

**MEMORANDUM****October 20, 2017**

TO: Brian Johnson, City of Hesperia  
Nils Bentsen, City of Hesperia

FROM: Andrea Roess, Managing Director  
Steve Runk, Vice President  
Nehal Thumar, Vice President

SUBJECT: Draft DIF Technical Study

This memo serves as a brief description of the draft fee study analysis that David Taussig & Associates, Inc. prepared for the City. DTA has had numerous meetings with City staff members and the Council subcommittee. The draft analysis is expected to be presented to the entire City Council at a Council meeting in the near future. Once the City Council has approved the proposed fee amounts in concept, we will begin preparing the full fee study report which will then come back to City Council for approval. This memo provides a summary of our analysis and a description of each of the fee categories. The detailed demographics and fee calculations are included as Exhibit A herein ("DTA's Current Fee Study Model").

Please see below for a summary of the proposed fee amounts for each fee category by land use.

**City of Hesperia  
Development Impact Fee Summary**

| Development Impact Fee Category | Area to Which the Fee is Imposed         | Single Family Residence (Per Unit) | Multi-Family Residence (Per Unit) | Commercial/Office/Retail (Per 1,000 SF) | Industrial (Per 1,000 SF) | Hotel/Motel (per Room) [1] |
|---------------------------------|------------------------------------------|------------------------------------|-----------------------------------|-----------------------------------------|---------------------------|----------------------------|
| Fire Suppression Facilities     | City-Wide<br>(Does not Include Tapestry) | \$652                              | \$494                             | \$188                                   | \$915                     | \$88                       |
| Police Facilities               | City-Wide<br>(Includes Tapestry)         | \$10                               | \$8                               | \$4                                     | \$16                      | \$2                        |
| Animal Control Facilities       | City-Wide<br>(Includes Tapestry)         | \$223                              | \$179                             | \$0                                     | \$0                       | \$0                        |
| City Hall Facilities            | City-Wide<br>(Includes Tapestry)         | \$530                              | \$426                             | \$203                                   | \$837                     | \$81                       |
| Records Storage Facilities      | City-Wide<br>(Includes Tapestry)         | \$26                               | \$21                              | \$10                                    | \$41                      | \$4                        |
| Drainage Facilities             | City-Wide<br>(Includes Tapestry)         | \$963                              | \$367                             | \$300                                   | \$632                     | \$213                      |
| Transportation Facilities       | City-Wide<br>(Does not Include Tapestry) | \$9,976                            | \$6,911                           | \$13,833                                | \$7,266                   | \$9,299                    |
| <b>Total</b>                    |                                          | <b>\$12,381</b>                    | <b>\$8,407</b>                    | <b>\$14,538</b>                         | <b>\$9,707</b>            | <b>\$9,686</b>             |

[1] Drainage Fee for Hotel/Motel category is on a per gross acreage basis

## **Demographics**

In order to determine the public facilities needed to serve new development as well as establish proposed fee amounts to fund such facilities, DTA coordinated with the City's planning department to establish the existing and future demographics and development data used in our Fee Study Model. For purposes of the projection of future population and employment growth, the City categorizes developable land uses as residential and non-residential property. Residential property is further categorized into Single Family and Multi-family residences. Non-residential property is further categorized into Commercial/Office/Retail, Industrial, and Hotel/Motel uses. Based on these designations, DTA established fees for these land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

Data sources include California Department of Finance, the City of Hesperia's 2010 General Plan, the Environmental Impact Report for Tapestry Specific Plan, Southern California Association of Governments (SCAG), and other information provided by the City.

As shown on Page 1 of the Fee Study Model (Exhibit A), the total development expected at buildout (2040) (excluding the Tapestry Specific Plan) consists of 137,391 residents, 41,633 residential units, 28,344 employees, 605 Hotel/Motel rooms and 13.59 million SF of non-residential buildings.

The total development expected at buildout (2040) (including the Tapestry Specific Plan) consists of 185,071 residents, 57,829 residential units, 30,094 employees, 605 Hotel/Motel rooms, and 14.29 million SF of non-residential buildings.

To ensure that a reasonable relationship is maintained within the proposed fee structure, our Fee Study Model uses an Equivalent Dwelling Unit ("EDU"), Equivalent Runoff Unit ("ERU"), or Average Daily Trip ("ADT") methodology. This approach uses, for given land uses, a method of comparison of that land use to a baseline land use, using a common demand variable. Each land use has different levels of demand for the new facilities depending upon the demand variable most closely related to the determination of the size, extent and cost of the facility in question.

Please see below for a brief summary of each fee category. Please note that all of the facilities needs and costs indicated herein were provided by the City.

## **Fire Suppression Facilities**

As shown on Page 2, Table 2 of Exhibit A, the total project cost for the proposed Fire Suppression Facilities is \$19,173,000, of which 47.06% of the costs will be allocated to existing development and 52.94% of the costs will be financed through the Fire Suppression Facilities Impact Fee. The Fire Suppression Fee will fund the construction of two new fire stations, as well as a 4,200 sq. ft. expansion of an existing fire station. The proposed fee is calculated based on a proportionate share of total Equivalent Dwelling Units (EDUs), with a credit applied to the existing development and excluding the Tapestry Specific Plan.

## **Police Facilities**

As shown on Page 3, Table 1 of Exhibit A, the total project cost needed for the proposed Police Facilities is \$680,826, of which 50.46% of the costs will be allocated to existing development and 49.54% of the costs will be financed through the Police Facilities Impact Fee. The Police

Facilities Fee will be used to fund new police cameras and equipment. The proposed fee is calculated based on a proportionate share of total EDUs and includes the Tapestry Specific Plan.

### **Animal Control Facilities**

As shown on Page 4, Table 2 of Exhibit A, the total project cost needed for the proposed Animal Control Facilities is \$12,600,000, of which 50.00% of the costs will be allocated to existing development and 50.00% of the costs will be financed through the Animal Control Facilities Impact Fee. The Animal Control Facilities Fee will be used to fund the construction of a new 36,000 sq. ft. animal control facility. The proposed fee is calculated based on a proportionate share of total EDUs and includes the Tapestry Specific Plan.

