

DEVELOPMENT IMPACT FEE CALCULATIONS - PRELIMINARY (SUBJECT TO CHANGE)

Industrial/Warehouse Fees Sheet

Date Prepared 8/29/2017	Building Permit # n/a	PPD# 2453	Applicant Name Proficiency Renaissance - TOTAL	Fiscal Year Fees 2017-18
Site Address: SE Corner Renaissance and Palmetto	Improved Area Lot Size 18.07 ac GROSS	Building Sq. Footage 330,715 bsf	Parcel Frontage Linear Feet 1,440	
APN: 0254-021-34	Warehouse Use	322,523 bsf		
Tract No: N/A	Office Use	8,192 bsf		

FY 2017-18 Fee Estimate*

City of Rialto Impact Fees	Agency	Unit	Fee/Unit	Fee Assessed	Fee Credit	Fees to be paid	Notes
Fire Facilities	City of Rialto	330.715 tsf	\$ 80.81	\$ 26,725.08	\$ -	\$ 26,725.08	
Fire Service Development Fees (4", 6", 8", 10")	Fontana Water	1 in	\$ 3,951.60	\$ -	\$ -	\$ -	NA
General Facilities	City of Rialto	330.715 tsf	\$ 67.44	\$ 22,303.42	\$ -	\$ 22,303.42	
Law Enforcement	City of Rialto	330.715 tsf	\$ 49.38	\$ 16,330.71	\$ -	\$ 16,330.71	
Open Space	City of Rialto	330.715 tsf	\$ 120.00	\$ 39,685.80	\$ -	\$ 39,685.80	
Storm Drain	City of Rialto	18.070 ac	\$ 33,618.00	\$ 607,477.26	\$ -	\$ -	
Storm Drain	City of Rialto	330.715 tsf	\$ 1,930.32	\$ 638,385.78	\$ -	\$ 638,385.78	Note 1
Street Medians	City of Rialto	330.715 tsf	\$ 20.00	\$ 6,614.30	\$ 6,614.30	\$ -	Note 2
Transportation Facilities Fee	City of Rialto	330,715 sf	\$ 2.80	\$ 926,002.00	\$ 926,002.00	\$ -	Note 2
Water Facilities	Fontana Water	1 in	\$ -	\$ -	\$ -	\$ -	NA
Wastewater Collection	City of Rialto	1440 lff	\$ 76.32	\$ 109,900.80	\$ 109,900.80	\$ -	Note 3
Wastewater Treatment - Warehouse Use	City of Rialto	322.523 tsf	\$ 267.11	\$ 86,149.12	\$ -	\$ 86,149.12	Note 4
Wastewater Treatment - Office Use	City of Rialto	8.192 tsf	\$ 2,476.88	\$ 20,290.60	\$ -	\$ 20,290.60	
Total Impact Fees			\$ 5.72	\$ 1,892,387.61	\$ 1,042,517.10	\$ 849,870.51	
Fair Share Fees:							
<u>Renaissance Specific Plan</u>							
RSP SR/EIR Fee*		18.07 ac	\$ 3,493.37	\$ 63,125.20	\$ -	\$ 63,125.20	
RSP Traffic Mitigation Fair Share Fee		330,715 tsf	\$ 151.93	\$ 50,245.53	\$ -	\$ 50,245.53	
Total RSP Fair Share Fees				\$ 113,370.73	\$ -	\$ 113,370.73	
<u>Other Fair Share Fees</u>							
			At 100%				
NB Alder west bound 210 Ramp -Left Turn		2.90% of	\$ 375,000.00	\$ 8,218.00	\$ -	\$ 8,218.00	Note 5
NB Alder eastbound 210 Ramp -Right Turn		4.30% of	\$ 500,000.00	\$ 17,500.00	\$ -	\$ 17,500.00	Note 5
Alder Ave at Renaissance PKWY additional turn lanes		4.20% of	\$ 197,898.00	\$ 8,335.00	\$ -	\$ 8,335.00	Note 5
Upgrade Alder Ave. to 6 lanes between Renaissance PKWY and SR-210		5.30% of	\$ 723,148.00	\$ 38,107.00	\$ -	\$ 38,107.00	Note 5
Palmetto Ave. and Renaissance PKWY Traffic Signal		3.00% of	\$ 472,898.00	\$ 14,247.00	\$ -	\$ 14,247.00	Note 5
2% Administrative Fee				\$ 1,728.14	\$ -	\$ 1,728.14	Note 5
Total Other Fair Share Fees				\$ 88,135.14	\$ -	\$ 88,135.14	

Totals DIF Fees / Credits / Net Fees Due \$ 6.33 **\$ 2,093,893.48** **\$ 1,042,517.10** **\$ 1,051,376.38 ***

\$ 2,093,893.48

Notes

- Drainage fee is assessed upon the higher of the building square footage rate or the acreage rate.
- Transportation and Street Median Fees based on a fee credit for Renaissance PKWY improvements per Construction Credit Agreement 3-14-17.
- Wastewater Collection Fee based on fee credit for sewer per Construction Credit Agreement 3-14-17.
- Wastewater Connection (Treatment) based upon Warehouse and Office rates.

