbon Canyon Rd at Fairway Drive/Ginseng Lane Intersection	5,000,000	100.0%	5,000,000
Carbon Canyon Rd/Chino Hills Pkwy Intersection	2,000,000	100.0%	2,000,000
Carbon Canyon Rd/Chino Hills Pkwy Roadway Improvements	429,296	100.0%	429,296
Peyton Dr/Chino Hills Pkwy Intersection	1,800,000	100.0%	1,800,000
Pine Avenue Extension	4,201,000	13.8%	579,738
Pipeline Avenue at Soquel Canyon Parkway Traffic Signal	750,000	39.5%	296,250
Pipeline Avenue at Woodview Road Traffic Signal	750,000	100.0%	750,000
Soquel Canyon Pkwy Extension	8,000,000	100.0%	8,000,000
Total	\$ 25,130,296		\$ 19,438,284

Sources: City of Chino Hills; Table 4.3, Willdan Financial Services.

Fee per Trip Demand Unit

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

Table 4.5 calculates the cost per trip demand unit by dividing the total project costs attributable to new development, net of existing fund balances, by the total growth in trips calculated in Table 4.2.

Table 4.5: Cost per Trip to Accommodate Growth

Costs Allocated to New Development	\$ 19,438,284
Less Existing Fund Balances ¹	3,184,822
Net Costs Allocated to New Development	\$ 16,253,462
Growth in Trip Demand (2024 to 2045)	5,908
Cost per Trip	\$ 2,751

¹ Traffic Facilities Fee and Traffic Impact Fee fund balances.

Sources: Tables 4.2 and 4.4.

Fee Schedule

Table 4.6 shows the maximum justified traffic facilities impact fee schedule. The maximum justified fees are based on the costs per trip shown in Table 4.5. The cost per trip is multiplied by the trip demand factors in Table 4.1 to determine a fee per unit of new development. The fee per average sized dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes a four percent (4.0%) administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

Table 4.6: Maximum Justified Traffic Facilities Impact Fee Schedule

Land Use	A	B	C = A x B		D = C x 0.04		E = C + D	E / Average
	Cost Per Trip	Trip Demand Factor	Base Fee ¹	Admin Charge ^{1, 2}			Total Fee ¹	Fee per Sq. Ft. ³
<u>Residential</u>								
Single Family	\$ 2,751	1.10	\$ 3,026	\$ 121			\$ 3,147	\$ 0.77
Multifamily	2,751	0.63	1,733	69			1,802	1.44
<u>Nonresidential</u>								
Commercial	\$ 2,751	1.68	\$ 4,622	\$ 185			\$ 4,807	\$ 4.81
Business Park	2,751	1.49	4,099	164			4,263	4.26
Industrial	2,751	0.51	1,403	56			1,459	1.46
Institutional	2,751	1.64	4,512	180			4,692	4.69
Commercial Lodging	2,751	1.16	3,191	128			3,319	3.32

¹ Fee per average sized dwelling unit or per 1,000 square feet of nonresidential.

² Administrative charge of 4.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

³ Assumes 4,086 square feet per single family unit and 1,249 square feet per multifamily unit based on an analysis of recent Chino Hills building permit data.

Sources: Tables 4.1 and 4.5.

5. Parks and Recreation Facilities

The purpose of the parks and recreation facilities fee is to fund the parks and recreation facilities needed to serve new development. The maximum justified fee is presented based on the existing standard of parks and recreation facilities per capita. Fee revenue would be used to expand the provision of parks to meet demand from future development. The *essential nexus* for this facility category is between the demand for City parks from the projected increase in residents and the additional parks needed to meet those service demands. The fees are roughly proportional to demand because they ensure that new development can maintain the City's existing ratio of park acres to residents, and the fees are scaled based on the number of residents occupying a new dwelling unit. A fee in-lieu of parkland dedication charged under the Quimby Act is also included in this chapter.

Service Population

Parks and Recreation facilities in Chino Hills primarily serve residents. Therefore, demand for services and associated facilities is based on the City's residential population. **Table 5.1** shows the existing and future projected service population for parks and recreation facilities.

Table 5.1: Parks and Recreation Facilities Service Population

	Residents
Existing (2024)	76,254
New Development	13,600
Total (2045)	89,854

Source: Table 2.1.

Existing Parkland and Park Facilities Inventory

The City of Chino Hills maintains several parks throughout the city. **Table 5.2** summarizes the City's existing parkland inventory in 2024. All facilities are owned by the City. In total, the inventory includes a total of 312.85 acres of City-owned parkland.

Table 5.2: Parkland Inventory

Name	Developed Acres
Alterra Park	9.51
Autumn Hill Park	0.89
Big League Dreams Chino Hills Sports Center	31.82
Butterfield Park	9.63
Calle San Marcos Park	3.17
Chino Hills Community Center (Passive Park)	8.05
Chino Hills Community Park	30.65
Chino Hills Skate Park	1.18
Cinnamon Park	5.19
Covington Park	0.51
Crossroads Park	5.45
Danbury Park	7.89
English Springs Park	11.75
Eucalyptus Nature Park	7.49
Fairfield Ranch Park	5.98
Glenmeade Park	3.20
Grand Ave. Park	15.31
Hickory Creek Nature Park	7.40
Hidden Hills Park	6.22
Hilltop Park	6.41
Hollow Run Nature Park	12.72
Hope for the Hills Park	4.58
Hunters Hill Park	5.00
Los Serranos Park	6.03
Meadows Park	8.11
Morningfield Park	0.47
Morningside Park	6.79
Mystic Canyon Park	2.90
Oak Ridge Park	5.47
Overlook Park	1.03
Pinehurst Park	14.70
Rincon Park	6.69
Skyview Park	5.70
Strickling Nature Park	12.87
Sunset Park	3.47
Sycamore Glen Park	0.54
Terrace Park	2.77
Torrey Pines Park	4.15
Valle Vista Park	3.28
Vellano Park	3.90
Veterans Park	10.10
Vila Borba Park	5.67
Walnut Creek Nature Park	6.89
Western Hills Park	1.33
Total	312.85

Source: City of Chino Hills.

Special Use Facilities Inventory

Table 5.3 summarizes the City's inventory of special use facilities including community centers and Big League Dreams sports complex. The total replacement cost of these facilities is divided by the existing park acres to the City's investment per acre in special use facilities.

Table 5.3: Special Use Facilities Inventory

	Quantity	Units	Unit Cost	Total Replacement Cost
Big League Dreams				
Admin Office	2,126	Sq. Ft.	\$ 800	\$ 1,700,800
Corporate Office	1,589	Sq. Ft.	800	1,271,200
Maintenance Building	2,000	Sq. Ft.	400	800,000
Multipurpose Building	20,798	Sq. Ft.	400	8,319,200
Concessions 1	3,022	Sq. Ft.	800	2,417,600
Concessions 2	3,022	Sq. Ft.	800	2,417,600
Community Center	21,174	Sq. Ft.	800	16,939,200
Grand Avenue Park Community Room	1,092	Sq. Ft.	600	655,200
Mystic Canyon Community Building	1,440	Sq. Ft.	700	1,008,000
Sleepy Hollow Community Building	3,369	Sq. Ft.	700	2,358,300
Total	59,632			37,887,100
Total Developed Park Acres				312.85
Special Use Facilities Cost per Acre (Rounded)				\$ 121,100

Sources: City of Chino Hills; Table 5.2, Willdan Financial Services.

Parkland and Park Facilities Unit Costs

Table 5.4 displays the unit costs necessary to develop parkland in Chino Hills. The cost of improving an acre of parkland with typical park amenities is based on Willdan's recent experience with other clients in Southern California. The \$750,000 per acre was developed based on the cost to improve a hypothetical 10-acre park with typical neighborhood park improvements, including site preparation, grading, ball fields, basketball courts, fitness stations, shade structures, trash receptacles, picnic tables, benches, drinking fountains, playgrounds, restrooms, utilities, landscaping, irrigation and other amenities. In addition to the hard construction costs, the estimate also includes the estimated soft costs associated with the hypothetical project.

The assumed cost of land acquisition of \$865,700 per acre is based on land sales comparisons since 2020, as reported by CoStar and is used consistently through this report to value land acquisition for each impact fee category. In total, this analysis assumes that it costs \$1.7 million to acquire and improve an acre of parkland in Chino Hills.

Table 5.4: Park Facilities Unit Costs

	Cost Per Acre
Standard Park Improvements ¹	\$ 750,000
Special Use Facilities	121,100
Total Improvement Cost per Acre	\$ 871,100
Land Acquisition	865,700
Total Cost per Acre	\$ 1,736,800

¹ Includes basic park amenities such as turf, paths, irrigation, utilities, bathrooms, shade structures, tot lot and ball courts. Does not include community centers or other special use facilities.

Sources: City of Chino Hills; Willdan Financial Services.

Parkland and Park Facility Standards

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

The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on the Mitigation Fee Act (using a city's existing inventory of parkland and recreation facilities), or an adopted policy standard contained in a master facility plan or general plan. Facility standards may also be based on a land dedication standard established by the Quimby Act.² In this case, the City will use the Mitigation Fee Act to impose park fees for development not occurring in subdivisions and will use the Quimby Act for development occurring in subdivisions. The following sections explain the standards used to calculate the fee components, and when a Mitigation Fee Act fee or a Quimby Act fee in-lieu of dedication will apply. The standards will drive the calculation of three fees:

- A Quimby Act Fee in-lieu of land dedication. This fee is payable by residential development occurring in subdivisions.
- A Mitigation Fee Act Fee for land acquisition. This fee is payable by residential development not occurring in subdivisions.
- A Mitigation Fee Act Fee for park improvements. This fee is payable by all residential development.

Mitigation Fee Act

The Mitigation Fee Act does not dictate use of a particular type or level of facility standard for development impact fees. To comply with the findings required under the law, facility standards must not burden new development with any cost associated with facility deficiencies attributable

² California Government Code §66477.

to existing development.³ In this case, the fees will be set to maintain the City's existing parkland standard of acres per 1,000 residents.

Quimby Act

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

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

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

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

City of Chino Hills Parkland and Park Facilities Standards

Table 5.5 shows the existing standard for improved park acreage per 1,000 residents based on the type of parkland. The City has an existing parkland standard of 4.10 acres per 1,000 residents. The fee analysis in this report will be based on maintaining the City's 4.10 acre per 1,000 resident standard as new development adds demand for parks in Chino Hills. Fees in-lieu of land dedication for subdivisions are calculated at the *Quimby* standard as of the last Federal Census which is 3.99 acres of parkland per 1,000 residents. Fees for the improvement of parkland will be set on maintaining the City's existing improved park standard of 4.10 acres per 1,000 residents.

³ See the *Benefit* and *Burden* findings in *Chapter 11*.

Table 5.5: Park Standards

Developed Park Acreage	312.85
Fund Balance Equivalent ¹	0.01
Total Developed Park Acreage Equivalent	312.86
Population (2024)	76,254
Existing Standard (Acres per 1,000 Residents)	4.10
Developed Park Acreage	312.85
Population (2020)	78,426
Quimby Act Standard (Acres per 1,000 Residents) ²	3.99

¹ Existing park and recreation facilities impact fee of \$12,257 converted into an equivalent amount of improved parkland based on the unit costs in Table 5.4.

² Under the Quimby Act the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons, unless the amount of existing neighborhood and community park area, as of the last federal census, exceeds that limit, in which case the city may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons.

Sources: Tables 5.1 and 5.2.

Facilities Needed to Accommodate New Development

Table 5.6 shows the parkland needed to accommodate new development at the existing standard and Quimby standard. Development occurring in subdivisions is subject to the Quimby Act, and the fees in-lieu of dedication are calculated per the prescribed Quimby standard, which is the ratio of parkland to residents as of the last Federal Census. Quimby fee revenue can be used to acquire parkland, and to rehabilitate parks serving the subdivision that paid the in-lieu fees. Development occurring in subdivisions is also subject to the Mitigation Fee Act fee for park improvements, calculated at the existing facility standard. If all residential development in the City was subject to the Quimby Act, then the fees would generate \$95.5 million through the planning horizon.

Residential development not occurring in subdivisions would be subject to the Mitigation Fee Act fee for land acquisition and a Mitigation Fee Act fee for park improvements and calculated at the existing facility standard. Since the City already owns 47.19 acres of land that could be improved into parks the cost of acquiring those acres is excluded from the calculation of park land acquisition needs. Consequently, the Mitigation Fee Act fees for land acquisition will be calculated at the net standard needed to maintain the existing ratio of developed parkland to residents by the planning horizon. If all residential development in the City is not subject to the Quimby Act, then the fees would generate \$56 million through the planning horizon.

Since the exact amount of development that will be subject to the Quimby fees is unknown at this time, Table 5.6 presents the range of total land and improvement costs that may be incurred depending on the amount of development subject to the Quimby Act.

Table 5.6: Park Facilities to Accommodate New Development

	Calculation	Parkland	Improvements	Total ¹
<u>Parkland (Quimby Act), Improvements (Mitigation Fee Act)²</u>				
Facility Standard (acres/1,000 capita)	A	3.99	4.10	
Growth in Service Population (2024 to 2045)	B	13,600	13,600	
Facility Needs (acres)	$C = A \times B / 1000$	54.26	55.76	
Average Unit Cost (per acre)	D	\$ 865,700	\$ 871,100	
Total Cost of Facilities	$E = C \times D$	\$46,972,882	\$ 48,572,536	\$ 95,545,418
<u>Parkland and Improvements - Mitigation Fee Act³</u>				
Facility Standard (acres/1,000 capita)	A	4.10	4.10	
Growth in Service Population (2024 to 2045)	B	13,600	13,600	
Facility Needs (acres)	$C = A \times B / 1000$	55.76	55.76	
Existing Unimproved City Owned Parkland ⁴	D	47.19	-	
Net Facility Needs	$E = C - D$	8.57	55.76	
Average Unit Cost (per acre)	F	\$ 865,700	\$ 871,100	
Total Cost of Facilities	$G = E \times F$	\$ 7,419,049	\$ 48,572,536	\$ 55,991,585

Note: Totals have been rounded to the thousands.

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

² Cost of parkland to serve new development shown if all development is subject to the Quimby Act (Subdivisions of 50 units or more). Charged at 3.99 of parkland acres per 1,000 residents, which is the standard as of the last federal census.

³ Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard of 4.10 acres per 1,000 residents.

⁴ Reflects existing unimproved City-owned parkland not included in the existing facility inventory.

Sources: Tables 5.1, 5.4, and 5.5.

Park Facilities Cost per Capita

Table 5.7 shows the cost per capita of providing new parks and recreation facilities at the existing facility standard, and at the Quimby standard. The cost per capita is shown separately for land and improvements. The cost per capita is shown separately for land and improvements. The costs per capita in this table will serve as the basis of three fees:

- A Quimby Act Fee in-lieu of land dedication. This fee is payable by residential development occurring in subdivisions.
- A Mitigation Fee Act Fee for land acquisition. This fee is payable by residential development not occurring in subdivisions.⁴
- A Mitigation Fee Act Fee for park improvements. This fee is payable by all development.

⁴ This fee is calculated at the standard needed to maintain the existing ratio of parks to residents by the planning horizon, net of existing unimproved land that the City already owns and therefore does not have to acquire.

A development project pays either the Quimby Act Fee in-lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay both Mitigation Fee Act fees for park improvements.

Table 5.7: Cost per Capita

	Calculation	<u>Land</u>		<u>Improvements</u>	
		Quimby Fee ¹	OR Impact Fee ²	AND Impact Fee ³	
Parkland Investment (per acre)	A	\$ 865,700	\$ 865,700	\$ 871,100	
Existing Standard (acres per 1,000 capita)	B	3.99	0.63	4.10	
Total Cost per 1,000 capita	$C = A \times B$	\$ 3,454,100	\$ 545,400	\$ 3,571,500	
Cost per Resident	$D = C / 1,000$	\$ 3,454	\$ 545	\$ 3,572	

¹ Fees in lieu of land dedication for residential subdivisions charged under the Quimby Act.

² Land acquisition impact fee charged under the Mitigation Fee Act to residential development not occurring in subdivisions. Charged at standard needed to maintain existing parkland standard, net of existing unimproved City-owned parkland.

³ Park improvements fee charged under the Mitigation Fee Act to all residential development.

Sources: Tables 5.4 and 5.5.

Use of Fee Revenue

The City plans to use parks and recreation facilities fee revenue to purchase parkland or construct improvements to add to the system of parks and recreation facilities that serves new development. The City may only use fee revenue to provide facilities and intensify usage of existing facilities needed to serve new development.

Fee Schedule

To calculate fees by land use type, the investment in parks and recreation facilities is determined on a per capita basis for both land acquisition and improvement. These cost factors (shown in Table 5.7) are cost per capita based on the unit cost estimates and facility standards. The fee per average sized dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

Table 5.8 shows the maximum justified park fees based on the Quimby Act standard and based on the existing park standards under the Mitigation Fee Act, respectively. The fee schedule identified under “Subdivisions” is applicable to residential development occurring in subdivisions. The “Non-Subdivisions” fee schedules are applicable to all other residential development.

The total fee includes a four percent (4.0%) administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

Table 5.8: Maximum Justified Parks and Recreation Facilities Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee ¹	D = C x 0.04 Admin Charge ^{1, 2}	E = C + D Total Fee ¹	F = E / Average Fee per Sq. Ft. ³
Single Family Units						
<u>Subdivisions⁴</u>						
Fee in Lieu of Land Dedication	\$ 3,454	3.24	\$ 11,191	\$ 448	\$ 11,639	\$ 2.85
Park Improvements	3,572	3.24	11,573	463	12,036	2.95
Total	\$ 7,026		\$ 22,764	\$ 911	\$ 23,675	\$ 5.80
<u>Non-Subdivisions⁵</u>						
Land Acquisition	\$ 545	3.24	\$ 1,766	\$ 71	\$ 1,837	\$ 0.45
Park Improvements	3,572	3.24	11,573	463	12,036	2.95
Total	\$ 4,117		\$ 13,339	\$ 534	\$ 13,873	\$ 3.40
Multifamily Units						
<u>Subdivisions⁴</u>						
Fee in Lieu of Land Dedication	\$ 3,454	2.21	\$ 7,633	\$ 305	\$ 7,938	\$ 6.36
Park Improvements	3,572	2.21	7,894	316	8,210	6.57
Total	\$ 7,026		\$ 15,527	\$ 621	\$ 16,148	\$ 12.93
<u>Non-Subdivisions⁵</u>						
Land Acquisition	\$ 545	2.21	\$ 1,204	\$ 48	\$ 1,252	\$ 1.00
Park Improvements	3,572	2.21	7,894	316	8,210	6.57
Total	\$ 4,117		\$ 9,098	\$ 364	\$ 9,462	\$ 7.57

¹ Fee per average sized dwelling unit.² Administrative charge of 4.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.³ Assumes 4,086 square feet per single family unit and 1,249 square feet per multifamily unit based on an analysis of recent Chino Hills building permit data.⁴ Fees in lieu of land dedication for residential subdivisions charged under the Quimby Act. Park improvements component charged under the Mitigation Fee Act.⁵ Land acquisition and park improvements components charged under the Mitigation Fee Act.