### **City Hall Facilities**

As shown on Page 5, Table 2 of Exhibit A, the total project cost needed for the proposed City Hall Facilities is \$19,782,375, of which 87.25% of the costs will be financed through the City Hall Facilities Impact Fee and 12.75% of the costs will be financed through the City's General Fund. The City Hall Facilities Fee will be used to pay the outstanding debt service on the 2013 Civic Plaza Bonds. The proposed fee is calculated based on the expected total number of future EDUs and includes the Tapestry Specific Plan.

### **Records Storage Facilities**

As shown on Page 6, Table 2 of Exhibit A, the total project cost needed for the proposed Record Storage Facilities is \$1,716,000, of which 50.46% of the costs will be allocated to existing development and 49.54% will be financed through the Records Storage Facilities Impact Fee. The Records Storage Facilities Fee will be used to fund the construction of a new 6,000 sq. ft. records storage facility. The proposed fee is calculated based on a proportionate share of total EDUs and includes the Tapestry Specific Plan.

### **Drainage Facilities**

As shown on Page 8, Table 4 of Exhibit A, the total project cost needed for the proposed Drainage Facilities is \$57,700,000, of which 50.25% of the costs will be allocated to existing development and 49.75% will be financed through the Drainage Facilities Impact Fee. The Drainage Facilities Fee will be used to fund \$28,707,456 of flood detention basins, storm drain lines, storm drain systems, and street crossings. This amount is allocated to the various land uses by relative runoff contribution using rational method hydrology analysis.

### **Transportation Facilities**

As shown on Page 9, Table T2 of Exhibit A, the total project cost needed for the proposed Transportation Facilities is \$334,596,941, of which 41.46% of the costs will be allocated to existing development and 58.54% will be financed through the Transportation Facilities Impact Fee. The Transportation Facilities Fee will be used to construct freeway exchanges, overpasses, arterials, intersection expansions, and a transit facility. The cost allocated to new development is shown in Table T2, "Transportation Needs List" and only includes the "Baseline Costs." The fee assigned to each land use is determined by first calculating the number of future average daily vehicular trips ("ADTs"), then calculating the cost per ADT, and finally multiplying the average daily trip rate by the cost per ADT for each land use, as shown on Tables 1 thru 4, Page 10. These calculations do not include the impacts from the Tapestry specific plan.

If you have any questions or comments please do not hesitate to contact us at (949) 955-1500.

## **Exhibit A**

### **DTA's Current Fee Study Model**

CITY OF HESPERIA  
DEMOGRAPHICS INFORMATION & EDU CALCULATION

| Residential Property     | Existing Development (2015) |                                    |                                      |                                 | Total Existing EDUs |
|--------------------------|-----------------------------|------------------------------------|--------------------------------------|---------------------------------|---------------------|
|                          | Number of Residents         | Number of Residential Units        | Residents per Residential Unit       | EDUs per Residential Unit       |                     |
| Single Family            | 83,974 [2]                  | 25,747 [1]                         | 3.26                                 | 1.00                            | 25,747              |
| Multi-Family             | 8,203 [2]                   | 3,320 [1]                          | 2.42                                 | 0.76                            | 2,515               |
| Subtotal                 | 92,177 [1]                  | 29,067 [1]                         |                                      |                                 | 28,262              |
| Non-Residential Property | Number of Employees         | Number of Non-Residential SF/Rooms | Employees per 1,000 Non-Res. SF/Room | EDUs per 1,000 Non-Res. SF/Room | Total Existing EDUs |
|                          |                             |                                    |                                      |                                 |                     |
| Commercial/Office        | 6,157 [3, 10]               | 5,790,617 [4, 10]                  | 1.06                                 | 0.33                            | 1,898               |
| Industrial               | 9,618 [3]                   | 1,853,804 [4]                      | 5.19                                 | 1.59                            | 2,949               |
| Hotel/Motel              | 192 [12]                    | 393 [11]                           | 0.50                                 | 0.15                            | 60                  |
| Subtotal                 | 15,971 [3]                  | 7,644,421                          |                                      |                                 | 4,897               |
| Grand Total              |                             |                                    |                                      |                                 | 33,159              |

| Residential Property     | Future Development (2016 - 2040) (Does not include Tapestry) |                                    |                                      |                                 | Total Future EDUs (w/out Tapestry) |
|--------------------------|--------------------------------------------------------------|------------------------------------|--------------------------------------|---------------------------------|------------------------------------|
|                          | Number of Residents                                          | Number of Residential Units        | Residents per Residential Unit       | EDUs per Residential Unit       |                                    |
| Single Family            | 41,190 [5]                                                   | 11,131 [6]                         | 3.70                                 | 1.00                            | 11,131                             |
| Multi-Family             | 4,024 [5]                                                    | 1,435 [6]                          | 2.80                                 | 0.76                            | 1,087                              |
| Subtotal                 | 45,214                                                       | 12,566                             |                                      |                                 | 12,218                             |
| Non-Residential Property | Number of Employees                                          | Number of Non-Residential SF/Rooms | Employees per 1,000 Non-Res. SF/Room | EDUs per 1,000 Non-Res. SF/Room | Total Future EDUs (w/out Tapestry) |
|                          |                                                              |                                    |                                      |                                 |                                    |
| Commercial/Office        | 4,816 [3, 10]                                                | 4,518,900 [7, 10]                  | 1.07                                 | 0.29                            | 1,301                              |
| Industrial               | 7,451 [3]                                                    | 1,436,072 [7]                      | 5.19                                 | 1.40                            | 2,014                              |
| Hotel/Motel              | 106 [12]                                                     | 212 [11]                           | 0.50                                 | 0.14                            | 29                                 |
| Subtotal                 | 12,373 [3]                                                   | 5,954,972                          |                                      |                                 | 3,344                              |
| Grand Total              |                                                              |                                    |                                      |                                 | 15,562                             |