	Site Acres	Building SF Grant Total	Office SF	Mezzanine SF	Warehouse SF
Building 1	11.15	205,628	2,749	0	202,879
Building 2	4.07	74,547	2,721	0	71,826
Building 3	2.85	50,540	2,722	0	47,818
	18.07	330,715	8,192	0	322,523

	Total Payment	Total Credit
Building 1	\$ 647,816.86	\$ 647,684.33
Building 2	\$ 238,898.06	\$ 234,976.17
Building 3	\$ 164,661.46	\$ 159,856.60

Total \$ 1,051,376.38 \$ 1,042,517.10

DEVELOPMENT IMPACT FEE CALCULATIONS - PRELIMINARY (SUBJECT TO CHANGE)

Industrial/Warehouse Fees Sheet

Date Prepared

8/29/2017

Building Permit #

2016-3810

PPD#

2453

Applicant Name

Proficiency Renaissance - Building #1

Fiscal Year Fees

2017-18

Site Address:

SE Corner Renaissance and Palmetto

Improved Area

Lot Size

11.15 ac GROSS

Building

Sq. Footage

205,628 bsf

Parcel

Frontage Linear Feet

888.54

1440

APN:

0254-021-34

Warehouse Use

202,879 bsf

- bsf

Office Use

2,749 bsf

Tract No:

N/A

FY 2017-18 Fee Estimate*

City of Rialto Impact Fees	Agency	Unit	Fee/Unit	Fee Assessed	Fee Credit	Fees to be paid
Fire Facilities	City of Rialto	205,628 tsf	\$ 80.81	\$ 16,616.80	\$ -	\$ 16,616.80
Fire Service Development Fees (4", 6", 8", 10")	Fontana Water	1 in	\$ 3,951.60	\$ -	\$ -	\$ -
General Facilities	City of Rialto	205,628 tsf	\$ 67.44	\$ 13,867.55	\$ -	\$ 13,867.55
Law Enforcement	City of Rialto	205,628 tsf	\$ 49.38	\$ 10,153.91	\$ -	\$ 10,153.91
Open Space	City of Rialto	205,628 tsf	\$ 120.00	\$ 24,675.36	\$ -	\$ 24,675.36
Storm Drain	City of Rialto	11.150 ac	\$ 33,618.00	\$ 374,840.70	\$ -	\$ -
Storm Drain	City of Rialto	205,628 tsf	\$ 1,930.32	\$ 396,927.84	\$ -	\$ 396,927.84
Street Medians	City of Rialto	205,628 tsf	\$ 20.00	\$ 4,112.56	\$ 4,112.56	\$ -
Transportation Facilities Fee	City of Rialto	205,628 sf	\$ 2.80	\$ 575,758.40	\$ 575,758.40	\$ -
Water Facilities	Fontana Water	1 in	\$ -	\$ -	\$ -	\$ -
Wastewater Collection	City of Rialto	888.54 lff	\$ 76.32	\$ 67,813.37	\$ 67,813.37	\$ -
Wastewater Treatment - Warehouse Use	City of Rialto	202,879 tsf	\$ 267.11	\$ 54,191.01	\$ -	\$ 54,191.01
Wastewater Treatment - Office Use	City of Rialto	2,749 tsf	\$ 2,476.88	\$ 6,808.92	\$ -	\$ 6,808.92
Total Impact Fees			\$ 5.69	\$ 1,170,925.72	\$ 647,684.33	\$ 523,241.39
Fair Share Fees:						
<u>Renaissance Specific Plan</u>						
RSP SR/EIR Fee*		11.15 ac	\$ 3,493.37	\$ 38,951.08	\$ -	\$ 38,951.08
RSP Traffic Mitigation Fair Share Fee		205,628 tsf	\$ 151.93	\$ 31,241.06	\$ -	\$ 31,241.06
Total RSP Fair Share Fees				\$ 70,192.14	\$ -	\$ 70,192.14
<u>Other Fair Share Fees</u>						
			At 617%			
NB Alder west bound 210 Ramp -Left Turn		2.90% of	\$ 375,000.00	\$ 5,070.87	\$ -	\$ 5,070.87
NB Alder eastbound 210 Ramp -Right Turn		4.30% of	\$ 500,000.00	\$ 10,798.28	\$ -	\$ 10,798.28
Alder Ave at Renaissance PKWY additional turn lanes		4.20% of	\$ 197,898.00	\$ 5,143.07	\$ -	\$ 5,143.07
Upgrade Alder Ave. to 6 lanes between Renaissance PKWY and SR-210		5.30% of	\$ 723,148.00	\$ 23,513.73	\$ -	\$ 23,513.73
Palmetto Ave. and Renaissance PKWY Traffic Signal		3.00% of	\$ 472,898.00	\$ 8,791.04	\$ -	\$ 8,791.04
2% Administrative Fee				\$ 1,066.34	\$ -	\$ 1,066.34
Total Other Fair Share Fees				\$ 54,383.33	\$ -	\$ 54,383.33