Sources: Tables 2.2 and 5.7.

6. Fire Facilities

The purpose of the fire facilities fee is to fund the fire protection facilities needed to serve new development. A maximum justified fee schedule is presented based on the planned facilities standard of fire facilities per capita. The *essential nexus* for this facility category is between the demand for new facilities from the projected increase in service population and the additional fire facilities needed to meet those service demands. The fees are roughly proportional to demand because they ensure that new development will pay no more than its proportionate share of the identified planned facilities needed to serve the City through the planning horizon, and the fees are scaled based on the number of residents occupying a new dwelling unit, or the number of jobs associated with nonresidential land uses.

Service Population

Fire facilities are used to provide services to both residents and businesses. The service population used to determine the demand for fire facilities includes both residents and workers. **Table 6.1** shows the current fire facilities service population and the estimated service population at the planning horizon of 2045. The worker weighting factor relates demand for fire protection services from employees to that generated by residents.

The use of a worker demand factor of 0.69 for workers in Chino Hills is consistent with the factor used in Riverside County's 2024 fire protection facilities fee calculation. This factor was used because local data tracking incident response by land use type was not available for use in this analysis. It is reasonable to assume that demand for fire services is similar in Chino Hills and Riverside County. The two jurisdictions are nearby each other, share a similar climate, and are both following suburban development patterns.

Table 6.1: Fire Facilities Service Population

	A Persons	B Weighting Factor ¹	A x B = C Service Population
<u>Residents</u>			
Existing (2024)	76,254	1.00	76,254
New Development	13,600	1.00	13,600
Total (2045)	89,854		89,854
<u>Workers</u>			
Existing (2024)	15,708	0.69	10,839
New Development	2,579	0.69	1,780
Total (2045)	18,287		12,619
<u>Combined Residents and Weighted Workers</u>			
Existing (2024)			87,093
New Development			15,380
Total (2045)			102,473

¹ Workers are weighted at 0.69 of residents based on Willdan's recent experience in Riverside County.

Sources: Table 2.1; Willdan Financial Services.

Facility Inventories and Standards

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

Existing Inventory

Table 6.2 summarizes the current inventory of land, apparatus and vehicles. Fire protection services are provided by the Chino Valley Independent Fire District from three stations located within the City. A fourth station is being constructed. The assumed cost of land acquisition of \$865,700 per acre is based on land sales comparisons since 2020, as reported by CoStar and is used consistently through this report to value land acquisition for each impact fee category. The replacement cost for the station buildings, vehicles, apparatus and equipment were provided by the City and the Chino Valley Independent Fire District for use in this analysis.

Table 6.2: Existing Fire Facilities Inventory

	Quantity	Units	Unit Cost	Replacement Cost
<u>Land</u>				
Fire Station 62 – 5551 Butterfield Ranch Road	1.31	acres	\$ 865,700	\$ 1,134,067
Fire Station 64 – 16231 Canon Lane	0.44	acres	865,700	380,908
Fire Station 66 – 13707 Peyton Drive	1.11	acres	865,700	960,927
Fire Station 68 - Soquel Canyon Pkwy. and Pipeline Ave.	3.74	acres	865,700	3,237,718
Fire Admin Building – 14011 City Center Drive	1.62	acres	865,700	1,402,434
Subtotal	8.22			\$ 7,116,054
<u>Buildings</u>				
Fire Station 62 – 5551 Butterfield Ranch Road	9,803	sq. ft.	\$ 700	\$ 6,862,100
Fire Station 64 – 16231 Canon Lane	4,546	sq. ft.	700	3,182,200
Fire Station 66 – 13707 Peyton Drive	8,421	sq. ft.	700	5,894,700
Fire Admin Building – 14011 City Center Drive	70,567	sq. ft.	700	49,396,900
Subtotal	93,337			\$ 65,335,900
<u>Vehicles and Apparatus</u>				
Brush Engine	2	Engines	\$ 865,000	\$ 1,730,000
BC Command Vehicle with Camper Shell	1	Vehicle	200,000	200,000
One-Ton Patrol Unit	1	Patrol Unit	225,000	225,000
Paramedic Engine	3	Engines	865,000	2,595,000
Paramedic Squad	2	Vehicle	865,000	1,730,000
Reserve Engine	1	Engine	865,000	865,000
Utility Vehicle	1	Vehicle	85,000	85,000
Subtotal	11			\$ 7,430,000
Total Value - Existing Facilities				\$ 79,881,954

Sources: City of Chino Hills; Chino Valley Independent Fire District; Willdan Financial Services.

Planned Facilities

Table 6.3 summarizes the planned facilities needed to serve the City through the planning horizon of this study, as identified by the Chino Valley Independent Fire District. Primarily, the District plans to construct a new Fire Station 68 and Essential Resource Facility. The District also plans to acquire a new apparatus and ladder truck. The station and essential resource facility has been partially funded by the City's general city facilities fee (prior to the establishment of a separate fire facilities fee) so the amount contributed from that source is listed as an existing inventory in the General city facilities fee chapter. Going forward the City will fund the balance of the eligible cost of future facilities from fire facilities fee revenue. The City will also recoup approximately \$3 million in prior contributions to Fire Station 68 through future collections of the fire facilities fee. New facilities costs are estimated to total approximately \$13.9 million through the planning horizon of this study, net of other identified funding.

Table 6.3: Planned Fire Facilities

	Cost
Fire Apparatus	\$ 1,160,352
Fire Station 68 & Essential Resource Facility ¹	10,475,105
Ladder Truck	2,300,000
Total Cost of Planned Facilities	\$ 13,935,457

¹ City obligation net of funding from General City Facilities Fee and other identified sources.

Source: Chino Valley Independent Fire District.

Cost Allocation

Existing Level of Service

Table 6.4 expresses the City's current fire facilities level of service in terms of an existing cost per capita. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only.

Table 6.4: Existing Level of Service

Value of Existing Facilities	\$	79,881,954
Existing Service Population		87,093
Cost per Capita	\$	917
Facility Standard per Resident	\$	917
Facility Standard per Worker ¹		633

¹ Facility standard per resident multiplied by the worker weighting factor.

Sources: Tables 6.1 and 6.2.

Future Level of Service

Table 6.5 shows new development's cost per capita needed to fully fund the planned facilities. The level of service indicated by the planned facility is lower than the existing standard. This level of service drives the fee calculation. This value is calculated by dividing the cost of planned facilities by the increase in service population. The value per capita is multiplied by the worker weighting factor to determine the cost per worker.

Table 6.5: Planned Facilities Standard

Cost of Planned Facilities	\$	13,935,457
Growth in Service Population (2024 to 2045)		<u>15,380</u>
Cost per Capita	\$	906
Cost Allocation per Resident	\$	906
Cost Allocation per Worker ¹		625

¹ Facility standard per resident multiplied by the worker weighting factor.

Sources: Tables 6.1 and 6.3.

Use of Fee Revenue

The City can use fire facilities fees for the construction or purchase of buildings, land, vehicles, apparatus and fire protection equipment that are part of the system of fire facilities needed to serve new development. A list of planned facilities is included in Table 6.3. The projected fee revenue is equal to the cost of planned facilities.

Fee Schedule

Table 6.6 shows the maximum justified fire facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The fee per dwelling unit is converted into a fee per square foot by dividing the fee per dwelling unit by the assumed average square footage of a dwelling unit.

The total fee includes a four percent (4.0%) administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

Table 6.6: Maximum Justified Fire Facilities Fee Schedule

Land Use	A	B	C = A x B		D = C x 0.04	E = C + D	F = E / Average
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}		Total Fee	Fee per Sq. Ft. ³
<u>Residential</u>							
Single Family	\$ 906	3.24	\$ 2,935	\$ 117		\$ 3,052	\$ 0.75
Multifamily	906	2.21	2,002	80		2,082	1.67
<u>Nonresidential</u>							
Commercial	\$ 625	2.12	\$ 1,325	\$ 53		\$ 1,378	\$ 1.38
Business Park	625	3.08	1,925	77		2,002	2.00
Industrial	625	1.16	725	29		754	0.75
Institutional	625	1.55	969	39		1,008	1.01
Commercial Lodging	625	1.02	638	26		664	0.66

¹ Fee per average sized dwelling unit or per 1,000 square feet of nonresidential building space.

² Administrative charge of 4.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

³ Assumes 4,086 square feet per single family unit and 1,249 square feet per multifamily unit based on an analysis of recent Chino Hills building permit data.

Sources: Tables 2.2 and 6.5.

7. AB 602 Requirements

On January 1, 2022, new requirements went into effect for California jurisdictions implementing impact fees. Among other changes, AB 602 added Section 66016.5 to the Government Code, which set guidelines for impact fee nexus studies. Four key requirements from that section which concern the nexus study are reproduced here:

66016.5. (a) (2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

66016.5. (a) (4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

66016.5. (a) (5) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

66016.5. (a) (6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

Compliance with AB 602

The following sections describe this study's compliance with the new requirements of AB 602.

66016.5. (a) (2) - Level of Service

1. For fees calculated under the existing standard methodology, the fees are calculated such that new development funds facilities at the existing level of service. The parks and recreation facilities fees in this nexus study are calculated using this approach. The existing level of service in terms of the existing facility investment per capita is shown in Table 5.7.
2. For fees calculated under the planned facilities methodology, the fees are calculated to ensure that the level of service does not fall to unacceptable levels. The fees calculated under this approach are the traffic facilities impact fees, general city facilities, and fire facilities fees. Existing and future LOS for traffic facilities is included in Table 4.3. The projects included in the traffic facilities fees are needed so that the increased trip demand from new development will not cause the LOS to drop below the City's LOS standards. For the general city facilities and fire facilities fees, the planned facilities represent a lower level of service than currently exists, so new development can fully fund the identified facilities. The general city facilities and fire facilities fee chapters each quantify the existing and future LOS in terms of the facilities cost per capita.

66016.5. (a) (4) – Review of Original Fee Assumptions

Willdan extensively reviewed the City's prior impact fee studies while conducting this fee analysis. Notable this study differs from the 2015 study in several ways:

1. This study uses the latest growth projections from the City's 2025 General Plan Update.

2. Cost assumptions have been updated to current dollars. The costs in the prior studies were considerably lower than current market costs for construction of new facilities and the acquisition of land.
3. This study made use of the most current project lists, inventories of existing facilities, and facility planning where relevant.

Table 7.1 displays an accounting of annual revenue collected over the last five fiscal years for the impact fees included in this analysis.

Table 7.1: Annual Collected Impact Fee Revenue

Fund	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
2502 General Facilities Fee	\$ 39,552.10	\$ 56,141.62	\$ 126,528.39	\$ 22,421.42	\$ 69,945.34
2505 Parks & Rec Facilities Fee	38,516.46	75,921.34	170,888.22	14,310.95	94,048.16
2508 Traffic Facilities Fee	5,385.61	7,674.65	16,761.02	1,446.66	9,561.44
2511 Traffic Impact Fee	8,577.84	71,455.49	26,969.91	2,794.93	62,672.92
Total	\$ 92,032.01	\$ 211,193.10	\$ 341,147.54	\$ 40,973.96	\$ 236,227.86

Source: City of Chino Hills.

66016.5. (a) (5) – Residential Fees per Square Foot

Impact fees for residential land uses are calculated per square foot for all fee categories and comply with AB 602.

66016.5. (a) (6) – Capital Improvement Plan

The Capital Improvement Plan for this nexus study is comprised of the identified planned facilities listed in the Appendix and/or within each facility fee chapter. Planned facilities identified in this document are sourced from the City's current draft CIP, master plans and other relevant documents. Adoption of this nexus study would approve the planned facilities identified herein as the Capital Improvement Plan for this nexus study. Upon adoption of this Nexus Study, the City should update its Needs List (*Chino Hills Municipal Code Chapter 3.40*) to be consistent with the project lists and cost allocation to impact fee funding included throughout this document.

8. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public hearing. The impact fee nexus study must first be adopted at a public hearing to comply with AB 602. That public hearing must be noticed at least 30 days in advance. Data, such as an impact fee report, must be made available at least 10 days prior to the public hearing. The City's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Inflation Adjustment

The City can keep its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that the California Construction Cost Index (CCCI) be used for adjusting fees for inflation.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

Reporting Requirements

The City complies with the annual and five-year reporting requirements of the *Mitigation Fee Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-impact fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Programming Revenues and Projects with the CIP

The City maintains a Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

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

9. Mitigation Fee Act Findings

Development impact fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of development impact fees the State Legislature adopted the *Mitigation Fee Act* with Assembly Bill 1600 in 1987 and subsequent amendments. The *Mitigation Fee Act*, contained in *California Government Code* Sections 66000 through 66025, establishes requirements on local agencies for the imposition and administration of fee programs. The *Mitigation Fee Act* requires local agencies to document five findings when adopting a fee.

The *Mitigation Fee Act* findings required to implement impact fees in California demonstrate the *essential nexus* between new development and a fee to fund facilities needed to serve that development. The term *essential nexus* refers to the relationship between new development and the need for facilities (and corresponding impact fees) to serve that development. The findings also require that this study demonstrates *rough proportionality* of the fees- meaning that the amount of the exaction must roughly correspond to the burden placed on the government, resulting from the proposed development project. To ensure that fees are roughly proportional to demand from new development, this study first allocates facilities costs to new development using the allocation methods described in the preceding chapters, then to individual units of new development based on the demand characteristics of each unit.

The five statutory findings required for adoption of the development impact fees documented in this report are presented in this chapter and supported in detail by the preceding chapters. All statutory references are to the *Mitigation Fee Act*.

Purpose of Fee

- ♦ *Identify the purpose of the fee (§66001(a)(1) of the Mitigation Fee Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to provide a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to provide public facilities to serve new development.

Use of Fee Revenues

- ♦ *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Mitigation Fee Act).*

Fees proposed in this report, if enacted by the City, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City's sphere of influence. Fees addressed in this report have been identified by the City to be restricted to funding the following facility categories: general city facilities, fire facilities, traffic facilities, and parks and recreation facilities. The City maintains a "Needs List" through which all impact fee funded projects are programmed. This study identifies the future facilities to be funded with impact fee revenue in each facility chapter.

Benefit Relationship

- ♦ *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Mitigation Fee Act).*

Fee Act).

The City will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees are expected to provide a citywide network of facilities accessible to the additional residents and workers associated with new development. Under *the Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

Burden Relationship

- ♦ *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. For most facility categories service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted less than one resident based on an analysis of the relative use demand between residential and non-residential development.

For traffic facilities demand standards are based on trip generation by various categories of new development and the capacity of the City's traffic facilities.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Growth Forecasts provides a description of how service population and growth forecasts are calculated. Facility standards are described in the *Facility Standards* sections of each facility category chapter.

Proportionality

- ♦ *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).*

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Forecasts*, or the *Service Population* sections in each facility category chapter for a description of how service populations or other factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.

Appendix

City of Chino Hills Impact Fee Project List

GENERAL CITY FACILITIES

Project Name: **City Entry Monuments (8 Locations)**
Project Location: Citywide
Project Description: Implement the Citywide visual enhancement program by adding monuments and related improvements at key locations throughout the City.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 1,666,289

Project Name: **Gateway Monument on Chino Hills Pkwy**
Project Location: Chino Hills Pkwy between Market Place & SR-71
Project Description: Demolition of an existing concrete median cover, removal of existing irrigation and landscape, construction of an entry monument, new irrigation, and landscaping.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 114,325

Project Name: **Grand Ave. Monument Sign**
Project Location: Grand Avenue west of Grand Avenue Park
Project Description: Construct a City entry monument on Grand Avenue west of the Grand Avenue.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 362,982

Project Name: **Transfer Station**
Project Location: Proposed: Southwest corner of Pipeline Ave. & Eucalyptus Ave.
Project Description: Identify a location, design, and construct a transfer station for the green waste and road repair spoils. Pave, fence, and install bins for storage of materials for Public Works operations.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 12,861,582

TRAFFIC FACILITIES

Project Name: **Boys Republic Drive at Grand Ave Intersection**
 Project Location: Boys Republic Drive at Grand Ave
 Project Description: Realign the Boys Republic and Grand Ave intersection to improve left-turn storage and reduce backup to SR 71.

% of Cost Allocated to New Development 26.5%

Total Project Estimate: \$ 2,200,000

Project Name: **Carbon Canyon Rd at Fairway Dr/Ginseng Ln Intersection**
 Project Location: Carbon Canyon Road at Fairway Drive/Ginseng Lane
 Project Description: Widen and restripe Carbon Canyon Road at the intersection to provide a northbound and a southbound acceleration/deceleration lane.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 5,000,000

Project Name: **Carbon Canyon Rd/Chino Hills Pkwy Intersection Improvements**
 Project Location: Carbon Canyon Road at Chino Hills Parkway
 Project Description: Construct a northbound free right turn lane and a third eastbound departure lane. In addition, widen and/or restripe to provide a third exclusive westbound left-turn lane and provide a third southbound departure lane. Modify the existing traffic signal as necessary.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 2,000,000

Project Name: **Carbon Canyon Rd/Chino Hills Pkwy Roadway Improvements**
 Project Location: Carbon Canyon Road at Chino Hills Parkway
 Project Description: Widen Carbon Canyon Road for .50 miles to 2 lanes in the SB direction from the current 2-lane to 1-lane transition point.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 429,296

TRAFFIC FACILITIES (Continued)

Project Name: **Peyton Dr/Chino Hills Pkwy Intersection**
 Project Location: Peyton Dr/Chino Hills Pkwy
 Project Description: Add a dedicated eastbound right-turn lane. This improvement is anticipated to also help ease congestion along the Chino Hills Parkway segment between Peyton Drive and Carbon Canyon Road.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 1,800,000

Project Name: **Pine Avenue Extension**
 Project Location: SR-71 to Chino Creek
 Project Description: Widen Pine Avenue from SR-71 to Chino Creek (north side only).