| Residential Property     | Future Development (2016 - 2040) (Including Tapestry) |                              |                                      |                                 | Total Future EDUs (including Tapestry) |
|--------------------------|-------------------------------------------------------|------------------------------|--------------------------------------|---------------------------------|----------------------------------------|
|                          | Number of Residents                                   | Number of Residential Units  | Residents per Residential Unit       | EDUs per Residential Unit       |                                        |
| Single Family            | 86,146 [8]                                            | 26,207 [8]                   | 3.29                                 | 1.00                            | 26,207                                 |
| Multi-Family             | 6,248 [8]                                             | 2,555 [8]                    | 2.64                                 | 0.80                            | 2,053                                  |
| Subtotal                 | 92,894 [8]                                            | 28,762 [8]                   |                                      |                                 | 28,260                                 |
| Non-Residential Property | Number of Employees                                   | Number of Non-Residential SF | Employees per 1,000 Non-Res. SF/Room | EDUs per 1,000 Non-Res. SF/Room | Total Future EDUs (including Tapestry) |
|                          |                                                       |                              |                                      |                                 |                                        |
| Commercial/Office        | 6,566 [9, 10]                                         | 5,218,900 [9, 10]            | 1.26                                 | 0.38                            | 1,997                                  |
| Industrial               | 7,451 [3]                                             | 1,436,072 [7]                | 5.19                                 | 1.58                            | 2,267                                  |
| Hotel/Motel              | 106 [12]                                              | 212 [11]                     | 0.50                                 | 0.15                            | 32                                     |
| Subtotal                 | 14,123                                                | 6,654,972                    |                                      |                                 | 4,296                                  |
| Grand Total              |                                                       |                              |                                      |                                 | 32,556                                 |

| Residential Property     | Total Development (2040) (Does not include Tapestry) |                                    |                                      |                                 | Total Future EDUs (w/out Tapestry) |
|--------------------------|------------------------------------------------------|------------------------------------|--------------------------------------|---------------------------------|------------------------------------|
|                          | Number of Residents                                  | Number of Residential Units        | Residents per Residential Unit       | EDUs per Residential Unit       |                                    |
| Single Family            | 125,164                                              | 36,878                             | 3.39                                 | 0.92                            | 36,878                             |
| Multi-Family             | 12,227                                               | 4,755                              | 2.57                                 | 0.69                            | 3,609                              |
| Subtotal                 | 137,391                                              | 41,633                             |                                      |                                 | 40,487                             |
| Non-Residential Property | Number of Employees                                  | Number of Non-Residential SF/Rooms | Employees per 1,000 Non-Res. SF/Room | EDUs per 1,000 Non-Res. SF/Room | Total Future EDUs (w/out Tapestry) |
|                          |                                                      |                                    |                                      |                                 |                                    |
| Commercial/Office        | 10,973                                               | 10,309,517                         | 1.06                                 | 0.29                            | 3,189                              |
| Industrial               | 17,069                                               | 3,289,876                          | 5.19                                 | 1.40                            | 4,962                              |
| Hotel/Motel              | 303                                                  | 605                                | 0.50                                 | 0.14                            | 89                                 |
| Subtotal                 | 28,344                                               | 13,599,393                         |                                      |                                 | 8,152                              |
| Grand Total              |                                                      |                                    |                                      |                                 | 48,632                             |

| Residential Property     | Total Development (2040) (Including Tapestry) |                                    |                                      |                                 | Total Future EDUs (including Tapestry) |
|--------------------------|-----------------------------------------------|------------------------------------|--------------------------------------|---------------------------------|----------------------------------------|
|                          | Number of Residents                           | Number of Residential Units        | Residents per Residential Unit       | EDUs per Residential Unit       |                                        |
| Single Family            | 170,120                                       | 51,954                             | 3.27                                 | 0.88                            | 51,954                                 |
| Multi-Family             | 14,951                                        | 5,875                              | 2.54                                 | 0.69                            | 4,568                                  |
| Subtotal                 | 185,071                                       | 57,829                             |                                      |                                 | 56,522                                 |
| Non-Residential Property | Number of Employees                           | Number of Non-Residential SF/Rooms | Employees per 1,000 Non-Res. SF/Room | EDUs per 1,000 Non-Res. SF/Room | Total Future EDUs (including Tapestry) |
|                          |                                               |                                    |                                      |                                 |                                        |
| Commercial/Office        | 12,723                                        | 11,009,517                         | 1.16                                 | 0.31                            | 3,885                                  |
| Industrial               | 17,069                                        | 3,289,876                          | 5.19                                 | 1.40                            | 5,216                                  |
| Hotel/Motel              | 303                                           | 605                                | 0.50                                 | 0.14                            | 82                                     |
| Subtotal                 | 30,094                                        | 14,299,393                         |                                      |                                 | 9,193                                  |
| Grand Total              |                                               |                                    |                                      |                                 | 65,715                                 |

[1] Based on data provided by California Department of Finance as of 1/1/15.  
[2] Based on population per household of 3.3 for Single-Family units and 2.5 for Multi-Family units from Table 10.9 of the Land Use Element of the 2010 City General Plan.  
[3] Based on Year 2012 figures and annual growth rate shown in Table 1 of Southern California Association of Governments (SCAG) 2016-2040 RFR/SCS dated 5/14/14. DTA utilized 2012 figures and estimated to 2015 based on the annual growth rate of 2.32% indicated in the SCAG data.  
[4] Based on Tables 3 and 4 of the City's December 2010 EIR. Per discussion with Dave Reno 12/17/15, add in 600,000 sq. ft. to commercial/office/retail to bring up to the year 2015.  
[5] Based on population per household factors used for existing development and increased such factors so that the overall persons per household is equal to the overall rate of 3.80 persons per household provided by the City.  
[6] Based on the same ratio of existing single family and multi-family residents/units.  
[7] Based on existing 2015 employees per 1,000 sq. ft. factors.  
[8] Based on data in Tables 2.A and 4.A of the final Tapestry Specific Plan adopted by the City Council 2/2/16.  
[9] Based on Exhibit A-3 of Fiscal Impact Report for the Tapestry Project dated 8/22/14 prepared by DTA.  
[10] Removed employees and building square footage from commercial property related to hotel/motel property.  
[11] Based on information provided by City 9/14/17.  
[12] Based on 0.50 employees per room.