Totals DIF Fees / Credits / Net Fees Due

\$ 6.30

\$ 1,295,501.19 \$ 647,684.33 \$ 647,816.86 *

Notes

- Drainage fee is assessed upon the higher of the building square footage rate or the acreage rate.
 - Transportation and Street Median Fees based on a fee credit for Renaissance PKWY improvements per Construction Credit Agreement 3-14-17.
 - Wastewater Collection Fee based on fee credit for sewer per Construction Credit Agreement 3-14-17.
 - Wastewater Connection (Treatment) based upon Warehouse and Office rates.
 - Pursuant to the Rialto Transportation Commission action on 10-5-16, the developer shall pay Transportation Fair Share Contribution fees.
- *Fees are subject to annual CPI increases effective 7-1-18.
- This preliminary estimate of Development Impact Fees is deemed to be reliable for budgeting purposes only.
- The estimate is not guaranteed and does not include the fees that may be assessed by other agencies.
- The fee is due at the time of building permit issuance.

Recommended By:



Date:

9/7/17
9-6-17

Approved By:

Date:

Notes

NA

Note 1

Note 2

Note 2

NA

Note 3

Note 4

Note 5

Note 5

Note 5

Note 5

Note 5

Note 5

	Site Acres	Building Grant Total	Office SF	Mezzanine SF	Warehouse SF
Building 1	11.15	205,628	2,749	0	202,879
Building 2	4.07	74,547	2,721	0	71,826
Building 3	2.85	50,540	2,722	0	47,818
	18.07	330,715	8,192	0	322,523

0.61704483

DEVELOPMENT IMPACT FEE CALCULATIONS - PRELIMINARY (SUBJECT TO CHANGE)
Industrial/Warehouse Fees Sheet

Date Prepared 8/29/2017 **Building Permit #** 2016-3812 **PPD#** 2453 **Applicant Name** Proficiency Renaissance - Building #2 **Fiscal Year Fees** 2017-18

Site Address: SE Corner Renaissance and Palmetto **Improved Area** Lot Size 4.07 ac GROSS **Building** Sq. Footage 74,547 bsf **Frontage Linear Feet** 1440