% of Cost Allocated to New Development 13.8%

Total Project Estimate: \$ 4,201,000

Project Name: **Pipeline Avenue at Soquel Canyon Parkway Traffic Signal**
 Project Location: Pipeline Avenue at Soquel Canyon Parkway
 Project Description: Construct Traffic Signal

% of Cost Allocated to New Development 39.5%

Total Project Estimate: \$ 750,000

Project Name: **Pipeline Avenue at Woodview Road Traffic Signal**
 Project Location: Pipeline Avenue at Woodview Road
 Project Description: Construct Traffic Signal

% of Cost Allocated to New Development 100.0%

Total Project Estimate: \$ 750,000

Project Name: **Soquel Canyon Pkwy Extension**
 Project Location: Soquel Canyon Pkwy/Peyton Drive
 Project Description: Construct a 2-lane east-west corridor between the current western terminus of Soquel Canyon Parkway to the south terminus of Peyton Drive at Woodview Road.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 8,000,000

PARKS AND RECREATION FACILITIES

Project Name: **Butterfield Ranch Road Park Site**
 Project Location: Northwest of Butterfield Ranch Road and Hidden Canyon Lane
 Project Description: Long term park development opportunity. No improvements projected in the next 5 years. A community center, gymnasium, aquatic center, sports fields, and sports courts are among the amenities that could be considered. Cost estimate to be refined in the future as a site plan is developed.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 28,746,300

Project Name: **Chino Ave Park Site**
 Project Location: Between Chino Hills Parkway and San Rafael Drive
 Project Description: Future neighborhood park, including typical neighborhood park

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 7,404,350

Project Name: **Galstian Park**
 Project Location: Northwest of Slate Drive and Highway Lane
 Project Description: Four acres of land acquisition and neighborhood park improvements for six acre site.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 8,689,400

Project Name: **Pinehurst Park Community Center and Splash Pad**
 Project Location: Pinehurst Park
 Project Description: A new 12,000-square-foot Community Center and a 21,000-square-foot splash pad. It will also feature restrooms with outdoor access, shaded seating, group picnic areas, secure fencing, 90 regular parking spaces, 91 overflow spaces, and a walkway from Pomona Rincon

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 25,000,000

PARKS AND RECREATION FACILITIES (Continued)

Project Name: **Strickling Nature Park**
Project Location: Northwest of Aspen Lane and Velour Drive
Project Description: Recreation opportunities include picnicking opportunities and a playground.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 1,219,540

Project Name: **Woodview-Pipeline Park Site**
Project Location: Southwest of Woodview Road and Pipeline Avenue
Project Description: City owned future neighborhood park site. Potential opportunities to acquire additional land beyond the 2.29 acre site.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 1,994,819

FIRE PROTECTION FACILITIES

Project Name: **Fire Apparatus**
Project Location: Fire Station 68 - Soquel Canyon Pkwy & Pipeline Ave
Project Description: This project funds the purchase of a new fire engine that will be assigned to Fire Station No. 68 and will expand the Fire District's response capabilities in support of continued growth in Chino Hills.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 1,160,352

Project Name: **Fire Station 68 & Essential Resource Facility**
Project Location: Fire Station 68 - Soquel Canyon Pkwy & Pipeline Ave
Project Description: This project funds the construction of a new fire station—Fire Station No. 68—near the intersection of Soquel Canyon Parkway and Pipeline Avenue in the City of Chino Hills. The station will be designed to accommodate a full engine company and include living quarters, apparatus bays, office space, and essential support facilities.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 10,475,105

Project Name: **Ladder Truck**
Project Location: Fire Station 66 or Fire Station 68
Project Description: This project funds the purchase of a new ladder truck to enhance elevated firefighting, rescue, and ventilation operations. The additional truck is needed to meet the demands of new development driven by continued horizontal and vertical growth in Chino Hills.

% of Cost Allocated to New Development 100%

Total Project Estimate: \$ 2,300,000

Development Impact Fee Comparison Survey

Methodology

Willdan collected development impact fee schedules for four comparison cities. These comparison jurisdictions are:

- Brea
- Chino
- Ontario
- Montclair

Willdan collected data regarding all one-time fees and charges used to fund infrastructure and facilities related to new development. In addition to fees charged by each City, regional facilities fees such as those charged by utility districts are also included. Note that affordable housing in-lieu fees are excluded from the comparison, since developers often include affordable units in their projects, as opposed to paying the in-lieu fees.

Impact fees are not standardized and are assessed by various units of development by different jurisdictions. To create a meaningful comparison of impact fees, Willdan calculated the fees for five prototype projects. **Table 1** presents the project prototype assumptions used in this analysis.

Table 1: Prototype Assumptions

	Building Square Feet	Floor Area Ratio	Acres	Water Meter Size	Sewer Meter Size	Fire Service Meter Size	Bedrooms per Unit	Bathrooms per unit
1 Single Family Dwelling Unit ¹	4,086		0.30	3/4"	1"	NA	4	2.5
20 Multifamily Units ²	24,980		1.00	2"	2"	4"	2	2
Commercial/Retail	950		0.87	5/8"	5/8"	NA		
Business Park	50,000	1	1.15	2"	2"	6"		
Industrial/High Cube Warehouse	100,000	0.75	3.06	2"	2"	8"		

¹ Assumes subdivision development.

² Assumes apartments on a single lot (no subdivision).

Results

Tables 2 through 6 display the fee companions for each prototype, respectively. Some jurisdictions charge impact fees that vary by project location. In these cases, the tables show the range of potential impact fees.

Table 2: One Single Family Unit - 4,086 Square Feet

Fee Category	Chino Hills CURRENT ¹	Chino Hills MAXIMUM JUSTIFIED ¹	Brea (Low) ²	Brea (High) ²	City of Chino (Low) ^{1,3}	City of Chino (High) ^{1,3}	Ontario (Low) ^{1,4}	Ontario (High) ^{1,4}	Montclair ^{1,5}
General Government/Public Facilities	\$ 2,262	\$ 3,759	\$ -	\$ -	\$ 175	\$ 175	\$ 2,403	\$ 4,551	\$ -
Aquatic Facilities	-	-	-	-	-	-	122	122	-
Community Centers	-	-	-	-	5,304	7,318	-	-	-
Existing Infrastructure	11,450	11,450	-	-	-	-	-	-	-
Fire Facilities	-	3,052	3,759	3,759	1,467	1,467	787	1,578	-
Library	-	-	-	-	-	-	1,449	1,449	-
Park Land (Quimby)	867	11,645	9,818	9,818	13,928	22,494	17,263	17,263	2,800
Police Facilities	-	-	-	-	713	713	705	705	-
Park Improvements	3,059	12,054	-	-	-	-	-	-	-
Storm Drain	1,710	1,710	-	1,350	2,684	9,399	3,033	4,540	-
Transportation Related	1,061	3,146	1,974	1,974	5,136	10,974	2,397	5,495	1,935
Wastewater (Local)	627	627	1,214	1,214	653	4,097	1,343	2,023	-
Wastewater (Regional)	-	-	7,770	7,770	8,620	8,620	63	833	9,253
Water (Local)	8,701	8,701	5,091	100,674	3,065	10,463	4,276	12,913	-
Water (Regional)	1,953	1,953	-	-	1,953	1,953	1,953	1,953	1,953
Total - per Prototype	\$ 31,690	\$ 58,097	\$ 29,626	\$ 126,559	\$ 43,698	\$ 77,673	\$ 35,794	\$ 53,425	\$ 15,941

¹ Chino, Chino Hills, Ontario and Montclair regional water fees are paid to the Inland Empire Utility Agency.

² Brea regional wastewater fees are paid to the Orange County Sanitation District. Local water and storm drain fees vary by project location.

³ Chino regional wastewater fees are paid to the Inland Empire Utility Agency. Park fee varies by project location.

⁴ Ontario general government, fire, storm drain, transportation, wastewater and local water fees vary by project location.

⁵ Montclair wastewater fees (Regional) are paid to the Monte Vista Water District.

Figure 1: Single Family Unit, 4,086 Square Feet

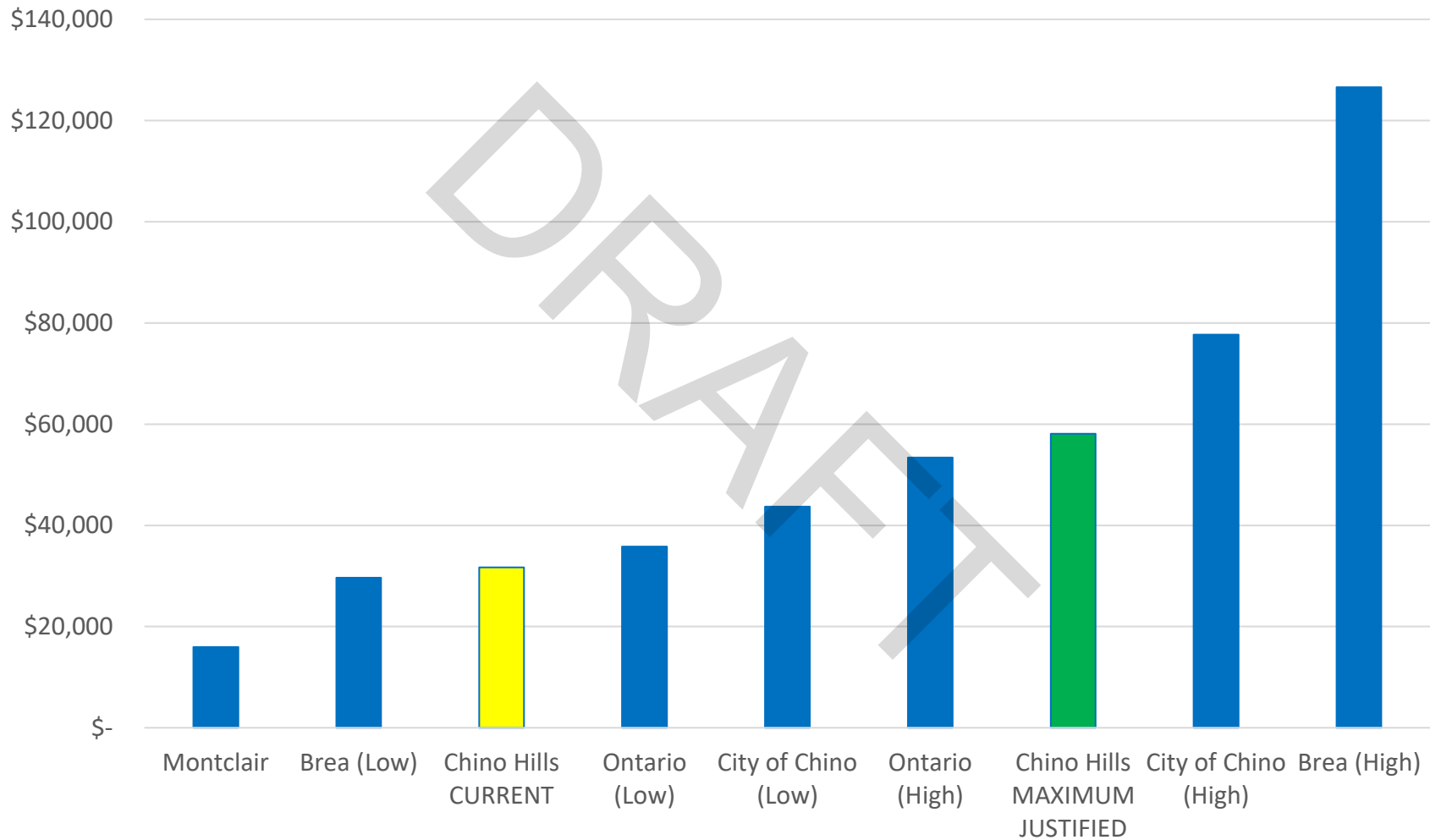


Table 3: 20 Multifamily Units - 24,980 Square Feet

Fee Category	Chino Hills CURRENT ¹	Chino Hills MAXIMUM JUSTIFIED ¹	Brea (Low) ²	Brea (High) ²	City of Chino (Low) ^{1,3}	City of Chino (High) ^{1,3}	Ontario (Low) ^{1,4}	Ontario (High) ^{1,4}	Montclair ^{1,5}
General Government/Public Facilities	\$ 45,243	\$ 51,209	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 39,060	\$ 82,020	\$ -
Aquatic Facilities	-	-	-	-	-	-	2,160	2,160	-
Community Centers	-	-	-	-	87,600	120,860	-	-	-
Existing Infrastructure	229,000	229,000	-	-	-	-	-	-	-
Fire Facilities	-	41,640	27,725	27,725	18,960	18,960	14,980	30,000	-
Library	-	-	-	-	-	-	25,700	25,700	-
Parks	-	24,980	112,220	112,220	215,980	348,820	306,000	306,000	56,000
Police Facilities	-	-	-	-	9,120	9,120	14,760	14,760	-
Park Improvements	61,183	164,119	-	-	-	-	-	-	-
Storm Drain	34,206	34,206	-	4,500	11,120	95,360	19,560	34,480	-
Transportation Related	16,636	35,971	24,060	24,060	42,420	146,540	32,000	73,380	27,080
Wastewater (Local)	12,532	12,532	23,800	23,800	10,000	62,560	23,120	32,100	-
Wastewater (Regional)	-	-	91,420	91,420	172,400	172,400	1,100	12,640	9,253
Water (Local)	121,796	121,796	8,131	313,997	52,200	178,100	58,520	141,800	-
Water (Regional)	39,060	39,060	-	-	39,060	39,060	39,060	39,060	39,060
Total - per Prototype	\$ 559,656	\$ 754,513	\$ 287,356	\$ 597,722	\$ 662,360	\$ 1,195,280	\$ 576,020	\$ 794,100	\$ 131,393

¹ Chino, Chino Hills, Ontario and Montclair regional water fees are paid to the Inland Empire Utility Agency.

² Brea regional wastewater fees are paid to the Orange County Sanitation District. Local water and storm drain fees vary by project location. Fire fee includes fire service fee.

³ Chino regional wastewater fees are paid to the Inland Empire Utility Agency. Park fee varies by project location.

⁴ Ontario general government, fire, storm drain, transportation, wastewater and local water fees vary by project location.

⁵ Montclair wastewater fees (Regional) are paid to the Monte Vista Water District.

Figure 2: 20 Multifamily Units, 24,980 Square Feet

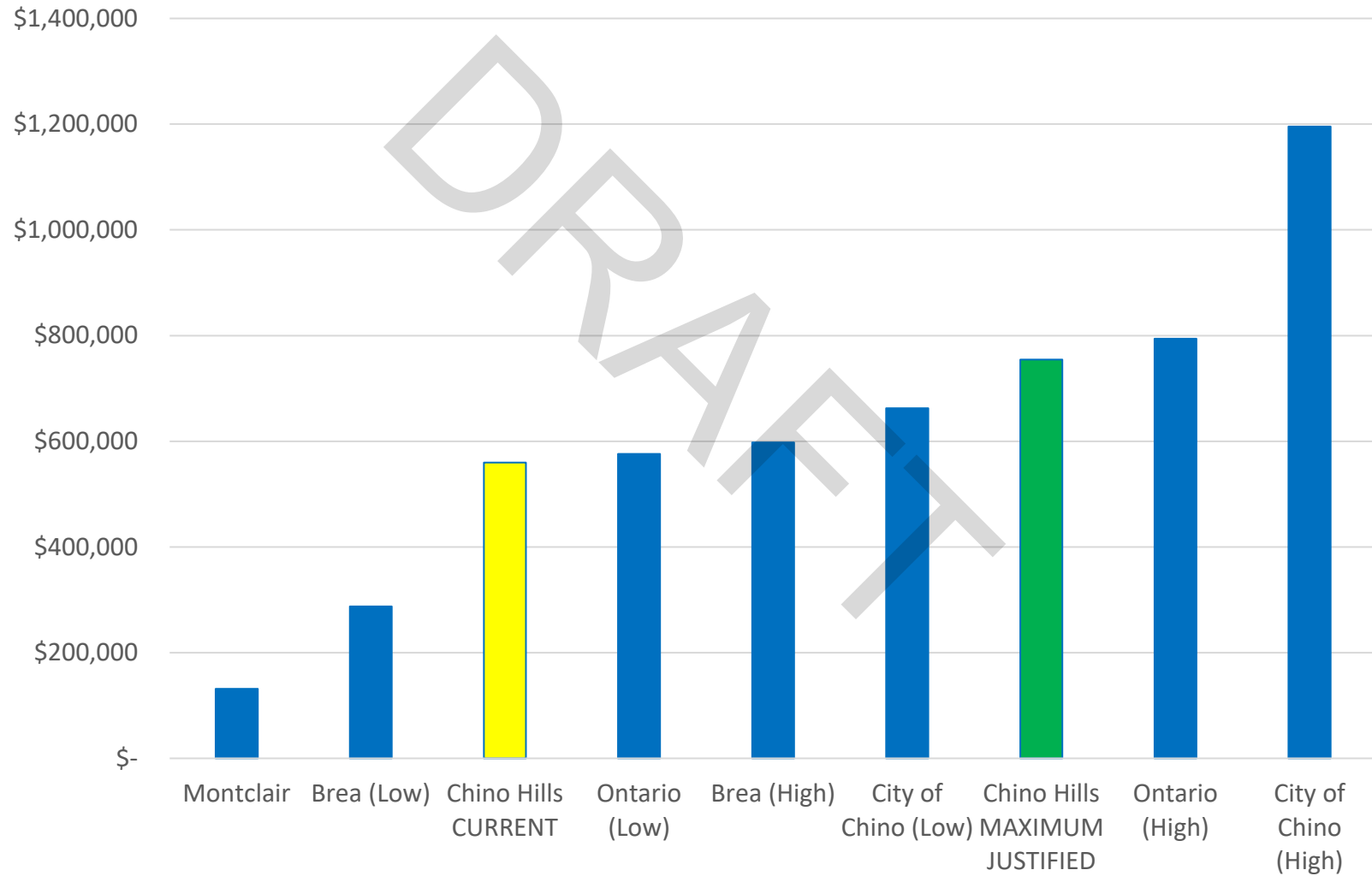


Table 4: Commercial/Retail - 950 Sq. Ft.

Fee Category	Chino Hills CURRENT ¹	Chino Hills MAXIMUM JUSTIFIED ¹	Brea (Low) ²	Brea (High) ²	City of Chino (Low) ^{1,3}	City of Chino (High) ^{1,3}	Ontario (Low) ^{1,4}	Ontario (High) ^{1,4}	Montclair ^{1,5}
General Government/Public Facilities	\$ -	\$ 722	\$ -	\$ -	\$ 64	\$ 64	\$ 218	\$ 1,643	\$ -
Existing Infrastructure	2,176	2,176	-	-	-	-	-	-	-
Fire Facilities	-	1,309	667	667	1,107	1,107	532	1,066	-
Library	-	-	-	-	-	-	-	-	-
Parks	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	1,107	1,107	945	945	-
Park Improvements	-	-	-	-	-	-	-	-	-
Storm Drain	1,625	1,625	-	3,915	638	4,064	17,771	37,589	-
Transportation Related	2,185	4,570	2,233	2,233	10,002	21,376	4,601	10,547	8,469
Wastewater (Local)	153	153	908	908	319	2,628	739	708	-
Wastewater (Regional)	-	-	6,529	6,529	2,105	2,105	28	144	9,253
Water (Local)	8,701	8,701	5,091	100,674	1,373	6,192	1,998	4,027	-
Water (Regional)	1,953	1,953	-	-	1,953	1,953	1,953	1,953	1,953
Total - per Prototype	\$ 16,792	\$ 21,208	\$ 15,428	\$ 114,926	\$ 18,667	\$ 40,596	\$ 28,784	\$ 58,622	\$ 19,675

¹ Chino, Chino Hills, Ontario and Montclair regional water fees are paid to the Inland Empire Utility Agency.

² Brea regional wastewater fees are paid to the Orange County Sanitation District. Local water and storm drain fees vary by project location.

³ Chino regional wastewater fees are paid to the Inland Empire Utility Agency.

⁴ Ontario general government, fire, storm drain, transportation, wastewater and local water fees vary by project location.