**City of Hesperia  
Fire Suppression Facilities  
Fee Calculation**

**Table 1**  
Inventory of Existing Facilities

| Facility                                      | Location             | Description                   | Facility Unit | Square Feet |
|-----------------------------------------------|----------------------|-------------------------------|---------------|-------------|
| Fire Station 301                              | 9430 11th Ave.       | Will be torn down and rebuilt | SF            | 3,700       |
| Fire Station 302                              | 17288 Olive St.      | Will be torn down and rebuilt | SF            | 3,435       |
| Fire Station 304                              | 15660 Eucalyptus St. | Will be expanded              | SF            | 5,627       |
| Fire Station 305                              | 8331 Caliente Rd.    | No change                     | SF            | 19,098      |
| Subtotal for Facilities to remain at buildout |                      |                               |               | 24,725      |
| Total for all existing Facilities             |                      |                               |               | 31,860      |

**Table 2**  
Proposed Facilities

| Facility                               | Location             | Facility Unit | Number | Facility Cost |
|----------------------------------------|----------------------|---------------|--------|---------------|
| Tear Down and Rebuild Fire Station 301 | 9430 11th Ave.       | SF            | 15,200 | \$7,600,000   |
| Tear Down and Rebuild Fire Station 302 | 17288 Olive St.      | SF            | 18,200 | \$9,240,000   |
| Fire Station 304 Expansion             | 15660 Eucalyptus St. | SF            | 4,200  | \$2,333,000   |
| Total Facilities Cost                  |                      |               |        | \$19,173,000  |

**Table 3**  
Allocation of Facilities to Existing and New Development (Does not include Tapestry Specific Plan)  
Based on Total EDUs - Credit given to existing development

| Type of Development  | EDUs   | Percentage of Total EDUs | Total SF in 2040 | SF Credit (24,725) | Allocated SF | Percentage of Costs Allocated | Total Cost   |
|----------------------|--------|--------------------------|------------------|--------------------|--------------|-------------------------------|--------------|
| Existing Development | 33,159 | 68.06%                   | 42,418           | (24,725)           | 17,693       | 47.06%                        | \$9,021,857  |
| Future Development   | 15,562 | 31.94%                   | 19,907           | 0                  | 19,907       | 52.94%                        | \$10,151,143 |
| Total                | 48,721 | 100.00%                  | 62,325           | (24,725)           | 37,600       | 100.00%                       | \$19,173,000 |

**Table 4**  
Proposed Facilities and Cost Per EDU

| Facility                               | Cost         | Number of Future EDUs | Cost Per EDU |
|----------------------------------------|--------------|-----------------------|--------------|
| Tear Down and Rebuild Fire Station 301 | \$4,023,819  | 15,562                | \$259        |
| Tear Down and Rebuild Fire Station 302 | \$4,892,117  | 15,562                | \$314        |
| Fire Station 304 Expansion             | \$1,235,207  | 15,562                | \$79         |
| Total                                  | \$10,151,143 | NA                    | \$652        |

**Table 5**  
Development Impact Fee per Unit or 1,000 SF

| Land Use Type                             | EDUs per Unit | EDUs per 1,000 SF | EDUs per Room | Fees per Unit | Fees per 1,000 SF | Fees per Room | Cost Financed by DIF |
|-------------------------------------------|---------------|-------------------|---------------|---------------|-------------------|---------------|----------------------|
| Single Family                             | 1.00          | NA                | NA            | \$652         | NA                | NA            | \$7,260,764          |
| Multi-Family                              | 0.76          | NA                | NA            | \$494         | NA                | NA            | \$709,330            |
| Commercial/Office                         | NA            | 0.29              | NA            | NA            | \$188             | NA            | \$848,940            |
| Industrial                                | NA            | 1.40              | NA            | NA            | \$915             | NA            | \$1,313,424          |
| Hotel/Motel                               | NA            | NA                | 0.14          | NA            | NA                | \$88          | \$18,685             |
| Total                                     |               |                   |               |               |                   |               | \$10,151,143         |
| Cost Allocated to Existing Development    |               |                   |               |               |                   |               | \$9,021,857          |
| Total Cost of Fire Suppression Facilities |               |                   |               |               |                   |               | \$19,173,000         |

52.94%  
47.06%

**City of Hesperia  
Police Facilities  
Fee Calculation**

**Table 1**  
Proposed Facilities

| Facility                 | Location                       | Facility/Unit | Number | Facility Cost |
|--------------------------|--------------------------------|---------------|--------|---------------|
| <u>Mobile Cameras</u>    |                                |               |        |               |
| Mobile LPR 4 Camera Unit | NA                             | Units         | 15     | \$190,500     |
| <u>Fixed Cameras</u>     |                                |               |        |               |
| ALPR Camera              | Bear Valley Rd & Mariposa Rd   | Unit          | 1      | \$86,532      |
| ALPR Camera              | Bear Valley Rd & Hesperia Rd   | Unit          | 1      | \$73,310      |
| ALPR Camera              | Bear Valley Rd and I Ave       | Unit          | 1      | \$73,310      |
| ALPR Camera              | Bear Valley Rd & Jacaranda Ave | Unit          | 1      | \$60,088      |
| ALPR Camera              | Main St & Rock Springs Rd      | Unit          | 1      | \$90,132      |
| ALPR Camera              | Ranchero Rd & Santa Fe Ave     | Unit          | 1      | \$106,954     |
| Total Facilities Cost    |                                |               | 21     | \$680,826     |