APN: 0254-021-34 **Warehouse Use** 71,826 bsf **Office Use** 2,721 bsf

Tract No: N/A

FY 2017-18 Fee Estimate*									
City of Rialto Impact Fees	Agency	Unit	Fees/Unit	Fees Assessed	Fees Credit	Fees to be paid	Notes	Site Acres	Building Grant Total
Fire Facilities	City of Rialto	74,547 tsf	\$ 80.81	\$ 6,024.14	\$ -	\$ 6,024.14		11.15	205,628
Fire Service Development Fees (4" 6" 8" 10")	Fontana Water	1 in	\$ 3,951.60	\$ -	\$ -	\$ -			
General Facilities	City of Rialto	74,547 tsf	\$ 67.44	\$ 5,027.45	\$ -	\$ 5,027.45	NA		
Law Enforcement	City of Rialto	74,547 tsf	\$ 49.38	\$ 3,681.13	\$ -	\$ 3,681.13			
Open Space	City of Rialto	74,547 tsf	\$ 120.00	\$ 8,945.64	\$ -	\$ 8,945.64			
Storm Drain	City of Rialto	4,070 ac	\$ 33,618.00	\$ 136,825.26	\$ -	\$ -		2.85	50,540
Storm Drain	City of Rialto	74,547 tsf	\$ 1,930.32	\$ 143,899.57	\$ -	\$ -		18.07	330,715
Street Medians	City of Rialto	74,547 tsf	\$ 20.00	\$ 1,490.94	\$ -	\$ -	Note 1		
Transportation Facilities Fee	City of Rialto	74,547 sf	\$ 2.80	\$ 208,731.60	\$ -	\$ -	Note 2		
Water Facilities	Fontana Water	1 in	\$ -	\$ -	\$ -	\$ -	NA		
Wastewater Collection	City of Rialto	324.34 lff	\$ 76.32	\$ 24,753.63	\$ -	\$ -	Note 3		
Wastewater Treatment - Warehouse Use	City of Rialto	71,826 tsf	\$ 267.11	\$ 19,185.44	\$ -	\$ -	Note 4		
Wastewater Treatment - Office Use	City of Rialto	2,721 tsf	\$ 2,476.88	\$ 6,739.59	\$ -	\$ 6,739.59			
Total Impact Fees			\$ 5.75	\$ 428,476.13	\$ 234,976.17	\$ 193,502.96			
Fair Share Fees:									
Renaissance Specific Plan									
RSP SR/ER Fee*		4.07 ac	\$ 3,493.37	\$ 14,218.02	\$ -	\$ 14,218.02	Note 5		
RSP Traffic Mitigation Fair Share Fee		74,547 tsf	\$ 151.93	\$ 11,325.93	\$ -	\$ 11,325.93	Note 5		
Total RSP Fair Share Fees			\$ 26,543.95	\$ 25,543.95	\$ -	\$ -			
Other Fair Share Fees									
NB Alder west bound 210 Ramp-Left Turn		2.00% of	\$ 375,000.00	\$ 1,850.98	\$ -	\$ 1,850.98	Note 5		
NB Alder eastbound 210 Ramp-Right Turn		4.30% of	\$ 500,000.00	\$ 3,041.62	\$ -	\$ 3,041.62	Note 5		
Alder Ave at Renaissance PKWY additional turn lanes		4.20% of	\$ 197,898.00	\$ 1,877.34	\$ -	\$ 1,877.34	Note 5		
Upgrade Alder Ave. to 6 lanes between Renaissance PKWY and SR-210		5.30% of	\$ 723,148.00	\$ 8,583.04	\$ -	\$ 8,583.04	Note 5		
Palmetto Ave. and Renaissance PKWY Traffic Signal		3.00% of	\$ 472,898.00	\$ 3,208.93	\$ -	\$ 3,208.93	Note 5		
2% Administrative Fee				\$ 389.24	\$ -	\$ 389.24	Note 5		
Total Other Fair Share Fees				\$ 19,851.15	\$ -	\$ 19,851.15			

Totals DIF Fees / Credits / Net Fees Due	\$ 473,874.23	\$ 234,976.17	\$ 238,898.06
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Notes

- Drainage fee is assessed upon the higher of the building square footage rate or the acreage rate.
- Transportation and Street Median Fees based on a fee credit for Renaissance PKWY improvements per Construction Credit Agreement 3-14-17.
- Wastewater Collection Fee based on fee credit for sewer per Construction Credit Agreement 3-14-17.
- Wastewater Connection (Treatment) based upon Warehouse and Office rates.
- Pursuant to the Rialto Transportation Commission action on 10-5-16, the developer shall pay Transportation Fair Share Contribution fees.

*Fees are subject to annual CPI increases effective 7-1-18.

This preliminary estimate of Development Impact Fees is deemed to be reliable for budgeting purposes only.

The estimate is not guaranteed and does not include the fees that may be assessed by other agencies.

The fee is due at the time of Building Permit issuance.

Recommended By: _____

Approved By: _____

Date: _____

Date: 9-6-17

DEVELOPMENT IMPACT FEE CALCULATIONS - PRELIMINARY (SUBJECT TO CHANGE)
Industrial/Warehouse Fees Sheet

Date Prepared 8/29/2017	Building Permit # 2016-3814	PPD# 2453	Applicant Name Proficiency Renaissance - Building #3	Fiscal Year Fees 2017-18
Site Address: SE Corner Renaissance and Palmetto	Lot Size 2.85 ac GROSS	Sq. Footage 50,540 bsf	Frontage Linear Feet 227.12	
APN: 0254-021-34	Warehouse Use bsf			
Tract No: N/A	Office Use 2,722 bsf			