⁵ Montclair wastewater fees (Regional) are paid to the Monte Vista Water District.

Figure 3: Commercial/Retail - 950 Square Feet

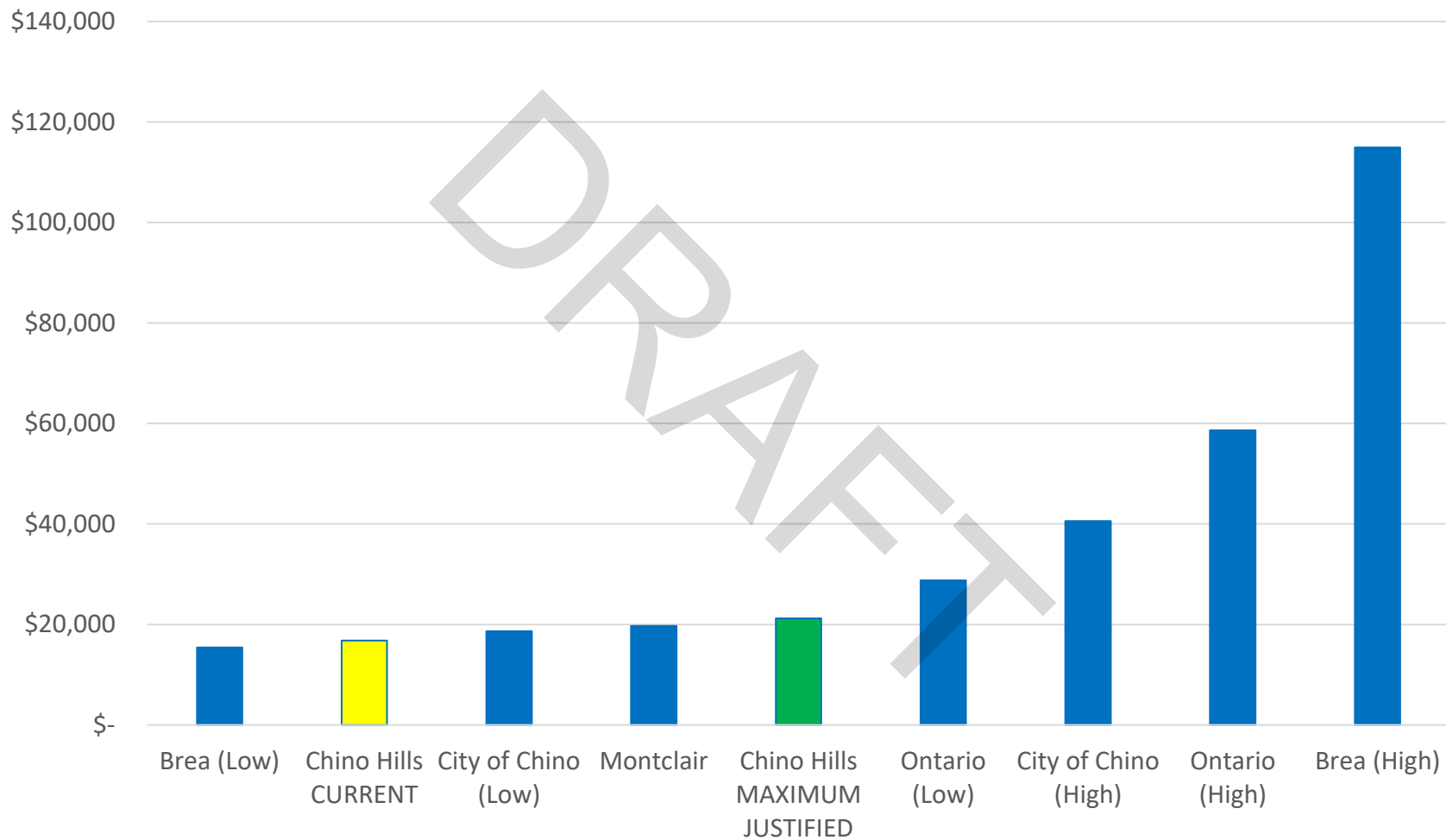


Table 5: Business Park - 50,000 Square Feet

Fee Category	Chino Hills CURRENT ¹	Chino Hills MAXIMUM JUSTIFIED ¹	Brea (Low) ²	Brea (High) ²	City of Chino (Low) ^{1,3}	City of Chino (High) ^{1,3}	Ontario (Low) ^{1,4}	Ontario (High) ^{1,4}	Montclair ^{1,5}
General Government/Public Facilities	\$ -	\$ 55,500	\$ -	\$ -	\$ 3,360	\$ 3,360	\$ 5,700	\$ 63,450	\$ -
Existing Infrastructure	114,500	114,500	-	-	-	-	-	-	-
Fire Facilities	-	100,100	78,340	78,340	58,800	58,800	1,950	3,900	-
Library	-	-	-	-	-	-	-	-	-
Parks	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	41,440	41,440	2,500	2,500	-
Park Improvements	-	-	-	-	-	-	-	-	-
Storm Drain	44,419	44,419	-	5,175	34,160	184,800	76,800	90,350	-
Transportation Related	43,500	213,000	62,500	62,500	399,280	853,440	144,000	330,100	110,850
Wastewater (Local)	1,488	1,488	2,253	2,253	13,440	145,040	19,900	26,350	-
Wastewater (Regional)	-	-	84,750	84,750	20,476	20,476	800	8,950	9,253
Water (Local)	8,701	8,701	8,131	313,997	61,600	243,600	42,350	165,050	-
Water (Regional)	4,883	4,883	-	-	4,883	4,883	4,883	4,883	4,883
Total - per Prototype	\$ 217,491	\$ 542,591	\$ 235,974	\$ 547,015	\$ 637,439	\$ 1,555,839	\$ 298,883	\$ 695,533	\$ 124,986

¹ Chino, Chino Hills, Ontario and Montclair regional water fees are paid to the Inland Empire Utility Agency.

² Brea regional wastewater fees are paid to the Orange County Sanitation District. Local water and storm drain fees vary by project location. Fire fee includes fire service fee.

³ Chino regional wastewater fees are paid to the Inland Empire Utility Agency.

⁴ Ontario general government, fire, storm drain, transportation, wastewater and local water fees vary by project location.

⁵ Montclair wastewater fees (Regional) are paid to the Monte Vista Water District.

Figure 4: Business Park, 50,000 Square Feet

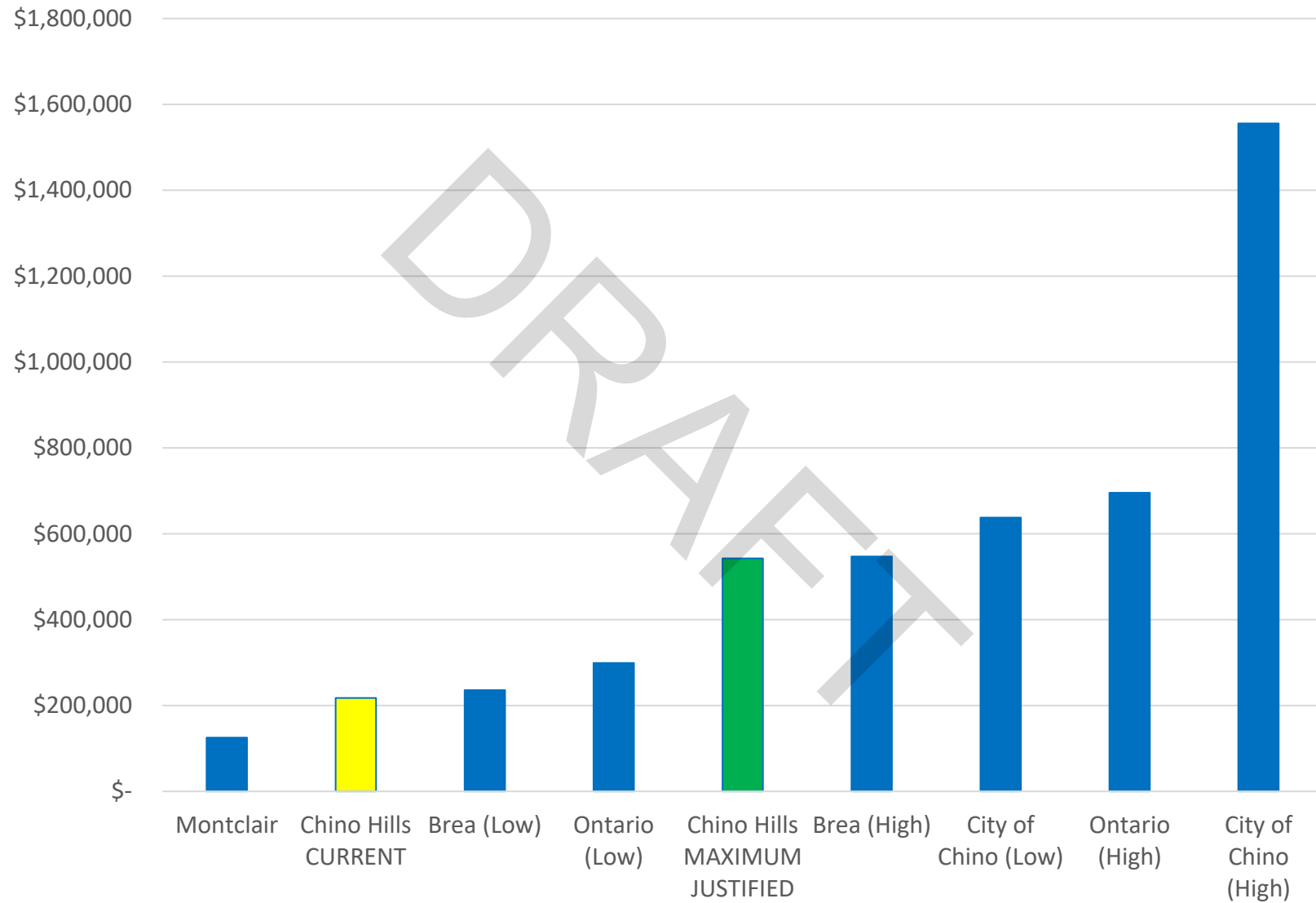


Table 6: Industrial/High Cube Warehouse - 100,000 Square Feet

Fee Category	Chino Hills CURRENT ¹	Chino Hills MAXIMUM JUSTIFIED ¹	Brea (Low) ²	Brea (High) ²	City of Chino (Low) ^{1,3}	City of Chino (High) ^{1,3}	Ontario (Low) ^{1,4}	Ontario (High) ^{1,4}	Montclair ^{1,5}
General Government/Public Facilities	\$ -	\$ 42,000	\$ -	\$ -	\$ 6,720	\$ 6,720	\$ 11,500	\$ 80,900	\$ -
Existing Infrastructure	229,000	229,000	-	-	-	-	-	-	-
Fire Facilities	-	75,400	62,933	62,933	4,480	4,480	12,300	7,800	-
Library	-	-	-	-	-	-	-	-	-
Parks	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	6,720	6,720	34,500	5,000	-
Park Improvements	-	-	-	-	-	-	-	-	-
Storm Drain	88,838	88,838	-	13,770	58,240	276,640	389,600	179,700	-
Transportation Related	55,000	146,000	125,000	125,000	258,720	554,400	316,300	340,200	141,400
Wastewater (Local)	376	376	1,073	1,073	11,200	99,680	1,800	21,900	-
Wastewater (Regional)	-	-	27,600	27,600	117,009	117,009	389,600	179,700	33,307
Water (Local)	13,052	13,052	16,874	322,740	60,480	245,280	79,500	341,600	-
Water (Regional)	9,765	9,765	-	-	9,765	9,765	9,765	9,765	9,765
Total - per Prototype	\$ 396,031	\$ 604,431	\$ 233,480	\$ 553,116	\$ 533,334	\$ 1,320,694	\$ 1,244,865	\$ 1,166,565	\$ 184,472

¹ Chino, Chino Hills, Ontario and Montclair regional water fees are paid to the Inland Empire Utility Agency.

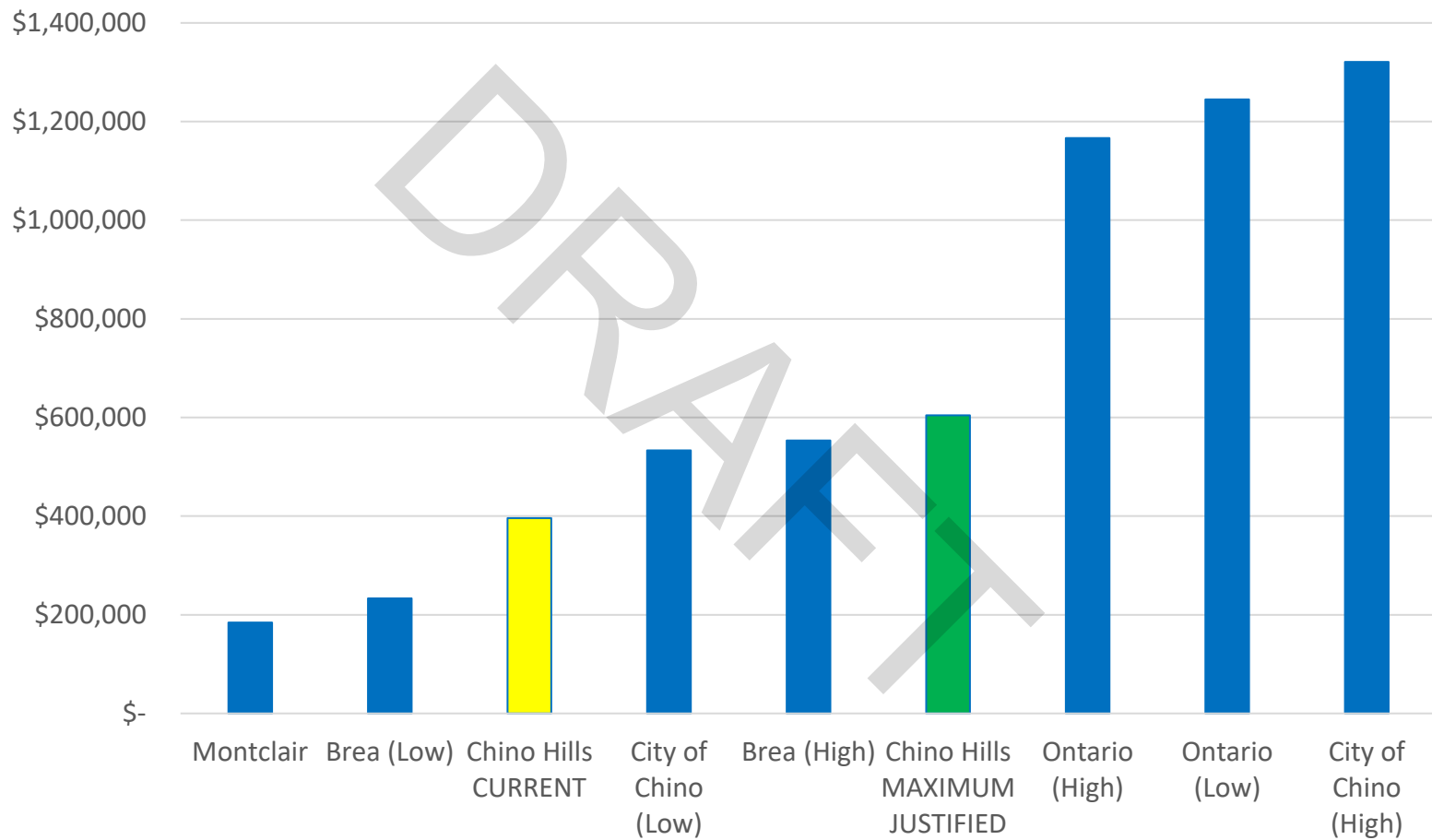
² Brea regional wastewater fees are paid to the Orange County Sanitation District. Local water and storm drain fees vary by project location. Fire fee includes fire service fee.

³ Chino regional wastewater fees are paid to the Inland Empire Utility Agency.

⁴ Ontario general government, fire, storm drain, transportation, wastewater and local water fees vary by project location.

⁵ Montclair wastewater fees (Regional) are paid to the Monte Vista Water District.

Figure 5: Industrial/High Cube Warehouse - 100,000 Square Feet



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHINO HILLS, AMENDING CHAPTER 3.40 (VARIOUS FACILITIES FEES) OF THE CHINO HILLS MUNICIPAL CODE, REPEALING RESOLUTION NO. 2017R-012, ADOPTING A DEVELOPMENT IMPACT FEE NEXUS STUDY INCLUDING A CAPITAL IMPROVEMENT PLAN AND FINDING THE SAME TO BE EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

- A. The Mitigation Fee Act (the “Act”) authorizes a local government agency to impose fees on specific development projects to defray all or a portion of the cost of new or additional public facilities related to those developments.
- B. The Act requires a local agency to demonstrate a connection between the impacts of new development and the need for the public facilities to be funded through the collection of an impact fee. This is accomplished through a comprehensive “nexus study.” The Act requires a local agency to update its nexus study at least every eight years.
- C. City staff, together with the city’s expert consultant, Willdan Financial Services, has prepared a comprehensive Development Impact Fee Nexus Study Update with a Capital Improvement Program dated September 19, 2025 (the “2025 Nexus Study”) analyzing the city’s general facilities fee, traffic facilities impact fee, fire facilities fee, and the parks and recreation facilities fee.
- D. The 2025 Nexus Study identifies the purpose of each fee, the use to which each fee will be put, demonstrates a reasonable relationship between each fee’s use and the type of development project on which the fee will be imposed and establishes a reasonable relationship between the amount of each fee and the cost of the public facility or equipment or portion of the public facility or equipment attributable to the development on which each fee is imposed. The 2025 Nexus Study is incorporated herein by this reference as if set forth in full.
- E. The City Council wishes to amend Chino Hills Municipal Code (“CHMC”) Chapter 3.40 to, among other things, adopt increases in the city’s general facilities fee, traffic facilities impact fee, and the parks and recreation facilities fee in a manner consistent with the 2025 Nexus Study, to update existing sewer, storm drain, and water facilities impact fees to include all allowable applicable Consumer Price Index adjustments through the present date, and

to approve and adopt a new fire facilities fee.