**Table 2**  
Allocation of Facilities to Existing and New Development  
Based on Total EDUs (includes Tapestry)

| Type of Development  | EDUs   | Percentage of<br>Total EDUs | Allocated Units | Total Cost |
|----------------------|--------|-----------------------------|-----------------|------------|
| Existing Development | 33,159 | 50.46%                      | 11              | \$343,535  |
| Future Development   | 32,556 | 49.54%                      | 10              | \$337,291  |
| Total                | 65,715 | 100.00%                     | 21              | \$680,826  |

**Table 3**  
Proposed Facilities and Cost Per EDU

| Facility       | Cost      | Number of<br>Future EDUs | Cost<br>Per EDU |
|----------------|-----------|--------------------------|-----------------|
| Mobile Cameras | \$94,376  | 32,556                   | \$3             |
| Fixed Cameras  | \$242,915 | 32,556                   | \$7             |
| Total          | \$337,291 | NA                       | \$10            |

**Table 4**  
Development Impact Fee per Unit or 1,000 SF

| Land Use Type                          | EDUs per<br>Unit | EDUs per<br>1,000 SF | EDUs per<br>Room | Fees per<br>Unit | Fees per<br>1,000 SF | Fees per<br>Room | Cost Financed<br>by DIF |
|----------------------------------------|------------------|----------------------|------------------|------------------|----------------------|------------------|-------------------------|
| Single Family                          | 1.00             | NA                   | NA               | \$10             | NA                   | NA               | \$271,511               |
| Multi-Family                           | 0.80             | NA                   | NA               | \$8              | NA                   | NA               | \$21,268                |
| Commercial/Office                      | NA               | 0.38                 | NA               | NA               | \$4                  | NA               | \$20,694                |
| Industrial                             | NA               | 1.58                 | NA               | NA               | \$16                 | NA               | \$23,484                |
| Hotel/Motel                            | NA               | NA                   | 0.15             | NA               | NA                   | \$2              | \$334                   |
| Total                                  |                  |                      |                  |                  |                      |                  | \$337,291               |
| Cost Allocated to Existing Development |                  |                      |                  |                  |                      |                  | \$343,535               |
| Total Cost of Police Facilities        |                  |                      |                  |                  |                      |                  | \$680,826               |

49.54%  
50.46%

**City of Hesperia  
Animal Control Facilities  
Fee Calculation**

**Table 1**  
Inventory of Existing Facilities

| Facility                | Facility Unit | Number |
|-------------------------|---------------|--------|
| Animal Control Facility | SF            | 10,000 |

*Note: Existing 10,000 square foot animal shelter facility will no longer be used and will be replaced with a new 36,000 square foot facility.*

**Table 2**  
Proposed Facilities

|                             | Facility Unit | Number | Facility Cost<br>(2015\$) |
|-----------------------------|---------------|--------|---------------------------|
| New Animal Control Facility |               |        |                           |
| New Animal Control Facility | SF            | 36,000 | \$12,600,000              |

**Table 3**  
Allocation of Costs to Existing & New Development (based on total EDUs - includes Tapestry)

| Type of Development  | Residential<br>EDUs | Percentage of<br>Total EDUs | Total SF | Total Cost   |
|----------------------|---------------------|-----------------------------|----------|--------------|
| Existing Development | 28,262              | 50.00%                      | 18,001   | \$6,300,257  |
| Future Development   | 28,260              | 50.00%                      | 17,999   | \$6,299,743  |
| Total                | 56,522              | 100.00%                     | 36,000   | \$12,600,000 |

**Table 4**  
Proposed Facilities and Cost Per EDU

| Facility                        | Cost        | Number of<br>Future Residential EDUs | Cost<br>Per EDU |
|---------------------------------|-------------|--------------------------------------|-----------------|
| New Animal Control Facility [2] | \$6,299,743 | 28,260                               | \$223           |
| Total                           | \$6,299,743 | NA                                   | \$223           |

**Table 5**  
Development Impact Fee per Unit

| Land Use Type                          | EDUs<br>per Unit | Fees per<br>Unit | Fees per<br>1,000 SF | Cost Financed<br>by DJF |
|----------------------------------------|------------------|------------------|----------------------|-------------------------|
| Single Family                          | 1.00             | \$223            | NA                   | \$5,842,118             |
| Multi-Family                           | 0.80             | \$179            | NA                   | \$457,626               |
| Commercial/Office                      | NA               | NA               | NA                   | \$0                     |
| Industrial                             | NA               | NA               | NA                   | \$0                     |
| Hotel/Motel                            | NA               | NA               | NA                   | \$0                     |
| Total                                  |                  |                  |                      | \$6,299,743             |
| Cost Allocated to Existing Development |                  |                  |                      | \$6,300,257             |
| Total Cost                             |                  |                  |                      | \$12,600,000            |

[1] EDU = Equivalent Dwelling Unit.

[2] City already owns site where building is to be constructed.

**City of Hesperia  
City Hall Facilities  
Fee Calculation**

**Table 1**

## Proposed Costs

| Allocation of Debt Service of the 2013 Civic Plaza Bonds |                     | Total Debt Service<br>2013 Civic Plaza Bond |
|----------------------------------------------------------|---------------------|---------------------------------------------|
| Amount Funded by General Fund                            | \$2,522,253         | 12.75%                                      |
| Amount Funded by DIF                                     | \$17,260,122        | 87.25%                                      |
| <b>Total</b>                                             | <b>\$19,782,375</b> |                                             |

**Table 2**

## Allocation of Costs to New Development (includes Tapestry)

| Debt Service         | Percentage<br>Allocation [1] | Total Cost          |
|----------------------|------------------------------|---------------------|
| Existing Development | 0.00%                        | \$0                 |
| Future Development   | 100.00%                      | \$17,260,122        |
| <b>Total</b>         | <b>100.00%</b>               | <b>\$17,260,122</b> |

**Table 3**

## Proposed Cost Per EDU

| Costs        | Cost         | Number of<br>Future EDUs | Cost<br>Per EDU |
|--------------|--------------|--------------------------|-----------------|
| Debt Service | \$17,260,122 | 32,556                   | \$530           |
| <b>Total</b> | <b>NA</b>    | <b>NA</b>                | <b>\$530</b>    |