FY 2017-18 Fee Estimate*

City of Rialto Impact Fees	Agency	Unit	Fees/Unit	Fees Assessed	Fee Credit	Fees to be Paid	Notes
Fire Facilities	City of Rialto	50,540 bsf	\$ 80.81	\$ 4,084.14	\$ -	\$ 4,084.14	
Fire Service Development Fees (4" 6" 8" 10")	Fontana Water	1 in	\$ 3,951.60	\$ -	\$ -	\$ -	
General Facilities	City of Rialto	50,540 bsf	\$ 67.44	\$ 3,408.42	\$ -	\$ 3,408.42	NA
Law Enforcement	City of Rialto	50,540 bsf	\$ 49.38	\$ 2,495.67	\$ -	\$ 2,495.67	
Open Space	City of Rialto	50,540 bsf	\$ 120.00	\$ 6,064.80	\$ -	\$ 6,064.80	
Storm Drain	City of Rialto	2,850 ac	\$ 33,618.00	\$ 95,811.30	\$ -	\$ 95,811.30	
Street Medians	City of Rialto	50,540 bsf	\$ 1,930.32	\$ 97,558.37	\$ -	\$ 97,558.37	
Transportation Facilities Fee	City of Rialto	50,540 bsf	\$ 20.00	\$ 1,010.80	\$ 1,010.80	\$ -	Note 1
Water Facilities	City of Rialto	50,540 sf	\$ 2.80	\$ 141,512.00	\$ 141,512.00	\$ -	Note 2
Wastewater Collection	Fontana Water	1 in	\$ -	\$ -	\$ -	\$ -	NA
Wastewater Treatment - Warehouse Use	City of Rialto	227.12 lf	\$ 76.32	\$ 17,333.80	\$ 17,333.80	\$ -	Note 3
Wastewater Treatment - Office Use	City of Rialto	47,818 bsf	\$ 267.11	\$ 12,772.67	\$ -	\$ 12,772.67	Note 4
Total Impact Fees		2,722 bsf	\$ 2,276.88	\$ 6,742.07	\$ -	\$ 6,742.07	
			\$ 5.80	\$ 292,982.74	\$ 159,856.60	\$ 133,126.14	

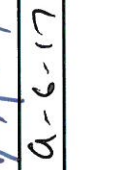
Fair Share Fees:							
Renaissance Specific Plan							
RSP SR/ER Fee*	2.85 ac	\$ 3,483.37	\$ -	\$ 9,956.10	\$ -	\$ 9,956.10	Note 5
RSP Traffic Mitigation Fair Share Fee	50,540 bsf	\$ 151.93	\$ -	\$ 7,678.54	\$ -	\$ 7,678.54	Note 5
Total RSP Fair Share Fees			\$ 17,634.64	\$ -	\$ -	\$ 17,634.64	Note 5
Other Fair Share Fees							Note 5
NB Alder west bound 210 Ramp-Left Turn	2.00% of	\$ 375,000.00	\$ -	\$ 1,296.14	\$ -	\$ 1,296.14	Note 5
NB Alder eastbound 210 Ramp-Right Turn	4.30% of	\$ 500,000.00	\$ -	\$ 2,760.10	\$ -	\$ 2,760.10	Note 5
Alder Ave at Renaissance PKWY additional turn lanes	4.20% of	\$ 197,898.00	\$ -	\$ 1,314.60	\$ -	\$ 1,314.60	Note 5
Upgrade Alder Ave. to 6 lanes between Renaissance PKWY and SR-210	5.30% of	\$ 723,148.00	\$ -	\$ 6,010.24	\$ -	\$ 6,010.24	Note 5
Palmetto Ave. and Renaissance PKWY Traffic Signal	3.00% of	\$ 472,898.00	\$ -	\$ 2,247.04	\$ -	\$ 2,247.04	Note 5
2% Administrative Fee			\$ -	\$ 272.56	\$ -	\$ 272.56	Note 5
Total Other Fair Share Fees			\$ 13,900.68	\$ -	\$ -	\$ 13,900.68	

Totals DIF Fees / Credits / Net Fees Due	\$ 6.42	\$ 324,518.06	\$ 159,856.60	\$ 164,661.46
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Notes

- Drainage fee is assessed upon the higher of the building square footage rate or the acreage rate.
- Transportation and Street Median Fees based on a fee credit for Renaissance PKWY improvements per Construction Credit Agreement 3-14-17.
- Wastewater Collection Fee based on fee credit for sewer per Construction Credit Agreement 3-14-17.
- Wastewater Connection (Treatment) based upon Warehouse and Office rates.
- Pursuant to the Rialto Transportation Commission action on 10-5-16, the developer shall pay Transportation Fair Share Contribution fees.

*Fees are subject to annual CPI increases effective 7-1-18.
 This preliminary estimate of Development Impact Fees is deemed to be reliable for budgeting purposes only.
 The estimate is not guaranteed and does not include the fees that may be assessed by other agencies.
 The fee is due at the time of building permit issuance.

Recommended By:  Date: 9/7/17
 Approved By:  Date: 9-6-17