- F. On November 12, 2025, the City Council adopted an ordinance amending the CHMC to add Article 14 (Park Dedications and Fees) to Chapter 4 of Appendix D (the “Quimby Ordinance”) which, in part, establishes land dedication and in-lieu fee requirements for new subdivisions. This ordinance updates the Quimby in-lieu fee amounts stated in CHMC Chapter 3.40 to be consistent with the fee computation methodology in the Quimby Ordinance.
- G. On April 11, 2017, the City Council adopted Resolution No. 2017R-012, adopting a traffic impact fee for new development within the city. This traffic impact fee will be incorporated with other traffic-related impact fees, as detailed in the 2025 Nexus Study, and codified in the revised Chapter 3.40. Accordingly, the City Council wishes to repeal Resolution No. 2017R-012 effective as of the effective date of the impact fees set forth in the revised Chapter 3.40.
- H. Government Code section 66016.5(a)(7) requires that all nexus studies be adopted at a public hearing with at least 30 days’ notice, and the local agency must notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
- I. Notice of the time and place of the October 14, 2025 public workshop and the October 28, 2025 hearing on proposed new and increased fees, including a general explanation of the matter to be considered, and a statement that the data required by Government Code section 66019, subdivision (b) was to be made available in the City Clerk’s office on September 13, 2025, was sent by electronic mail per their request on September 12, 2025, to all interested parties who filed a written request with the City for electronic mail notification of a meeting on a new or increased fee to be enacted by the City, within the past year.
- J. Notice was also provided of the time and place of the October 14, 2025, public workshop and the October 28, 2025, public hearing on proposed new and increased fees, including a general explanation of the matters to be considered, and a statement that the data required by Government Code section 66019, subdivision (b) was slightly revised from that data provided on September 13, 2025 and made available in the City Clerk’s office on September 26, 2025, was sent by electronic mail per their request on September 26, 2025 to all interested parties who filed a written request with the City for electronic mail notification of a meeting on a new or increased fee to be enacted by the City, within the past year.
- K. The City made available to the public the data on proposed new and increased fees, including a general explanation of the matters to be considered, the amount of cost, or the estimated cost, required to provide the public facilities and the revenue sources anticipated to fund those public

facilities, including general fund revenues, on September 13, 2025, and such data, slightly revised, was made available at the City Clerk's office on September 26, 2025.

- L. The City published notice of the October 28, 2025, public hearing on the 2025 Nexus Study as described above on September 13, 2025, and September 27, 2025, conducted a public workshop on October 14, 2025, on the proposed new and increased fees and conducted a public hearing on October 28, 2025, at which time the public was invited to make oral and written presentations as part of the regularly scheduled meeting before the adoption of this Ordinance.
- M. Government Code sections 6062a and 66018 require two publications of notice of the time and place of the October 28, 2025, public hearing, including a general explanation of the matters to be considered, for 10 days in a newspaper regularly published once a week or oftener, with at least five days intervening between the date of the first and last publication. The City published such notices as required on September 13, 2025, and September 27, 2025.

SECTION 2. Environmental Review. The City Council finds and determines that this ordinance is not subject to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq. ("CEQA")) because it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)) and there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). The ordinance approves the 2025 Nexus Study and adopts increased development impact fees; it does not authorize any specific development. No physical activity will occur until all required environmental review is conducted at the time the physical improvements prioritized in the city's Needs List are undertaken at some future, unspecified date. In addition, the ordinance is statutorily exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15273(a)(4) because it approves and sets forth a procedure for determining fees for the purpose of obtaining funds for capital projects and equipment necessary to maintain service within existing service areas.

SECTION 3. Mitigation Fee Act Findings; Nexus Study Update. The 2025 Nexus Study, including the Capital Improvement Plan, follows all of the standards and practices required by Government Code section 66016.5 and is hereby adopted, approved, and incorporated herein by this reference as support and justification for the findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66001 subsection (a), for the imposition and/or increase of development impact fees.

Specifically, the City Council finds and determines that the Nexus Study:

- A. Identifies the purpose of the development impact fees. The purpose of the fees calculated in the 2025 Nexus Study is to fund the acquisition or construction of certain capital assets that will be needed to mitigate the impacts of new development on public facilities and to maintain an acceptable level of public services as the city's resident and service population grows.
- B. Identifies the use of the fee. The specific uses/facilities for which impact fees are to be used are identified in the 2025 Nexus Study. The specific projects for which the development impact fees are proposed to be used are identified within the city's Needs List and within the 2025 Nexus Study.
- C. Determines how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. An explanation of the reasonable relationship between the use of each fee and the development types on which they are imposed is set forth in the 2025 Nexus Study and is hereby incorporated by this reference.
- D. Determines how there is a reasonable relationship between the need for the public facility and the type of development on which it is imposed. New development increases the need for public facilities because of the increase in both resident and service population that needs the public facilities and related services. The 2025 Nexus Study explains the relationship between the need for the facilities and the type of development on which the fees are imposed and is hereby incorporated by this reference.
- E. Determines the reasonable relationship between the amount of the fees and the cost of the public facilities or portions of the facilities attributable to the development on which the fees are imposed. For each fee, an assessment of the reasonable relationship between the proposed (increased) fee and the facility cost attributable to a development project is detailed in the 2025 Nexus Study and is hereby incorporated by this reference.

SECTION 4. CHMC Amendment. Chapter 3.40 of the Chino Hills Municipal Code is hereby amended to read as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 5. Repeal of Resolution No. 2017R-012. Resolution No. 2017R-012 is hereby repealed as of the effective date of this ordinance.

SECTION 6. Inconsistencies. Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the San Bernardino County Code as the same were adopted by reference by City Ordinance Nos. 91-01 and 92-02. Any provision of the Chino Hills Municipal Code (CHMC) or appendices

thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 7. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8. Effect of Repeal. Repeal of any provision of the CHMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9. Effect of Invalidation. If this Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the CHMC or other City Ordinance by this Ordinance will be rendered void and cause such previous CHMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 10. Preservation. Repeal or amendment of any previous Code Sections does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 11. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 12. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Chino Hills' book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 13. Effective Date. This Ordinance will take effect on January 11, 2026.

PASSED, APPROVED, AND ADOPTED this 12th day of November 2025.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

Chapter 3.40 VARIOUS FACILITIES FEES

3.40.010 Definitions.

For purposes of this chapter, unless the context clearly requires otherwise, the following words and phrases, whether used in the singular or the plural, shall have the meaning set forth in this section. Words and phrases not defined in this section have the meanings set forth in the Chino Hills General Plan or Development Code.

"1998 Study" means the Public Facilities Implementation Plan ("PFIP"), prepared by Keyser Marston Associates, Inc., dated August 1998, and any amendments and all revisions thereto that outline the funding methods and the policies for the acquisition, improvement or construction of land/facilities.

"2025 Nexus Study" means the Development Impact Fee Nexus Study Update prepared by Willdan Financial Services, dated September 2025, and any amendments and all revisions thereto which outline the funding methods and the policies for the acquisition, improvement or construction of land/facilities.

"Building permit" means the permit issued or required for the construction of any new DU, new commercial building, or new business park building or service or commercial recreational facility.

"Business/industrial park" shall include the uses permitted in the business park land use classification, as defined in the land use element of the Chino Hills General Plan.

"Capital improvement" means land or facilities or any other capital project identified in the City's capital improvements plan including, without limitation, to land or facilities for the following purposes: the storage, treatment or distribution of water; the collection, treatment, reclamation or disposal of sewage; the collection and disposal of stormwater and for watershed preservation purposes; transportation and transit including, without limitation, streets, street lighting and traffic-control devices and supporting improvements, roads, overpasses, bridges, airports, and related facilities; parks and recreational improvements; public safety, including police and fire facilities; schools and child care facilities; libraries and public art; and public buildings of all kinds. Capital improvement also includes design, engineering, inspection, testing, planning, legal land acquisition and all other costs associated with construction of a public facility.

"Capital improvements plan" means the long-term plan for capital improvements adopted by the City Council that describes the approximate location, size, time of availability and estimated cost of capital improvement projects and identifies sources of funding for capital improvement projects.

"Chino Hills General Plan" or "CHGP" means the Chino Hills General Plan as adopted by the City as of September 13, 1994, and such amendments to it as may be in effect at the time of any action taken pursuant to this chapter.

"Chino Hills Parkway Phasing Plan" means that program of assessment and reimbursement imposed upon certain developers in Chino Hills pursuant to agreement to accelerate the construction of Chino Hills Parkway.

"City" means the City of Chino Hills, California.

"City Council" means the City Council of the City of Chino Hills, California.

"Commercial" shall include the uses permitted in the commercial land use classification, as defined in the land use element of the Chino Hills General Plan, except for Commercial Lodging uses.

"Commercial Lodging" shall include all hotels, motels, bed and breakfasts, inns, and any other transient occupancy use established in a Commercial or Business Park zoning district.

"Commercial recreation" shall include the uses permitted in the commercial recreation land use classification, as defined in the land use element of the Chino Hills General Plan.

"Credit" means the credit computed pursuant to Section 3.40.180 of this chapter, titled credits/reimbursements, which will be applied to fees.

"Developer" means a party proposing to develop a property such that the payment of fees as set forth in this chapter is required.

"Dwelling unit" or "DU" means a building or portion of a building subject to this chapter, including a mobilehome, accessory building, or portion of such accessory building, used or designed for, or with the potential of, occupancy by one (1) person, or entity, or family for living or sleeping purposes and having one (1) kitchen or access to it.

"Dwelling unit equivalent" or "DUE" means a unit representing the demand placed upon or benefit received from facilities stated in terms relative to the demands placed upon or benefits received by a single family dwelling unit.

"Existing infrastructure fee" means the fee assessed on new construction in the amount and manner set forth in the 1998 study representing new construction's proportionate share of existing infrastructure debt, in the form of credits earned through reimbursement agreements, assessment district installment payments made, the outstanding assessment district principal, and other reimbursement obligations of the City as set forth in the 1998 study, incurred pursuant to prior fee ordinances. Existing infrastructure debt to be paid by the existing infrastructure fee also includes that debt incurred as a result of the imposition of the revolving fee, previously imposed pursuant to ordinance, and the Chino Hills Parkway phasing fees collected pursuant to agreements.

"Facilities" means the public facilities backbone infrastructure required or anticipated to be required to properly support development in the City, including administrative expense, as described in the needs list. It does not include any facility, or improvement to be constructed or installed on private property or school facilities. A facility that is identified in the needs list constructed on private property under a written binding agreement, offer to dedicate or otherwise convey such facility or improvement to a governmental entity or a public utility, together with all interests in real property which may be necessary for proper access, operation and maintenance of such facility or improvement, shall be considered a facility within the meaning of this chapter, except that no credit will be granted in respect to such facility until the dedication or conveyance of the facility to the governmental entity or public utility has become effective. The facilities are divided into seven (7) categories, including existing infrastructure, water, sewer, parks and recreation, traffic, general city, and storm drain, and will be used for, but not limited to, the following uses:

- A. Works and systems of facilities for the transportation of people and commerce;
- B. Compaction of land, change of grade or contours, construction of caissons, retaining walls, drains and other structures suitable for the purpose of stabilizing land;
- C. Retaining walls, embankments, buildings, and any other structures or facilities necessary or suitable in connection with any of the work mentioned in this section;
- D. Sidewalks, crosswalks, steps, safety zones, foundations, culverts, bridges, curbs, gutters, parks, and parkways, recreation areas, including all structures, buildings and other facilities necessary to make parks and parkways and recreation areas useful for the purposes for which intended;
- E. The grading or regrading, the paving or repaving, the planking or replanking, the macadamizing or remacadamizing, the graveling or regravelling and the oiling or reoiling of streets;
- F. Acquisition, construction and installation of traffic signs, signals, lights and lighting;
- G. Drains, tunnels, sewers, conduits, culverts and channels for drainage purposes; with necessary outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, disposal plants, connecting sewers, ditches, drains, conduits, channels and appurtenances;
- H. Water mains, pipes, conduits, pumping stations, hydrants, storage reservoirs, and other necessary works and appliances for providing water service;
- I. Pipes, hydrants and appliances for fire protection;
- J. Sanitary sewers or instrumentalities of sanitation, together with time necessary outlets, manholes, catch basins, connecting sewers, drains, conduits, or other appurtenances;

-
- K. Acquisition, construction, improvement of library buildings, fire stations, government centers;
 - L. Acquisition, construction, improvement of police stations;
 - M. Public works maintenance facilities;
 - N. All other work auxiliary to any of the above which may be required to carry out that work including, but not limited to, administrative, engineering, architectural and legal work performed in connection with establishing, implementing and monitoring public facilities projects;
 - O. Acquisition of any and all property and rights-of-way which may be required to carry out the purposes of the project.

"Facilities benefit assessment" or "FBA" means the facilities benefit assessment previously imposed pursuant to Ordinance 65.

"Facilities development fee" or "FDF" means the facilities development fee previously imposed pursuant to Ordinance 64.

"Fees" means, collectively, the existing infrastructure, general city facilities, water facilities, sewer facilities, storm drain facilities, traffic facilities impact, fire facilities, parks and recreation facilities and the Quimby in-lieu fees.

"Fire facilities fee" or "FFF" means the fee assessed on new construction representing new construction's proportionate share of the cost of constructing the fire facilities identified in the needs list, less any amount deducted from such cost representing existing development's share of such cost, where appropriate.

"Financing plan" means the financing plan dated June 27, 1983, amendments, and any and all revisions to it, which outline the funding methods and policies for the acquisition, improvement or construction of facilities, including the City of Chino Hills 1995 Development Fee Study.

"Fixture unit" or "FU" means a unit of conversion used in the calculation of the sewer facilities fees which unit represents the relative water usage of a particular sewer or drainage fixture as compared to other fixtures, regardless of the type of land use.

"General city facilities fee" means the fee assessed on new construction representing new construction's proportionate share of the cost of constructing the general city facilities identified in the needs list, less any amount deducted from such cost representing existing development's share of such cost, where appropriate.

"Gross building area" means the total square footage of any building or structures for which building permits are issued.

"Industrial" shall include all the uses permitted within the Light Industrial zoning district.

"Institutional" shall include all the uses permitted within the Institutional zoning districts.

"Multifamily" or "multifamily residential" shall include the uses permitted in the high density residential and very high density residential land use classifications as defined and set forth in the land use element of the Chino Hills General Plan.

"Needs list" means a list of capital improvements to be funded, in whole or in part, through the levy of a development impact fee imposed in accordance with applicable law. The needs list indicates the various categories of facilities (general, traffic, water, sewer, etc.), a list of anticipated capital improvements within each category, the estimated cost of each facility, the estimated cost to be allocated to new and existing development, the estimated net cost to the City, and other funding sources. The needs list may be updated and amended from time to time by resolution of the City Council. Notwithstanding the above, the City Manager is authorized to move funding from one (1) project to another within a specific fund (e.g., within the general city facilities fee fund, or within the parks and recreation facilities fee fund) up to two hundred thousand dollars (\$200,000.00). Such modifications in amounts will be memorialized in writing, signed by the City Manager, and reported to the Council no later than the next time that the resolution updating the needs list is proposed to be amended.

"New construction" means any new residential, commercial, business park, or public utility building or portion thereof as to which a building permit, or like permit, has been issued after the effective date of this chapter, and any division of land for which an easement, condemnation, right-of-way acquisition, new assessor parcel number, subdivision or parcel map has been recorded or is exempt.

"Parks and recreation facilities fee" means the fee assessed on new construction representing new construction's proportionate share of the cost of constructing the parks and recreation facilities, including land development, identified in the needs list, less any amount deducted from such cost representing existing development's share of such cost, where appropriate.

"Private facilities" shall include the uses permitted in the institutional land use classification, as set forth in Section 16.16.010(A) of this Code.

"Project" means the construction activity undertaken by a developer or another entity and designated within the items noted in this section under "project approval."

"Project approval" means approval of a tentative tract map, parcel map, planned unit development, development agreement, minor subdivision plot plan, final development plan or site approval including plot plans reviewed by the City Office of Building and Safety.

"Public facilities" shall include the uses permitted in the institutional land use classification, as set forth in Section 16.16.010(B) of this Code.

"PUD" means planned unit development.

"Quimby in-lieu fee" means that fee imposed pursuant Appendix D, Chapter 4, Article 14 of the Chino Hills Municipal Code, and Government Code Section 66477.

"Parks and recreation facilities" means the parks and recreation facilities required or anticipated to be required to properly support residential development in the city, including administrative expense, as identified in the needs list. A facility constructed on private property under a written binding agreement, offer to dedicate or otherwise convey such facility or improvement to a governmental entity or a public utility, together with all interests in real property which may be necessary for proper access, operation and maintenance of such facility or improvement, shall be considered a parks and recreation facility within the meaning of this chapter, except that no credit will be granted in respect to such parks and recreation facility until the dedication or conveyance of the parks and recreation facility to the governmental entity or public utility has become effective, except as provided in Section 3.40.180 of this chapter. The parks and recreation facilities include, but are not limited to, the following:

- A. Lighted fields and courts for adult and youth sports league play, swimming pools, community centers, equestrian areas, practice sports fields, basketball, tennis or other court type play facilities, tot lots, playgrounds, picnic facilities, barbecues, trail improvements, landscaping, parking, security lighting, including all structures, buildings and other facilities necessary to make parks and recreation areas useful for the purposes for which intended;
- B. Compaction of land, change of grade or contours, construction of caissons, retaining walls, drains and other structures suitable for the purpose of stabilizing land;
- C. Retaining walls, embankments, buildings, and any other structures or facilities necessary or suitable in connection with any work mentioned in this section;
- D. All other work auxiliary to any of the above which may be required to carry out that work including, but not limited to, administrative, engineering, architectural and legal work performed in connection with establishing, implementing and monitoring public facilities projects;
- E. Acquisition of any and all property and rights-of-way which may be required to carry out the purposes of the project.

"Reimbursement" means cash to be paid to an entity, provided for in a written agreement, specifying the amount of reimbursement and the manner and schedule of reimbursement. Reimbursement shall be conditional

upon receipt by the City of sufficient revenues as defined in this chapter. Reimbursement shall be paid according to this chapter, any existing written agreement for reimbursement and the financing plan in effect.

"Revenue" or "revenues" as used in this chapter means moneys received by the City pursuant to this chapter, or assessment bond proceeds for facilities, as legally available, but excludes City general funds, sales and use taxes, ad valorem taxes, business taxes, grants or subventions, or other special taxes, assessments, charges, or bond proceeds. Revenues received pursuant to this chapter shall be segregated among funds identified as discussed in Section 3.40.170 of this chapter.

"Revolving fee" means the revolving fee imposed prior to 1995 pursuant to the City's development fee ordinance then in effect.

"Sewer facilities fee" means the fee assessed on new construction representing new construction's proportionate share of the cost of constructing the sewer facilities identified in the needs list, less any amount deducted from such cost representing existing development's share of such cost, where appropriate.

"Single-family" and "single-family residential" shall include the uses permitted in the agriculture/ranches, rural residential, low density residential and medium density residential land use categories as defined and set forth in the land use element of the Chino Hills General Plan.

"Storm drain facilities fee" means the fee assessed on new construction representing new construction's proportionate share of the cost of constructing the storm drain facilities identified in the needs list, less any amount deducted from such cost representing existing development's share of such cost, where appropriate.

"Table 1" means the table depicting the amount of fees to be imposed and collected upon new development pursuant to this chapter, which table is set forth in Section 3.40.100 of this chapter.

"Table 2" means the table appearing in Section 3.40.110 of this chapter, depicting ratios utilized in the calculation of the sewer facilities fees as set forth in Section 3.40.050 of this chapter.

"Traffic facilities Impact fee" means the fee assessed on new construction representing new construction's proportionate share of the cost of constructing the traffic facilities identified in the needs list, less any amount deducted from such cost representing existing development's share of such cost, where appropriate.

"Water facilities fee" means the fee assessed on new construction representing new construction's proportionate share of the cost of constructing the water facilities identified in the needs list, less any amount deducted from such cost representing existing development's share of such cost, where appropriate.