**Table 4**

## Development Impact Fee per Unit

| Land Use Type                          | EDUs<br>per Unit | EDUs per<br>1,000 SF | EDUs per<br>Room | Fees per<br>Unit | Fees per<br>1,000 SF | Fees per<br>Room | Cost Financed<br>by DIF |
|----------------------------------------|------------------|----------------------|------------------|------------------|----------------------|------------------|-------------------------|
| Single Family                          | 1.00             | NA                   | NA               | \$530            | NA                   | NA               | \$13,893,965            |
| Multi-Family                           | 0.80             | NA                   | NA               | \$426            | NA                   | NA               | \$1,088,344             |
| Commercial/Office                      | NA               | 0.38                 | NA               | NA               | \$203                | NA               | \$1,058,990             |
| Industrial                             | NA               | 1.58                 | NA               | NA               | \$837                | NA               | \$1,201,727             |
| Hotel/Motel                            | NA               | NA                   | 0.15             | NA               | NA                   | \$81             | \$17,096                |
| <b>Total</b>                           |                  |                      |                  |                  |                      |                  | <b>\$17,260,122</b>     |
| Cost Allocated to Existing Development |                  |                      |                  |                  |                      |                  | \$0                     |
| <b>Total Cost</b>                      |                  |                      |                  |                  |                      |                  | <b>\$17,260,122</b>     |

[1] Based on information provided by City, all \$17,260,122 in debt service allocated to the DIF is for costs associated with the Civic Plaza Project needed for new development only.

**City of Hesperia  
Records Storage Facility  
Fee Calculation**

**Table 1**

## Inventory of Existing Facilities

| Facility                                              | Facility Unit | Number |
|-------------------------------------------------------|---------------|--------|
| Existing Facility (will be rebuilt at a new location) | SF            | 3,000  |

*Note: The City plans to abandon the existing 3,000 square foot storage facility and build a new 6,000 square foot facility.*

**Table 2**

## Proposed Facilities

| Facility                     | Facility Unit | Number | Facility Cost |
|------------------------------|---------------|--------|---------------|
| New Records Storage Facility | SF            | 6,000  | \$1,716,000   |

**Table 3**

## Allocation of Facilities to Existing and New Development (Based on Total EDUs - includes Tapestry)

| Type of Development  | EDUs   | Percentage of<br>Total EDUs | Total SF | Total Cost  |
|----------------------|--------|-----------------------------|----------|-------------|
| Existing Development | 33,159 | 50.46%                      | 3,028    | \$865,869   |
| Future Development   | 32,556 | 49.54%                      | 2,972    | \$850,131   |
| Total                | 65,715 | 100.00%                     | 6,000    | \$1,716,000 |

**Table 4**

## Proposed Facilities and Cost Per EDU

| Facility                     | Cost      | Number of<br>Future EDUs | Cost<br>Per EDU |
|------------------------------|-----------|--------------------------|-----------------|
| New Records Storage Facility | \$850,131 | 32,556                   | \$26            |
| Total                        | \$850,131 | NA                       | \$26            |

**Table 5**

## Development Impact Fee per Unit or 1,000 SF

| Land Use Type                          | EDUs per<br>Unit | EDUs per<br>1,000 SF | EDUs per<br>Room | Fees per<br>Unit | Fees per<br>1,000 SF | Fees per<br>Room | Cost Financed<br>by DIF |
|----------------------------------------|------------------|----------------------|------------------|------------------|----------------------|------------------|-------------------------|
| Single Family                          | 1.00             | NA                   | NA               | \$26             | NA                   | NA               | \$684,334               |
| Multi-Family                           | 0.80             | NA                   | NA               | \$21             | NA                   | NA               | \$53,605                |
| Commercial/Office                      | NA               | 0.38                 | NA               | NA               | \$10                 | NA               | \$52,160                |
| Industrial                             | NA               | 1.58                 | NA               | NA               | \$41                 | NA               | \$59,190                |
| Hotel/Motel                            | NA               | NA                   | 0.15             | NA               | NA                   | \$4              | \$842                   |
| Total                                  |                  |                      |                  |                  |                      |                  | \$850,131               |
| Cost Allocated to Existing Development |                  |                      |                  |                  |                      |                  | \$865,869               |
| Total Cost                             |                  |                      |                  |                  |                      |                  | \$1,716,000             |

49.54%  
50.46%

### DRAINAGE IMPROVEMENTS

| Project Number | Location                                                                          | Improvement Type                                                                                 | Cost          | % of Cost Allocated to New Development | Cost Allocated to New Development |
|----------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------|----------------------------------------|-----------------------------------|
| 1              | Escondido Ave. Basin, Revised Line A-04 Drainage and Eucalyptus St. basin         | Detention Basins and Storm Drain Lines                                                           | \$ 21,120,000 | 49.75%                                 | \$10,507,824                      |
| 2              | Sultana St. Storm Drain, Line H-01                                                | Storm Drain Line                                                                                 | \$ 9,190,000  | 49.75%                                 | \$4,572,297                       |
| 3              | 3d Ave btwn Mauna Loa St. and Hercules St.-                                       | Storm Drain System                                                                               | \$ 1,400,000  | 49.75%                                 | \$696,541                         |
| 4              | Arrowhead Lake Rd. btwn Centennial St. and Sutter St.                             | Street Crossing / Culvert                                                                        | \$ 970,000    | 49.75%                                 | \$482,604                         |
| 5              | Lemon St. btwn G Avenue and H Ave.                                                | Street Crossing / Culvert                                                                        | \$ 800,000    | 49.75%                                 | \$398,024                         |
| 6              | Lemon St. btwn C Avenue and E Ave.                                                | Street Crossing / Culvert                                                                        | \$ 1,300,000  | 49.75%                                 | \$646,788                         |
| 7              | E Avenue and G Avenue                                                             | Street Crossings and Trapeziodal Channel South and West of the Intersection of E Ave. and G Ave. | \$ 2,320,000  | 49.75%                                 | \$1,154,269                       |
| 8              | Orchard Ave. north of Lilac                                                       | Street Crossing                                                                                  | \$ 660,000    | 49.75%                                 | \$328,370                         |
| 9              | Talisman north of Valencia St.                                                    | Storm Drain System                                                                               | \$ 2,040,000  | 49.75%                                 | \$1,014,960                       |
| 10             | Hesperia Masterplan of Drainage, Facility line #H-01 - Mojave River to 3rd Avenue | Storm Drain System                                                                               | \$ 9,900,000  | 49.75%                                 | \$4,925,543                       |
| 11             | Local Retention Basins (city wide)                                                | Flood control basins                                                                             | \$ 8,000,000  | 49.75%                                 | \$3,980,237                       |
|                |                                                                                   |                                                                                                  | \$ 57,700,000 |                                        | \$28,707,456                      |

**City of Hesperia  
Drainage Facilities  
Fee Calculation**

**Table 1**  
Existing ERUs

| Land Use                  | Residential Units/<br>Non Residential.<br>KSF./hotel rooms | Density<br>(EDU/acre) | FAR | Acres, "A" | Runoff Coefficient,<br>"C" | ERU by acres |  |
|---------------------------|------------------------------------------------------------|-----------------------|-----|------------|----------------------------|--------------|--|
| Single Family Residential | 25,747                                                     | 4.0                   |     | 6,436.8    | 0.70                       | 4,505.7      |  |
| Multi Family Residential  | 3,320                                                      | 12.0                  |     | 276.7      | 0.80                       | 221.3        |  |
| Commercial/Office         | 5,791                                                      |                       | 0.4 | 332.3      | 0.95                       | 315.7        |  |
| Industrial                | 1,853.8                                                    |                       | 0.2 | 212.8      | 1.00                       | 212.8        |  |
| Hotel/Motel               | 393                                                        |                       |     | 11.5       | 0.90                       | 10.4         |  |
|                           |                                                            |                       |     | 7,270.0    | sub total                  | 5,265.9      |  |
|                           |                                                            |                       |     |            | % of Total =               | 50.25%       |  |

**Table 2**  
Future ERUs (2015 to buildout)

| Land Use                  | Residential Units/<br>Non Residential.<br>KSF./hotel rooms | Density<br>(units/acre) | FAR | Acres, "A" | Runoff Coefficient,<br>"C" | Runoff Q = C x A |  |
|---------------------------|------------------------------------------------------------|-------------------------|-----|------------|----------------------------|------------------|--|
| Single Family Residential | 26,207                                                     | 4.0                     |     | 6,551.8    | 0.70                       | 4,586.2          |  |
| Multi Family Residential  | 2,555                                                      | 12.0                    |     | 212.9      | 0.80                       | 170.3            |  |
| Commercial/Office         | 5,219                                                      |                         | 0.4 | 299.5      | 0.95                       | 284.5            |  |
| Industrial                | 1,436                                                      |                         | 0.2 | 164.8      | 1.00                       | 164.8            |  |
| Hotel/Motel               | 212                                                        |                         |     | 9.1        | 0.90                       | 8.2              |  |
|                           |                                                            |                         |     | 7,238.1    | sub total                  | 5,214.1          |  |
|                           |                                                            |                         |     |            | % of Total =               | 49.75%           |  |
|                           |                                                            |                         |     |            | Total ERUs =               | 10,480.0         |  |

**Table 3**  
Cost per ERU

| New ERUs | Total Cost Allocated<br>to New<br>Development | Cost per ERU |
|----------|-----------------------------------------------|--------------|
| 5,214.1  | \$28,707,456                                  | \$5,505.70   |

**Table 4**  
Fee Schedule

| Land Use                               | Density (units/acre) | Acres | Runoff Coefficient | Q = Runoff /<br>Density | Cost per ERU | DIF Fee per unit /<br>1,000 SF./room | Fee Units        | Cost Financed by DIF |
|----------------------------------------|----------------------|-------|--------------------|-------------------------|--------------|--------------------------------------|------------------|----------------------|
| Single Family Residential              | 4.0                  |       | 0.70               | 0.175                   | \$5,506      | <b>\$963.50</b>                      | residential unit | \$25,250,377         |
| Multi Family                           | 12.0                 |       | 0.80               | 0.067                   | \$5,506      | <b>\$367.05</b>                      | residential unit | \$937,804            |
| Commercial/Office                      |                      | 0.4   | 0.95               | 0.055                   | \$5,506      | <b>\$300.18</b>                      | square feet      | \$1,566,633          |
| Industrial                             |                      | 0.2   | 1.00               | 0.115                   | \$5,506      | <b>\$631.97</b>                      | square feet      | \$907,551            |
| Hotel/Motel                            |                      |       | 0.90               | 0.900                   | \$5,506      | <b>\$212.70</b>                      | room             | \$45,092             |
| Total                                  |                      |       |                    |                         |              |                                      |                  | \$28,707,456         |
| Cost Allocated to Existing Development |                      |       |                    |                         |              |                                      |                  | \$28,992,544         |
| Total Cost                             |                      |       |                    |                         |              |                                      |                  | \$57,700,000         |