"Written agreement" means a contract that has been approved by the City Council between the City and another party. This can include credit agreements or agreements for construction of infrastructure, etc.

3.40.020 Fixing of the existing infrastructure fee.

- A. The existing infrastructure fee ("EIF") shall apply to all new construction within the City in the amounts set forth in Table 1. Notwithstanding anything else contained in this chapter, the amount of the EIF shall be based on the EIF in effect at the time of payment of the EIF, pursuant to Section 3.40.140 of this chapter. The EIF may be adjusted pursuant to Sections 3.40.120 and 3.40.130 of this chapter.
- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number of dwelling units on an affected parcel.
- C. The EIF on residential new construction shall be imposed on a per DU basis.
- D. Within the context of this chapter, nonresidential new construction shall not include alterations or repairs to, or replacement of existing nonresidential construction, except to the extent that such alteration, repair or replacement adds to the net square footage of facilities of an affected parcel.

-
- E. The EIF for nonresidential new construction shall be imposed upon a per thousand square foot of gross building area basis, except for commercial recreation uses, which shall be calculated pursuant to Section 3.40.120 of this chapter.
 - F. Credit against the EIF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth in this chapter. Additionally, at the City's sole discretion, the City may adjust the EIF by adopting economic incentive policies and/or programs by resolution or otherwise entering into agreements permitting credit towards the EIF including, but not limited to, credit in return for sales tax generated for commercial development and credit for the value of structures built for business park development.

3.40.030 Fixing of the general city facilities fee.

- A. The general city facilities fee ("GCFF") shall apply to all new construction within the City in the amounts set forth in Table 1. Notwithstanding anything else contained in this chapter, the amount of the GCFF shall be based on the GCFF in effect at the time of issuance of building permit. The GCFF may be adjusted pursuant to Sections 3.40.120 and 3.40.130 of this chapter.
- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number of dwelling units on an affected parcel.
- C. The GCFF on residential new construction shall be imposed on a per square foot basis.
- D. The GCFF for nonresidential new construction shall be imposed upon a per thousand square feet of gross building area basis, except for commercial recreation uses, which shall be calculated pursuant to Section 3.40.120 of this chapter.
- E. Credit against the GCFF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth therein.

3.4.035 Fixing of the fire facilities fee.

- A. The fire facilities fee ("FFF") shall apply to all new construction within the City in the amounts set forth in Table 1. Notwithstanding anything else contained in this chapter, the amount of the FFF shall be based on the FFF in effect at the time of issuance of building permit. The FFF may be adjusted pursuant to Sections 3.40.120 and 3.40.130 of this chapter.
- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number of dwelling units on an affected parcel.
- C. The FFF on residential new construction shall be imposed on a per square foot basis.
- D. The FFF for nonresidential new construction shall be imposed upon a per thousand square feet of gross building area basis, except for commercial recreation uses, which shall be calculated pursuant to Section 3.40.120 of this chapter.
- E. Credit against the FFF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth therein.

3.40.040 Fixing of the new water facilities fee.

- A. The water facilities fee ("WFF") shall apply to all new construction within the City in the amounts set forth in Table 1. Notwithstanding anything else contained herein, the amount of the WFF shall be based on the WFF

in effect at the time of payment of the WFF, pursuant to Section 3.40.140 herein. The WFF may be adjusted pursuant to Sections 3.40.120 and 3.40.130 of this chapter.

- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number or size of water meters serving the new construction, in which case the fee imposed shall be the difference between the fee that would be charged for the existing water meter(s) versus the fee that would be charged for the new water meter(s).
- C. Within the context of this chapter, nonresidential new construction shall not include alterations or repairs to, or replacement of existing nonresidential construction, except to the extent that such alteration, repair or replacement adds to the number or size of water meters serving the new construction, in which case the fee imposed shall be the difference between the fee that would be charged for the existing meter(s) versus the fee that would be charged for the new water meter(s).
- D. The WFF for residential new construction shall be imposed on a DUE basis. A one-inch meter is considered the standard meter size needed for a single family unit. WFF for multi-family units shall be seventy (70) percent of DUE, with no consideration given to actual size or number of meters provided. WFF shall be imposed on all nonresidential new construction based solely upon size and number of water meters required as determined by the City Engineer. No additional charge shall be imposed for any upsizing of meter necessary to facilitate fire sprinkler installation, however, any upsizing for any other purpose shall require payment of additional WFF based on meter size.
- E. The WFF does not include the actual cost of the water meter to be installed, which shall be paid for separately.
- F. Credit against the WFF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth therein. Additionally, at the City's sole discretion, the City may adjust the WFF by adopting economic incentive policies and/or programs by resolution or otherwise entering into agreements permitting credit towards the WFF in return for sales tax generated for commercial development and credit for the value of structures built for business park development.

3.40.050 Fixing of the new sewer facilities fee.

- A. The sewer facilities fee ("SFF") shall apply to all new construction within the City in the amounts set forth in Table 1. Notwithstanding anything else contained herein, the amount of the SFF shall be based on the SFF in effect at the time of issuance of building permit. The SFF may be adjusted pursuant to Sections 3.40.120 and 3.40.130 of this chapter.
- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number of fixture units for an affected parcel, in which case the fee imposed shall be calculated based upon the additional fixture units, rather than the total number of fixture units.
- C. Within the context of this chapter, nonresidential new construction shall not include alterations or repairs to, or replacement of existing nonresidential construction, except to the extent that such alteration, repair or replacement adds to the number of fixture units for an affected parcel, in which case the fee imposed shall be based upon the additional fixture units, rather than the total number of fixture units.
- D. The SFF nonresidential new construction shall be imposed on a dwelling unit equivalent ("DUE") basis, with the number of DUEs determined by the City Building Department as follows:
 - 1. The number of DUEs per fixture unit ("FU") for any given land use category shall be determined by dividing the gallons per fixture unit for the land use category, by the average number of gallons of discharge from a single-family residence. DUEs per FU ratios are set forth in Table 2, in Section 3.40.110 of this chapter.

-
2. The number of FUs is determined by applying the Uniform Plumbing Code to the fixtures identified in the new construction.
 3. The total DUEs for the new construction are determined by multiplying the number of DUEs per FU as determined in subsection (D)(1) of this section by the number of FUs as determined in subsection (D)(2) of this section.
 4. The fee is determined by multiplying the total DUEs from subsection (D)(3) of this section by the fee per DUE as presented in Table 1, in Section 3.040.100 of this chapter.
- E. Notwithstanding subsection D of this section, the SFF for industrial uses shall be based upon DUEs calculated as follows:
1. The SFF for the domestic discharge shall be calculated as set forth in subsection D of this section, utilizing the residential uses DUE per fixture unit ratio;
 2. The SFF for the nondomestic discharge shall be based upon the total number of nondomestic DUEs, which shall be calculated by dividing the total estimated daily flow indicated in the industrial waste permit issued by the average number of gallons of discharge per single-family dwelling unit (224).
- F. Credit against the SFF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth therein. Additionally, at the City's sole discretion, the City may adjust the SFF by adopting economic incentive policies and/or programs by resolution or otherwise entering into agreements permitting credit towards the SFF in return for sales tax generated for commercial development and credit for the value of structures built for business park development.

3.40.060 Fixing of the new storm drain facilities fee.

- A. The storm drain facilities fee ("SDFF") shall apply to all new construction within the City in the amounts set forth in Table 1. Notwithstanding anything else contained in this chapter, the amount of the SDFF shall be based on the SDFF in effect at the time of issuance of building permit. The SDFF may be adjusted pursuant to Sections 3.40.120 and 3.40.130 of this chapter.
- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number of dwelling units on an affected parcel.
- C. The SDFF on residential new construction shall be imposed on a per DU basis.
- D. Within the context of this chapter, nonresidential new construction shall not include alterations or repairs to, or replacement of existing nonresidential construction, except to the extent that such alteration, repair or replacement adds to the net square footage of facilities of an affected parcel.
- E. The SDFF for nonresidential new construction shall be imposed upon a per thousand square foot of gross building area basis, except for commercial recreation uses, which shall be assessed pursuant to Section 3.40.120 of this chapter.
- F. Credit against the SDFF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth therein. Additionally, at the City's sole discretion, the City may adjust the SDFF by adopting economic incentive policies and/or programs by resolution or otherwise entering into agreements permitting credit towards the SDFF in return for sales tax generated for commercial development and credit for the value of structures built for business park development.

3.40.070 Fixing of the traffic facilities impact fee.

- A. The traffic facilities impact fee ("TFIF") applies to all new construction within the areas of the City as set forth in the needs list, as modified and updated, in the amounts as set forth in Table 1. Notwithstanding anything else contained in this chapter, the amount of the TFIF shall be based on the TFIF in effect at the time of

issuance of building permit. The TFIF may be adjusted pursuant to Sections 3.40.120 and 3.40.130 of this chapter.

- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number of dwelling units on an affected parcel.
- C. The TFIF shall be imposed on residential new construction on a per square foot basis.
- D. The TFIF for nonresidential new construction shall be imposed upon a per thousand square feet of gross building area basis, except for commercial recreation uses, which shall be calculated pursuant to Section 3.40.120 of this chapter.
- E. Credit against the TFIF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth therein.

3.40.080 Fixing of the parks and recreation facilities fee.

- A. The parks and recreation facilities fee ("PRFF") shall apply to all residential new construction within the areas of the City as set forth in the needs list, in the amounts as set forth in Table 1. Notwithstanding anything else contained in this chapter, the amount of the PRFF shall be based on the PRFF in effect at the time of issuance of building permit. The PRFF may be adjusted pursuant to Section 3.40.120 of this chapter.
- B. Within the context of this chapter, residential new construction shall not include alterations or repairs to, or replacement of existing residential units, except to the extent that such alteration, repair or replacement adds to the number of dwelling units on an affected parcel.
- C. The PRFF for residential new construction shall be imposed on a per square foot basis.
- D. Credit against the PRFF may be claimed as set forth in Section 3.40.180 of this chapter, subject to the restrictions and limitations set forth in that section.

3.40.090 Quimby in-lieu fees.

See Appendix D, Chapter 4, Article 14.

3.40.100 Amount of the fees.

Subject to adjustment pursuant to Section 3.40.120 below, the amount of the fees to be imposed and collected pursuant to this chapter are as of January 11, 2026, and shown in Table 1. Fees will be charged for accessory dwelling units to the maximum extent allowed by state law. Each fee may include an administrative overhead component necessary to cover the associated costs of compliance with the Mitigation Fee Act requirements, including, without limitation, accounting, budgeting, mandated annual and five-year reports, periodic impact fee update studies, and associated legal expenses. The City Council, after a public hearing, notice of which has been published pursuant to Government Code section 6061 at least 10 days in advance, may periodically establish or adjust these associated administrative overhead charges by resolution.

Table 1

Fee Category	Land Use	Unit	Amount of Fee
Traffic Facilities Impact	Single-Family	Per Sq Ft	\$0.77
	Multi-Family	Per Sq Ft	\$1.44
	Commercial	1,000 SF	\$4,807.00
	Business Park	1,000 SF	\$4,263.00
	Industrial	1,000 SF	\$1,459.00
	Institutional	1,000 SF	\$4,692.00
	Commercial Lodging	1,000 SF	\$3,319.00
Storm Drain Facilities	Single-Family	Dwelling Unit	\$1,710.29
	Multi-Family	Dwelling Unit	\$1,710.29
	Commercial	1,000 SF	\$1,179.98
	Business Park	1,000 SF	\$888.38
	Private Institutional	1,000 SF	\$1,179.98
	Public Institutional	1,000 SF	\$1,179.98
	Commercial Recreation		TBD
General City Facilities	Single-Family	Per Sq Ft	\$0.92
	Multi-Family	Per Sq Ft	\$2.05
	Commercial	1,000 SF	\$760.00
	Business Park	1,000 SF	\$1,106.00
	Industrial	1,000 SF	\$416.00
	Institutional	1,000 SF	\$556.00
	Commercial Lodging	1,000 SF	\$366.00
Existing Infrastructure	Single-Family	Dwelling Unit	\$11,450.00
	Multi-Family	Dwelling Unit	\$11,450.00
	Commercial	1,000 SF	\$2,290.00
	Private Institutional	1,000 SF	\$2,290.00
	Business Park	1,000 SF	\$2,290.00
	Public Institutional	1,000 SF	\$2,290.00
	Commercial Recreation ¹		TBD
Parks and Recreation Facilities	Single-Family/Subdivision	Per Sq Ft	\$2.95
	Single-Family/Non-Subdivision	Per Sq Ft	\$3.40
	Multi-Family/Subdivision	Per Sq Ft	\$6.57
	Multi-Family/Non-Subdivision	Per Sq Ft	\$7.57
Quimby In-Lieu	Single-Family	Per Sq Ft	\$2.85
	Multi-Family	Per Sq Ft	\$6.36
Sewer ¹	Single-Family	Dwelling Unit	\$626.61
	Multi-Family	Dwelling Unit	\$626.61
	Non-Residential	Dwelling Unit Equivalents	TBD

		(Table 2, Section 3.40.110)	
Water Facilities ²	Single-Family	Dwelling Unit	\$8,700.67
	Multi-Family	Dwelling Unit	\$6,089.79
	Non-residential	Per 1" meter	\$8,700.67
	Non-residential	Per 1 ½" meter	\$13,051.69
	Non-residential	Per 2" meter	\$27,840.79
	Non-residential	Per 3" meter	\$60,904.70
	Non-residential	Per 4" meter	\$104,406.70
	Non-residential	Per 6" meter	\$217,515.42
	Non-residential	Per 8" meter	\$313,221.44
	Non-residential	Per 10" meter	\$504,636.21
	Non-residential	Per 12" meter	\$696,049.61
Fire Facilities	Single-Family	Per Sq Ft	\$0.75
	Multi-Family	Per Sq Ft	\$1.67
	Commercial	1,000 SF	\$1,378.00
	Business Park	1,000 SF	\$2,002.00
	Industrial	1,000 SF	\$754.00
	Institutional	1,000 SF	\$1,008.00
	Commercial Lodging	1,000 SF	\$664.00

1 Not imposed if septic system is used.

2 Imposed at time of connection.

3.40.110 Sewer fee ratios.

Subject to adjustment pursuant to Section 3.40.120 below, the ratios to be utilized in the calculation of the sewer facilities fee, pursuant to Section 3.40.050, are as of October 14, 2014, and shown in Table 2 as follows:

Table 2

Category	Type of Commercial	Gal/Fixture	Sewage Factor (See Note A)
I		12	0.0444
	Motel/Hotel		
	Recreation/Amusement		
	Restaurant (Fast Food)		
	Retail Store		
	Office		
	Market (without Butcher Shop)		
	Bar/Tavern		
II		24	0.1081
	Market (with Butcher Shop)		
	Bakery		
	Mortuary		
III		42	0.1780

	Convalescent Home		
	Hospital		
	Health Spa with Pool		
	Restaurant (Full Service)		
IV		43	0.2499
	Laundry (Laundromat)		
	Dry Cleaner (Processor)		
V		102	0.4910
	Car Wash - Coin Operated (See footnote 1)		
VI		17	0.0630
	Religious Institution		
	School		
	Public Facility		
VII		42	0.1555
	Health Spa without Pool		
	Laundromat		

1 Non-coin operated car washes may be treated as an industrial user.

3.40.120 Fee adjustment.

- A. After July 1 of every fifth year, in connection with the annual City audit, or as soon thereafter as is possible, the City Council shall review the status of compliance with this chapter of each fee and the degree to which the fees collected pursuant to this chapter are mitigating impacts of new development projects. All aspects of the 2025 Nexus Study and subsequent studies shall be reviewed and updated accordingly. The review of each fee may, but is not required to be, on the same five-year cycle. By ordinance, and after a noticed public hearing, any of the fees may be increased or decreased annually to reflect changes in actual and estimated revenues and costs (including, but not limited to, debt service, lease payments, inflation, identification of other funding sources, acquisition and construction costs) of facilities financed by the fees as compared to original estimates of revenues and costs for facilities in the last such study. Any such adjustments in the fees will be prospective only and will become effective as of the date specified in any such ordinance.
- B. Fees for land uses that do not fit into categories of use identified in the last such study and subsequent studies shall be determined by the Community Development Director on a case-by-case basis, based upon the input of appropriate City staff and consultants, and based upon studies indicating the demands of and benefits received by the proposed uses.
- C. Notwithstanding the above, the TFIF, FFF, WFF, SFF, SDF, PRFF and GCFF are to be reviewed annually and adjusted by the price index factor set forth in the Engineering News Record's 20-City Average Construction Cost Index, for each January 1 of the prior year to January 1 of the current year, to be effective each July 1.

3.40.130 Challenge to amount of fees.

- A. A developer of nonresidential land subject to a fee under this chapter may apply to the Community Development Director for an adjustment or waiver of that fee. The waiver of the fee shall be based upon the absence of any reasonable relationship between the impact on the public facilities of the proposed nonresidential development and either the amount of fee charged or the type of facilities financed.
- B. The application for adjustment or waiver shall be made in writing and filed with the City Clerk no later than ten (10) days after notification of the fee to be charged. The application shall state in detail the factual basis and legal theory for the claim of adjustment or waiver.

-
- C. It is the intent of this chapter that:
1. The land use categories set forth in Table 1 are intended to and do incorporate a wide range of specific land uses; thus substantial variation must be shown in order to justify a fee adjustment;
 2. The Community Development Director may calculate a fee and/or require additional improvements where the service demand of a particular land use exceeds the standards shown in the definitions or used in determining the improvements needed under the most recent study, as modified and updated;
 3. The fee categories shall be considered individually; thus it may occur that a fee adjustment or waiver is made in one (1) category and not another; and
 4. Where improvements providing capacity for the subject parcel have already been constructed, a downward adjustment of the fee is not appropriate.
- D. The Community Development Director shall consider the application and inform applicant of his or her decision within sixty (60) days after the filing of the fee adjustment or waiver application. The decision of the Community Development Director is appealable to the City Council, pursuant to Chapter 2.04 of the Chino Hills Municipal Code.
- E. The applicant bears the burden of proof in presenting substantial evidence to support the application. The Community Development Director, with input and assistance from appropriate City staff, shall consider the following factors in its determination whether or not to approve a fee adjustment or waiver:
1. The purpose and proposed use of the fee;
 2. The type of development;
 3. The relationship between the fee's use and type of development;
 4. The need for the improvements and the type of development;
 5. The amount of the fee and the portion of it attributable to the development; and
 6. The applicability of the needs list and studies referenced in the preparation thereof to the particular development. The applicant must present comparable technical information to show that the fee is inappropriate for the particular development.

3.40.140 Time of payment of fees and liens.

- A. All development impact fees must be paid to the City at the time of issuance of each building permit unless state law requires payment to be deferred to the date of final inspection or the date the certificate of occupancy is issued. In any case, nothing in this section precludes a developer from voluntarily accepting conditions of approval that require payment of development impacts fees at an earlier time than may otherwise be required under state law.
- B. If any development impact fee is not fully paid prior to issuance of a building permit for construction of any portion of the project encumbered thereby, the City may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a contract to pay the fee(s), or applicable portion thereof, prior to the date of final inspection of the date the certificate of occupancy is issued. The contract shall contain a legal description of the property affected, shall be recorded in the office of the county recorder of the county and, from the date of recordation, shall constitute a lien for the payment of the fee or charge, which shall be enforceable against successors in interest to the property owner or lessee at the time of issuance of the building permit.
- C. Fees shall be subject to the existing ordinance in effect at the time each fee is due. Any late fees shall bear interest at the rate earned by City pooled funds in its treasury from the date the fees were due, calculated per month from the date of delinquency, plus all costs associated with collections of such fees.

3.40.150 Method of payment.

All fees shall be paid in cash, check, credit card (subject to convenience fee), or by credit granted pursuant to Section 3.40.180 of this chapter, titled credits/reimbursements. Such fees shall be paid in their entirety in accordance with Section 3.40.140 of this chapter, titled time of payment. Warrants/checks shall be made payable to the City.

3.40.160 Delinquency.

Where there is delinquency in payment of the fees as required in this chapter, the City may initiate foreclosure proceedings in accordance with the procedures set forth in this section and in any and all applicable state and local laws. If a sale or foreclosure is commenced, notice of the pendency of such sale or foreclosure shall be recorded with the County's Recorder not later than ten (10) days after commencing an action or proceeding in any court to foreclose. The notice of pendency shall state that the City has commenced a sale or foreclosure, as the case may be, and shall refer to and identify such sale or foreclosure, and shall describe the property affected by such foreclosure. The City shall be entitled to recover the cost of recordation of any such notice, order or judgment authorizing or providing for such sale or foreclosure, and penalties which are allowed by this chapter. The provisions of this section shall not be the exclusive remedies available to the City with regard to delinquent fees.

3.40.170 Fee funds.

- A. All fees collected shall be deposited into fee funds by category, established by the City Finance Director. For example, all traffic facilities impact fees collected shall be deposited into a traffic facilities impact fee fund established by the City Finance Director. Amounts in such funds shall be expended solely by category for facilities, project management, administrative costs, engineering, leasing, acquisition, legal costs, improvement or construction (including indebtedness incurred for such purposes) for facilities which have been found to benefit properties subject to such fees and for reimbursements pursuant to Section 3.40.180 of this section, and approved audited costs. For example, costs of traffic facilities, as identified in the needs list, shall be paid solely from traffic facilities impact fees collected.
- B. Any fees remaining unexpended or uncommitted in the fee accounts five (5) years after its deposit and not specified for a particular use shall be refunded to the then current record owner or owners of the property.

3.40.180 Credits/reimbursements.

- A. Subsequent to the adoption of the ordinance codified in this chapter, fee credits/reimbursements may be granted to developers for facilities which are financed or constructed by property owners or developers in advance of the City's construction program provided that:
 - 1. The granting of such credits/reimbursements conforms to this chapter and the needs list as those may be amended from time to time; and
 - 2. A written agreement for construction of infrastructure, between the City and such owner or developer must be approved in advance of such construction pursuant to Section 3.40.190 of this chapter; and
 - 3. Credits/reimbursements for a facility within a certain category (for example, parks and recreation facilities) can only come from the fees collected in that same category (parks and recreation facilities fees).
- B. The amount of the credits/reimbursements granted shall be determined by an estimate of the costs of such facilities, adjusted after completion by an audit of such costs. The cost of the audit shall be borne by the developer. The City shall review and determine the actual costs allowable. No credits/reimbursements shall be given for the cost of improvements not defined in this chapter as "facilities." Credits/reimbursements

shall not exceed the lesser of the costs of facilities as set forth in the needs list or the actual audited costs of the facilities.

- C. At the time fees are due, pursuant to Section 3.40.140 of this chapter, a maximum of ninety (90) percent of fees owed may be offset by credits against such fees. At least ten (10) percent of all fees owed must be paid at the time fees are due. To the extent that any applicant for a building permit has accrued credits in excess of ninety (90) percent of the fees owed, those credits, shall be reimbursed from the fee funds as set forth in this section.
- D. Credits against EIF may be awarded pursuant to written agreements entered into prior to adoption of this chapter. Any credits/reimbursements awarded by virtue of such agreements and identified for use against the facilities development fee, the facilities benefit assessment, the water capital connection fees, the sewer capital connection fees as such fees existed prior to the adoption of this chapter shall apply against the EIF only. Additionally, the principal portion of all Assessment District 94-1 and 95-1 installment payments and the interest portion of any such payments made prior to 1995 shall constitute a credit against the EIF only.
- E. From and after the effective date of the ordinance codified in this chapter, credits/reimbursements shall be given in stated dollar amounts only.
- F. Excess credits (credits in excess of ninety (90) percent of fees owed) shall be reimbursed only after sufficient revenues are available in the appropriate fee account for such reimbursement, as determined by the City, and shall generally be paid first to the oldest outstanding excess credit holder. With respect to excess credits to be reimbursed from the EIF fund, priority of repayment shall be as follows:
 - 1. Reimbursement shall be made first to those parties the City is contractually obligated to reimburse by a date certain;
 - 2. Reimbursement shall be made during the 1998-99 fiscal year to all payors of FDF and FBA revolving fees, which were assessed prior to 1995, who have five (5) DUs or less of revolving fee reimbursement due, to the extent that such payment does not interfere with the obligations identified in subsection (F)(1) of this section;
 - 3. Thereafter, eighty (80) percent of EIF revenues collected in cash, less administrative expenses, shall be paid on a first paid, first reimbursed basis to all other payors of FDF and FBA revolving fees, to the extent that such payment does not interfere with the obligations identified in subsection (F)(1) of this section;
 - 4. Thereafter, reimbursement to all payors of Chino Hills Parkway phasing assessments paid pursuant to written agreements on a pro rata basis as revenues become available, to the extent that such payment does not interfere with the obligations identified in subsection (F)(1) of this section; and
 - 5. Thereafter, on a first earned, first reimbursed basis, whether earned pursuant to a reimbursement agreement or through payment of assessment district assessments and all other City obligations in the EIF, to the extent that such payment does not interfere with the obligations identified in subsection (F)(1) of this section.
- G. Notwithstanding anything to the contrary contained in this chapter, or in any other ordinance, contract, agreement, memorandum or document, the City shall only pay reimbursements from moneys remaining from revenues, as that term is defined in this chapter, after payment from revenues for the acquisition or construction of facilities needed to implement the CHGP, and providing for reserves for such acquisition or construction. Any such reserves shall be in an amount solely within the discretion of the City.
- H. Nothing in this chapter or in any other ordinance, document, agreement, contract, letter or memorandum of understanding shall create any liability for payment for credits and reimbursements from the City's general fund, or from funds acquired by the City from any source other than revenues.

3.40.190 Agreements.

- A. Written agreements specifying the amount of credit or reimbursement and the manner and suggested schedule of reimbursement shall be entered into prior to commencement of construction or installation of facilities. Reimbursement shall be conditional upon receipt by the City of sufficient revenues within the category of facilities for which reimbursement is sought. Reimbursement shall be paid according to the financing plan, which generally requires that the first payments go to the oldest outstanding unpaid written agreement, except as set forth in Section 3.40.180 of this chapter. No written agreement shall have any force or effect after twenty-five (25) years from the date of its first approval by the City. Any reimbursement agreement entered into by the county, as the predecessor in interest to the City, shall have no force and effect after twenty-five (25) years from the date of its approval by the county. Each written agreement shall have an audit performed on all facilities constructed under the written agreement before reimbursement or credits can be provided. The cost of the audit shall be borne by the developer. No credits or reimbursements may be granted where there is an outstanding dispute as to terms and conditions of the written agreements.
- B. Written agreements which conflict with this chapter shall not supersede this chapter unless specific notice has been given in the beginning of the agreement and in the City Council agenda item, stating that "THIS AGREEMENT ALTERS THE MANNER AND/OR TIMING OF THE PAYMENT OF DEVELOPMENT FEES AS SUCH WOULD BE PAID PURSUANT TO THE EXISTING DEVELOPMENT FEE ORDINANCE IN EFFECT."
- C. Any communication, agreement or correspondence, written or verbal, shall not supersede this chapter and/or written agreements approved by the City Council.
- D. Written agreements providing credits or reimbursements must not exceed the approved cost estimates in the written agreement and the approved facilities cost estimates used to establish the fees.

3.40.200 Effect on other ordinances.

This chapter does not supersede or replace any existing ordinances, nor, unless otherwise specified, shall adoption of this chapter modify fees imposed by any future ordinance adopted by the City Council.

3.40.210 Alternative method.

This chapter is intended to establish an alternative method for spreading the costs of the facilities against the lands which will be benefited thereby; and the provisions of this chapter shall not be construed to limit the powers of the City Council to utilize any other method for accomplishing this purpose but shall be in addition to any other requirements which the City Council is authorized to impose as a condition to approving new development pursuant to state and local statutory and decisional law.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHINO HILLS, REPEALING ORDINANCE NO. 66, DELETING QUIMBY ACT PROVISIONS IN CHAPTER 3.40 OF THE CHINO HILLS MUNICIPAL CODE (CHMC), REPEALING CHMC CHAPTER 16.86, ADDING ARTICLE 14 (PARK DEDICATIONS AND FEES) AUTHORIZED BY THE QUIMBY ACT TO CHAPTER 4 OF APPENDIX D OF THE CHMC, AND FINDING THE SAME TO BE EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

- A. The Quimby Act (Gov't Code § 66477) authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition of the approval of a tentative map or parcel subdivision map if specified requirements are met.
- B. On May 30, 1995, the City Council adopted Ordinance No. 66, establishing regulations for dedication of land, payment of fees, or both for park and recreational land in accordance with the Quimby Act.
- C. The City Council wishes to amend the City's Quimby regulations to account for recent changes in state law and changes in local circumstances that have occurred since 1995. The City Council also wishes to codify the City's Quimby regulations into the Municipal Code.

SECTION 2. Environmental Review. The City Council finds and determines that this ordinance is not subject to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq. ("CEQA")) for the following reasons: (1) it consists only of regulatory changes with respect to parkland dedications and fees in furtherance of the Quimby Act which effectively duplicate and supersede existing City regulations; (2) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)); (3) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3); and (4) the ordinance does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

SECTION 3. CHMC Amendment. Article 14 (Park Dedications and Fees) is hereby added to Chapter 4 of Appendix D of the Chino Hills Municipal Code to read as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 4. Repeal of Ordinance No.66. Ordinance No. 66 is hereby repealed effective thirty days following the effective date of this Ordinance.

SECTION 5. Repeal of CHMC Chapter 16.86. CHMC Chapter 16.86 is hereby repealed effective thirty days following the effective date of this Ordinance.

SECTION 6. Amendment of provisions in CHMC Chapter 3.40 regarding Quimby In-Lieu Fee. Effective thirty days following the effective date of this Ordinance:

- A. CHMC Section 3.40.010 is hereby amended by deleting the definition of "Quimby in-lieu fee."
- B. The definition of "Fees" in CHMC Section 3.40.010 is amended to read as follows:
"Fees" means, collectively, the existing infrastructure, general city facilities, water facilities, sewer facilities, storm drain facilities, traffic facilities, and the parks and recreation facilities fees."
- C. CHMC Section 3.40.090 is hereby amended in its entirety to read as follows:
"3.40.090 – Quimby in-lieu fees.
See Appendix D, Chapter 4, Article 14."
- D. Table 1 in CHMC Section 3.40.100 is hereby amended to delete the entirety of the two rows pertaining to the fee category "Quimby In-Lieu."

SECTION 7. Inconsistencies. Upon the effective date of this Ordinance, the provisions hereof shall supersede any inconsistent or conflicting provisions of the San Bernardino County Code as the same were adopted by reference by City Ordinance Nos. 91-01 and 92-02. Any provision of the Chino Hills Municipal Code (CHMC) or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 8. Interpretation. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 9. Effect of Repeal. Repeal of any provision of the CHMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 10. Effect of Invalidation. If this Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the CHMC or

other City Ordinance by this Ordinance will be rendered void and cause such previous CHMC provision or other City Ordinance to remain in full force and effect for all purposes.

SECTION 11. Preservation. Repeal or amendment of any previous Code Sections does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 12. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 13. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Chino Hills' book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 14. Effective Date. This Ordinance will take effect on the 30th day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of November 2025.

ART BENNETT, MAYOR

ATTEST:

CHERYL BALZ, CITY CLERK

APPROVED AS TO FORM:

MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF CHINO HILLS)

I, CHERYL BALZ, City Clerk of the City of Chino Hills, DO HEREBY CERTIFY that Ordinance No. ____ was duly introduced at a regular meeting held October 28, 2025; and adopted at a regular meeting of the City Council held on the November 12, 2025 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

I, CHERYL BALZ, City Clerk of the City of Chino Hills further certify that summaries of the Ordinance were published on _____, 202xx and _____, 20xx in the Chino Valley Champion newspaper.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Chino Hills, California, on the day and year last written below.

CHERYL BALZ, CITY CLERK

(DATE)

EXHIBIT A

PARK DEDICATIONS AND FEES

83.041401 – Purpose and Intent.

This Article is enacted pursuant to the authority granted by Government Code Section 66477 which authorizes the City to require the dedication of land for park and recreational purposes, the payment of in-lieu fees, or a combination of both, incident to and as a condition of approval of a tentative map or a tentative parcel map for certain subdivisions.

83.041405 – Applicability and Exemptions.

- (a) Applicability. The provisions of this Article apply to all residential subdivisions except those exempted pursuant to subparagraph (b) of this section.
- (b) Exemptions.
 - (1) The requirements of this Article do not apply to commercial or industrial subdivisions or to condominium projects or stock cooperatives that consist of the subdivision of airspace in an existing apartment building that is more than five years old when no new dwelling units are added.
 - (2) Subdivisions containing fewer than five parcels and not used for residential purposes are exempt from the requirements of this Article. However, in that event, a condition may be placed on the approval of a parcel map that if a building permit is requested for construction of a residential structure or structures on one or more parcels within four years, the fee may be required to be paid by the owner of each parcel as a condition of the issuance of the permit.

83.041410 – Use of Park Dedications and Fees.

- (a) Use of Land and Fees. The following rules apply to the use of dedicated park land and in-lieu fees:
 - (1) The land, fees, or combination thereof are to be used only for the purpose of developing new or rehabilitating existing neighborhood or community park or recreation facilities to serve the subdivision, except as provided in subparagraph (b).
 - (2) The park and recreational facilities must be consistent with the standards and policies for park and recreation facilities contained in the General Plan, the Park, Recreation and Open Space Master Plan, or an applicable specific plan.
 - (3) The amount and location of land to be dedicated or the fees to be paid must bear a reasonable relationship to the use of park and recreational facilities by future inhabitants of the subdivision.
 - (4) In the event that opportunities for better recreation facilities than those provided by a dedication materialize, the land so dedicated may be sold with the proceeds therefrom being used for suitable park and recreation facilities that serve the neighborhood in which the subdivision is located.
- (b) Notwithstanding subparagraph (a)(1), fees may be used for the purpose of developing new or rehabilitating existing park or recreational facilities in a neighborhood other than the

neighborhood in which the subdivision for which fees were paid as a condition of approval of a tentative map or parcel map is located, if all of the following requirements are met:

- (1) The neighborhood in which the fees are to be expended has fewer than three acres of park area per 1,000 members of the neighborhood population.
 - (2) The neighborhood in which the subdivision for which the fees were paid has a park area per 1,000 members of the neighborhood population ratio that meets or exceeds the ratio calculated pursuant to subparagraph (a) of Section 83.041415, but in no event is less than three acres per 1,000 persons.
 - (3) The City Council holds a public hearing before using the fees pursuant to this subparagraph.
 - (4) The City Council makes a finding supported by substantial evidence that it is reasonably foreseeable that future inhabitants of the subdivision for which the fee is imposed will use the proposed park and recreational facilities in the neighborhood where the fees are used.
 - (5) The fees are used within the City's corporate boundary or sphere of influence and are used consistent with the General Plan or applicable specific plan.
- (c) The City shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities to serve the residents of the subdivision.
- (d) In addition to the purposes described in subparagraphs (a) and (b), in-lieu fees may be expended for the purpose of creating and administering the Quimby In-Lieu fee program, including, without limitation, associated administrative and accounting expenses (including both recurring and non-recurring expenses), legal expenses, and auditing expenses.

83.041415 – Standard for Dedications.

- (a) **Park Land Standard.** As of the 2020 federal census, the City's population was 78,426 and the total amount of existing neighborhood and community park acreage in the City was 312.85, equating to a total of 3.99 acres of park land per 1,000 members of the population. Pursuant to Government Code Section 66477, the City may use its existing park land ratio, based on data from the most recent available federal census, as its park dedication standard for new subdivisions, provided that the required dedications do not exceed five acres per 1,000 persons residing within a subdivision. Accordingly, as of the effective date of this section, the City's park dedication standard is 3.99 acres per 1,000 population. This standard will be adjusted after each federal census in accordance with Government Code Section 66477.
- (b) **Amount of Land to be Dedicated.** To determine the number of acres of usable land, or fraction thereof, required to be dedicated to the City for park and recreation facilities incident to and as a condition of approval of a tentative map or tentative parcel map, the following process will be employed:
- (1) **Average Number of Residents Per Dwelling Unit.** The City will determine the average number of residents per dwelling unit for each dwelling unit type, based on the average household size for that dwelling unit type (e.g., single family detached, apartment, etc.). Data from the most recent federal or state census will be used to make this computation unless the City determines that there is substantial evidence to support a finding that a different household size is appropriate for some or all of the dwelling units proposed.

- (2) Computation of Acreage Required for Dedication. The amount of acreage required for dedication will be calculated as follows:
 - (A) The number of proposed dwelling units within the subdivision; multiplied by
 - (B) The average number of residents per dwelling unit as determined pursuant to subparagraph (b)(1); multiplied by
 - (C) The park land standard calculated pursuant to subparagraph (a) expressed in acres per resident. For example, as of the 2020 federal census, this number is .00399.

83.041420 – Fee In Lieu of Dedication.

- (a) Computation of Fee. Where a fee is required to be paid in lieu of land dedication, the fee will be computed by multiplying the acreage of land that would otherwise be required to be dedicated pursuant to Section 83.041415 times the fair market value of similarly situated property within the City that is developable as park land, as established by periodic appraisal commissioned by the City.
- (b) Use of Funds. Except as authorized by subparagraph (b) of Section 83.041410, the in-lieu fees collected pursuant to this Article, together with any interest earned thereon, shall be used only for the purpose of developing new or rehabilitating existing park or recreation facilities that serve the subdivision, either by way of the purchase of land for park purposes or, if the City Council determines that there is sufficient land available, for the improvement of such land for park and recreational purposes.
- (c) Time Limits. Any fees collected pursuant to this Article must be committed within five years after the payment of the fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the fees are not committed, they, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

83.041425 – Determination of Land or Fee.

The tentative map decision making body shall determine whether land dedication, an in-lieu fee, or a combination of the two shall be required in conjunction with its approval of a tentative map in accordance with the following criteria.

- (a) Land Dedication. The following criteria shall be used in making a determination regarding land dedication:
 - (1) Whether a park site is shown within the subdivision in the City's General Plan Recreation and Open Space Element, in the City's Park, Recreation and Open Space Master Plan, or in an applicable specific plan;
 - (2) Topography, geology, access and location of land within the subdivision available for dedication;
 - (3) The size and shape of the subdivision and the land available for dedication; and
 - (4) Whether the proposed site has access to a public street.

- (b) In-Lieu Fee. If the proposed subdivision contains 50 parcels or less, the subdivider must pay a fee in lieu of land dedication, except that when a condominium project, stock cooperative, or community apartment project exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50.
- (c) Both Land Dedication and In-Lieu Fee. In subdivisions of more than 50 parcels, the tentative map decision making body may require the subdivider to both dedicate land and pay a fee in lieu thereof in accordance with the following criteria:
 - (1) When a park site shown within a proposed subdivision is smaller in area than the acreage that is required for dedication pursuant to Section 83.041415, the decision making body may require the site to be dedicated for park purposes and a fee, computed pursuant to Section 83.041420, to be paid for the remaining acreage that would have been required to be dedicated.
 - (2) When a major part of a park or recreational site has already been acquired by the City and only a small portion of land is needed from the subdivision to complete the site, such remaining portion may be required to be dedicated and a fee, computed pursuant to Section 83.041420, shall be paid for the remaining acreage that would have been required to be dedicated.
 - (3) Except as authorized by subparagraph (b) of Section 83.041410, any in-lieu fees paid pursuant to this subparagraph must be used for the improvement of the park and recreational site dedicated by the subdivider or for the improvement of other local parks and recreational facilities serving the subdivision.

83.041430 – Combination of Land and Fees Required.

When only a portion of land is dedicated as required by Section 83.041415, an in-lieu fee for the remaining required acres of land must be paid in accordance with Section 83.041420.

83.041435 – Credit for Improvements.

If a subdivider provides park and recreational improvements to dedicated parkland, the value of the improvements, together with any equipment located thereon, shall be a credit against the payment of fees or dedication of land required by this Article.

83.041440 - Procedures.

- (a) Action by Subdivider. At the time of filing a tentative map or tentative parcel map for approval, the subdivider shall, as a part of such filing, state in writing whether such subdivider desires to dedicate property for park and recreational purposes or to pay a fee in lieu thereof. If the subdivider desires to dedicate land for this purpose, the area must be designated on the tentative tract or tentative parcel map as submitted.
- (b) Actions of City. At the time of tentative map or tentative parcel map approval, the decision making body will decide whether to require dedication or the land within the subdivision, payment of a fee in lieu thereof, or a combination of both, and such shall be made a condition of approval of the tentative map or tentative parcel map.
- (c) Prerequisites for Approval of Final Map. Where dedication is offered and accepted, it must be accomplished in accordance with the Subdivision Map Act. Where fees are required, the same

must be deposited with the City prior to approval of the final map. Open space covenants for private park or recreational facilities must be submitted to the City prior to the approval of the final map and must be recorded contemporaneously with the final map.

83.041445 - Credit for Private Recreational Facilities.

- (a) Standards for Granting Credit. The tentative map decision making body may grant credit for private recreational facilities provided within common interest developments (as defined in California Civil Code Section 4100) against the amount of land required to be dedicated, or the amount of the in-lieu fee imposed, provided that the decision making body finds that it is in the public interest to do so and that the following standards are met:
 - (1) Passive open space, yards, setbacks, passive greenbelts, and any open areas required to be maintained by the zoning, land use district, or building regulations, are not eligible for credit;
 - (2) The use of the property on which the private recreational facilities are located is restricted to park, recreation or trail (where such trail connects to the City master-planned trail system and allows public access) purposes and their private ownership and maintenance are assured by recorded covenants that run with the land and that cannot be eliminated without the consent of the City;
 - (3) The proposed private open space is reasonably adaptable for use for active park and recreation purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land;
 - (4) The facilities proposed for the private open space area are in substantial conformance with the General Plan and the Park, Recreation and Open Space Master Plan, or an applicable specific plan; and
 - (5) The private recreational facilities provided include one or more of the following active recreational elements:
 - (A) Open spaces dedicated to active recreational pursuits such as soccer, golf, baseball, softball and football;
 - (B) Basketball courts, tennis courts, badminton courts, shuffleboard courts, pickleball courts or other similar hard-surfaced areas and volleyball courts, specially designed and exclusively used for court games; and
 - (C) Recreational swimming pools and other swimming areas.
- (b) Amount of Credit. Credit granted for private recreational facilities may be from zero to fifty percent of the amount of the required land dedication or in-lieu fee imposed pursuant to this Article. In no case may the credit exceed fifty percent. The amount of credit will be determined by the tentative map decision making body in accordance with the following criteria:
 - (1) The degree to which the private recreational facilities complement existing or proposed park facilities serving the subdivision, as shown in the General Plan Recreation and Open Space Element, the Park, Recreation and Open Space Master Plan, or an applicable specific plan; and
 - (2) The degree to which the private recreational facilities reduce the burden on existing or proposed public park facilities serving the subdivision.

CITY OF CHINO HILLS
SAMPLE DEVELOPMENT IMPACT FEES

PROJECT NAME: SINGLE-FAMILY (SUBDIVISION)

PROJECT: THE SHADY VIEW

PROJECT ADDRESS: 18355 Errol Way

QUANTITY	<u>1</u>	Unit
HOME SIZE	<u>2,888</u>	Sq Ft

FEES

DESCRIPTION OF FEES	FEE RATE PER UNIT	COMMENTS	2025 CURRENT FEE	2026 PROPOSED FEE	DIFFERENCE
<u>CITY DEVELOPMENT IMPACT FEES</u>					
Existing Infrastructure Fee	\$11,450.00	pdu (flat fee)	\$ 11,450.00	\$ 11,450.00	\$ -
General City FF	\$0.92	per sqft	2,262.14	2,656.96	394.82
Sewer FF	\$626.61	pdu (flat fee)	626.61	626.61	-
Storm Drain FF	\$1,710.29	pdu (flat fee)	1,710.29	1,710.29	-
Traffic FF	\$309.24	pdu (flat fee)	309.24	-	(309.24)
Traffic Impact Fee	\$752.04	pdu (flat fee)	752.04	-	(752.04)
Traffic Facilities Impact	\$0.77	per sqft	-	2,223.76	2,223.76
Water FF	\$8,700.67	1" Meter	8,700.67	8,700.67	-
Quimby Fee	\$2.85	per sqft	867.00	8,230.80	7,363.80
Parks & Rec FF	\$2.95	per sqft	3,059.14	8,519.60	5,460.46
Fire Facility	\$0.75	per sqft	-	2,166.00	2,166.00
TOTAL IMPACT FEES			\$ 29,737.13	\$ 46,284.69	\$ 16,547.56

SPECIAL FEES

CFD: Special Tax A		N/A	\$ -	\$ -	\$ -
Affordable Housing In-Lieu Fee	\$1/sqft	UP TO 3,500 sf	2,888.00	2,888.00	-
TOTAL SPECIAL FEES			\$ 2,888.00	\$ 2,888.00	\$ -

PASS THROUGH FEES

IEUA	\$8,620.00	pdu (flat fee)	\$ 8,620.00	\$ 8,620.00	\$ -
TOTAL PASS THROUGH FEES			\$ 8,620.00	\$ 8,620.00	\$ -

CITY USER FEES

Water Meter Cost	\$424.00	1" Meter	\$ 424.00	\$ 424.00	\$ -
Water Application Fee	\$17.00	per meter	17.00	17.00	-
Deposit	\$205.00	1" Meter	205.00	205.00	-
TOTAL CITY USER FEES			\$ 646.00	\$ 646.00	\$ -

TOTAL DEVELOPMENT IMPACT FEES DUE	\$ 41,891.13	\$ 58,438.69	\$ 16,547.56
--	---------------------	---------------------	---------------------

CITY OF CHINO HILLS
SAMPLE DEVELOPMENT IMPACT FEES

PROJECT NAME: NEW CUSTOM HOME (NON-SUBDIVISION)
PROJECT ADDRESS: 16135 Greens Court

HOME SIZE	4,540	Sq Ft
-----------	-------	-------

FEES

DESCRIPTION OF FEES	FEE RATE PER UNIT	COMMENTS	2025 CURRENT FEE	2026 PROPOSED FEE	DIFFERENCE
---------------------	-------------------	----------	---------------------	----------------------	------------

CITY DEVELOPMENT IMPACT FEES

Existing Infrastructure Fee	\$11,450.00	pdu (flat fee)	\$ 11,450.00	\$ 11,450.00	\$ -
General City FF	\$0.92	per sqft	2,262.14	4,176.80	1,914.66
Sewer FF	\$626.61	pdu (flat fee)	626.61	626.61	-
Storm Drain FF	\$1,710.29	pdu (flat fee)	1,710.29	1,710.29	-
Traffic FF	\$309.24	pdu (flat fee)	309.24	-	(309.24)
Traffic Impact Fee	\$752.04	pdu (flat fee)	752.04	-	(752.04)
Traffic Facilities Impact	\$0.77	per sqft	-	3,495.80	3,495.80
Water FF	\$8,700.67	1" Meter	8,700.67	8,700.67	-
Quimby Fee	\$0.00	per sqft	867.00	-	(867.00)
Parks & Rec FF	\$3.40	per sqft	3,059.14	15,436.00	12,376.86
Fire Facility	\$0.75	per sqft	-	3,405.00	3,405.00
TOTAL IMPACT FEES			\$ 29,737.13	\$ 49,001.17	\$ 19,264.04

SPECIAL FEES

CFD: Special Tax A		N/A	\$ -	\$ -	\$ -
Affordable Housing In-Lieu Fee	\$1/sqft	UP TO 3,500 sf	3,500.00	3,500.00	-
TOTAL SPECIAL FEES			\$ 3,500.00	\$ 3,500.00	\$ -

PASS THROUGH FEES

IEUA	\$8,620.00	pdu (flat fee)	\$ 8,620.00	\$ 8,620.00	\$ -
TOTAL PASS THROUGH FEES			\$ 8,620.00	\$ 8,620.00	\$ -

CITY USER FEES

Water Meter Cost	\$424.00	1" Meter	\$ 424.00	\$ 424.00	\$ -
Water Application Fee	\$17.00	per meter	17.00	17.00	-
Deposit	\$205.00	1" Meter	205.00	205.00	-
TOTAL CITY USER FEES			\$ 646.00	\$ 646.00	\$ -

TOTAL DEVELOPMENT IMPACT FEES DUE	\$ 42,503.13	\$ 61,767.17	\$ 19,264.04
--	---------------------	---------------------	---------------------

CITY OF CHINO HILLS
SAMPLE DEVELOPMENT IMPACT FEES

PROJECT NAME: **COMMERCIAL**
PROJECT: **Prime Wash Express Car Wash**
BUSINESS ADDRESS: **14800 Ramona Avenue**

MAIN BUSINESS STRUCTURE	6,368	Sq Ft
QUANTITY	1	

FEES					
DESCRIPTION OF FEES	FEE RATE PER UNIT	COMMENTS	2025 CURRENT FEE	2026 PROPOSED FEE	DIFFERENCE
CITY DEVELOPMENT IMPACT FEES					
Existing Infrastructure Fee	\$2,290.00	per 1,000 sqft	\$ 14,582.72	\$14,582.72	\$ -
General City FF	\$760.00	per 1,000 sqft	5,614.09	4,839.68	(774.41)
Sewer FF	(Tbl 2,S3.4.110)		2,597.17	2,597.17	-
Storm Drain FF	\$1,179.98	per 1,000 sqft	7,514.11	7,514.11	-
Traffic FF	\$0.00	pdu (flat fee)	-	-	-
Traffic Impact Fee	\$2.30	per sqft	14,646.40	-	(14,646.40)
Traffic Facilities Impact	\$4,807.00	per 1,000 sqft	-	30,610.98	30,610.98
Water FF	\$27,840.79	2" meter size	27,840.79	27,840.79	-
Quimby Fee	\$2.85	per sqft	-	-	-
Parks & Rec FF	\$2.95	per sqft	-	-	-
Fire Facility	\$1,378.00	per 1,000 sqft	-	8,775.10	8,775.10
TOTAL IMPACT FEES			\$ 72,795.29	\$96,760.55	\$ 23,965.27
SPECIAL FEES					
CFD: Special Tax A		N/A	\$ -	\$ -	\$ -
Affordable Housing In-Lieu Fee	\$1/sqft	UP TO 3,500 sf	-	-	-
TOTAL SPECIAL FEES			\$ -	\$ -	\$ -
PASS THROUGH FEES					
IEUA	\$8,620.00	based on area	\$ 35,728.18	\$ 35,728.18	\$ -
TOTAL PASS THROUGH FEES			\$ 35,728.18	\$ 35,728.18	\$ -
CITY USER FEES					
Water Meter Cost	\$1,010.00	2" meter size	\$ 1,010.00	\$ 1,010.00	\$ -
Water Application Fee	\$17.00	per meter	17.00	17.00	-
Deposit	\$625.00	2" meter size	625.00	625.00	-
TOTAL CITY USER FEES			\$ 1,652.00	\$ 1,652.00	\$ -
TOTAL DEVELOPMENT IMPACT FEES DUE			\$ 110,175.47	\$ 134,140.73	\$ 23,965.27

CITY OF CHINO HILLS
SAMPLE DEVELOPMENT IMPACT FEES

PROJECT NAME: MULTI-FAMILY (SUBDIVISION)
 PROJECT: COUNTRY CLUB VILLAS BUILDING 2 - 28 UNITS
 PROJECT ADDRESS: 15447 Pomona Rincon Road

QUANTITY	<u>1</u>	Unit
DWELLING UNIT SIZE	<u>1,600</u>	Sqft

FEES					
DESCRIPTION OF FEES	FEE RATE PER UNIT	COMMENTS	2025 CURRENT FEE	2026 PROPOSED FEE	DIFFERENCE
<u>CITY DEVELOPMENT IMPACT FEES</u>					
Existing Infrastructure Fee	\$11,450.00	pdu (flat fee)	\$ 11,450.00	\$ 11,450.00	\$ -
General City FF	\$2.05	per sqft	2,262.14	3,280.00	1,017.86
Sewer FF	\$626.61	pdu (flat fee)	626.61	626.61	-
Storm Drain FF	\$1,710.29	pdu (flat fee)	1,710.29	1,710.29	-
Traffic FF	\$309.24	pdu (flat fee)	309.24	-	(309.24)
Traffic Impact Fee	\$752.04	pdu (flat fee)	752.04	-	(752.04)
Traffic Facilities Impact	\$1.44	per sqft	-	2,304.00	2,304.00
Water FF	\$6,089.79	pdu (flat fee)	6,089.79	6,089.79	-
Quimby Fee	\$6.36	per sqft	867.00	10,176.00	9,309.00
Parks & Rec FF	\$6.57	per sqft	3,059.14	10,512.00	7,452.86
Fire Facility	\$1.67	per sqft	-	2,672.00	2,672.00
TOTAL IMPACT FEES			\$ 27,126.25	\$ 48,820.69	\$ 21,694.44
<u>SPECIAL FEES</u>					
CFD: Special Tax A		N/A	\$ -	\$ -	\$ -
Affordable Housing In-Lieu Fee	\$1/sqft	UP TO 3,500 sf	1,600.00	1,600.00	-
TOTAL SPECIAL FEES			\$ 1,600.00	\$ 1,600.00	\$ -
<u>PASS THROUGH FEES</u>					
IEUA	\$8,620.00	pdu (flat fee)	\$ 8,620.00	\$ 8,620.00	\$ -
TOTAL PASS THROUGH FEES			\$ 8,620.00	\$ 8,620.00	\$ -
<u>CITY USER FEES</u>					
Water Meter Cost	\$424.00	pdu (flat fee)	\$ 424.00	\$ 424.00	\$ -
Water Application Fee	\$17.00	per meter	17.00	17.00	-
Deposit	\$205.00	pdu (flat fee)	205.00	205.00	-
TOTAL CITY USER FEES			\$ 646.00	\$ 646.00	\$ -
TOTAL DEVELOPMENT IMPACT FEES DUE			\$ 37,992.25	\$ 59,686.69	\$ 21,694.44

CITY OF CHINO HILLS
SAMPLE DEVELOPMENT IMPACT FEES

PROJECT NAME: DETACHED ADU OVER 750 SQFT

PROJECT ADDRESS: 104561 Violet Street

Singel Family (Non-Subdivision)

MAIN HOUSE SQFT	<u>3,167</u>
ADU SQFT	<u>922</u>
RATIO OF ADU/HOUSE	<u>29.11%</u>

FEES

DESCRIPTION OF FEES	FEE RATE PER UNIT	COMMENTS	2025 CURRENT FEE	2026 PROPOSED FEE	DIFFERENCE
<u>CITY DEVELOPMENT IMPACT FEES</u>					
Existing Infrastructure Fee	\$11,450.00	pdu (flat fee)	\$ 3,333.10	\$ 3,333.10	\$ -
General City FF	\$0.92	per sqft	658.51	246.92	(411.59)
Sewer FF	\$626.61	pdu (flat fee)	182.41	182.41	-
Storm Drain FF	\$1,710.29	pdu (flat fee)	497.87	497.87	-
Traffic FF	\$309.24	pdu (flat fee)	90.02	-	(90.02)
Traffic Impact Fee	\$752.04	pdu (flat fee)	218.92	-	(218.92)
Traffic Facilities Impact	\$0.77	per sqft	-	206.66	206.66
Water FF	\$8,700.67	1" Meter	2,532.77	2,532.77	-
Quimby Fee	\$0.00	per sqft	-	-	-
Parks & Rec FF	\$3.40	per sqft	890.52	912.54	22.02
Fire Facility	\$0.75	per sqft	-	201.30	201.30
TOTAL IMPACT FEES			\$ 8,404.09	\$ 8,113.55	\$ (290.54)
<u>SPECIAL FEES</u>					
CFD: Special Tax A		N/A	\$ -	\$ -	\$ -
Affordable Housing In-Lieu Fee	\$1/sqft	UP TO 3,500 sf	exempt	exempt	exempt
TOTAL SPECIAL FEES			\$ -	\$ -	\$ -
<u>PASS THROUGH FEES</u>					
IEUA	\$8,620.00	pdu (flat fee)	exempt	exempt	exempt
TOTAL PASS THROUGH FEES			\$ -	\$ -	\$ -
<u>CITY USER FEES</u>					
Water Meter Cost	\$424.00	1" Meter	\$ 424.00	\$ 424.00	\$ -
Water Application Fee	\$17.00	per meter	17.00	17.00	-
Deposit	\$205.00	1" Meter	-	-	-
TOTAL CITY USER FEES			\$ 441.00	\$ 441.00	\$ -
TOTAL DEVELOPMENT IMPACT FEES DUE			\$ 8,845.09	\$ 8,554.55	\$ (290.54)