49.75%  
50.25%

**TABLE T2**  
**Transportation Needs List**

| Facility/Location                                | Limits                                            | Included in DIF Allocation? | Project Cost <sup>1</sup> | % Allocation to New Development <sup>2</sup> | Cost to be Funded by DIF |
|--------------------------------------------------|---------------------------------------------------|-----------------------------|---------------------------|----------------------------------------------|--------------------------|
| <b>Freeway Exchanges &amp; Overpass</b>          |                                                   |                             |                           |                                              |                          |
| <b>(All to be Federal Funds w/City Match)</b>    |                                                   |                             |                           |                                              |                          |
| Baseline:                                        |                                                   |                             |                           |                                              |                          |
| I-15 at Mojave Interchange <sup>4</sup>          |                                                   | Baseline                    | \$ 54,609,000             | 55.40%                                       | \$ 30,253,386            |
| I-15 at Muscatel Interchange <sup>4</sup>        |                                                   |                             | \$ 38,059,000             | 58.70%                                       | \$ 22,340,633            |
| I-15 at Ranchero Interchange <sup>3</sup>        |                                                   |                             | \$ 58,912,652             | 54.48%                                       | \$ 32,096,529            |
| Lemon at Mauna Loa Grade Separation <sup>4</sup> |                                                   |                             | \$ 41,348,000             | 58.90%                                       | \$ 24,353,972            |
| <b>Sub total Baseline</b>                        |                                                   |                             | <b>\$ 192,928,652</b>     |                                              | <b>\$ 109,044,520</b>    |
| Other Needed Projects:                           |                                                   |                             |                           |                                              |                          |
| I-15 at Eucalyptus                               |                                                   | no                          | \$ -                      | 57.40%                                       | \$ -                     |
| Eucalyptus Grade Separation                      |                                                   | no                          | \$ -                      | 58.90%                                       | \$ -                     |
| Sultana Graded Separation                        |                                                   | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| <b>Sub total Other Projects</b>                  |                                                   |                             | <b>\$ -</b>               |                                              | <b>\$ -</b>              |
| <b>Total Freeway Exchanges and Overpasses</b>    |                                                   |                             |                           |                                              | <b>\$ 109,044,520</b>    |
| <b>Major Arterials</b>                           |                                                   |                             |                           |                                              |                          |
| Baseline                                         |                                                   |                             |                           |                                              |                          |
| Bear Valley Road                                 | Interstate 15 to Bridge over Mojave River         | Baseline                    | \$ 4,244,000              | 65.00%                                       | \$ 2,758,600             |
| Main Street                                      | US Highway 395 to Mesa Linda Rd                   |                             | \$ 1,592,000              | 65.00%                                       | \$ 1,034,800             |
| Main Street                                      | Escondido to 11th (Includes Aqueduct Crossing)    |                             | \$ 27,875,000             | 58.70%                                       | \$ 16,362,625            |
| Main Street                                      | 11th to 9th                                       |                             | \$ 2,899,000              | 58.70%                                       | \$ 1,701,713             |
| Mojave/ Mauna Loa/ Lemon                         | I-15 to Maple                                     |                             | \$ 11,984,000             | 65.00%                                       | \$ 7,789,600             |
| Mojave/ Mauna Loa/ Lemon                         | Maple to 7th                                      |                             | \$ 8,812,000              | 65.00%                                       | \$ 5,727,800             |
| Mojave/ Mauna Loa/ Lemon                         | 7th to I Ave                                      |                             | \$ 4,760,000              | 65.00%                                       | \$ 3,094,000             |
| Ranchero Road                                    | Mariposa to UP RR X-ing                           |                             | \$ 2,766,000              | 58.70%                                       | \$ 1,623,642             |
| Ranchero Road                                    | Topaz to 7th (Includes Aqueduct Crossing)         |                             | \$ 18,024,000             | 58.70%                                       | \$ 10,580,088            |
| Ranchero Road <sup>5</sup>                       | 7th to Danbury (includes RR Grade Sep)            |                             | \$ 750,000                | 100.00%                                      | \$ 750,000               |
| <b>Sub total Baseline</b>                        |                                                   |                             | <b>\$ 83,706,000</b>      |                                              | <b>\$ 51,422,868</b>     |
| Other Needed Projects:                           |                                                   |                             |                           |                                              |                          |
| Escondido Avenue                                 | Mariposa to Main (Includes Aqueduct Crossing)     | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| Main Street                                      | 9th to I Ave.                                     | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| <b>Sub total Other Projects</b>                  |                                                   |                             | <b>\$ -</b>               |                                              | <b>\$ -</b>              |
| <b>Total Major Arterials</b>                     |                                                   |                             | <b>\$ 83,706,000</b>      |                                              | <b>\$ 51,422,868</b>     |
| <b>Arterials</b>                                 |                                                   |                             |                           |                                              |                          |
| Baseline                                         |                                                   |                             |                           |                                              |                          |
| Hesperia Road                                    | Bear Valley Road to Yucca                         | Baseline                    | \$ 5,465,757              | 65.00%                                       | \$ 3,552,742             |
| Hesperia Road                                    | Sultana to Main Street                            |                             | \$ 1,326,125              | 65.00%                                       | \$ 861,981               |
| "I" Avenue                                       | Bear Valley Road to Main Street                   |                             | \$ 7,347,793              | 65.00%                                       | \$ 4,776,065             |
| "I" Avenue                                       | Main Street to Ranchero Road                      |                             | \$ 6,993,453              | 65.00%                                       | \$ 4,545,744             |
| 7th Avenue                                       | Bear Valley Road to Ranchero Road                 |                             | \$ 14,474,920             | 65.00%                                       | \$ 9,408,698             |
| Ranchero Road                                    | Danbury to I Ave.                                 |                             | \$ 3,130,000              | 65.00%                                       | \$ 2,034,500             |
| Rock Springs Road                                | Glendale to east City Limits                      |                             | \$ 1,273,080              | 65.00%                                       | \$ 827,502               |
| Sultana Street                                   | Mariposa Avenue to Escondido Avenue               |                             | \$ 636,540                | 65.00%                                       | \$ 413,751               |
| <b>Sub total Baseline</b>                        |                                                   |                             | <b>\$ 40,647,668</b>      |                                              | <b>\$ 26,420,984</b>     |
| Other Needed Projects:                           |                                                   |                             |                           |                                              |                          |
| Arrowhead Lake Road                              | Rock Springs to South of Hesperia Lakes           | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| "C" Avenue                                       | RR Xing to Sultana                                | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| Cottonwood Avenue                                | Bear Valley to Main                               | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| "E" Avenue                                       | "I" to Lime                                       | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| 11th Avenue                                      | Bear Valley to Main                               | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| Lassen Road                                      | Sultana to Poplar                                 | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| Maple Avenue                                     | Mariposa to Ranchero (Includes Aqueduct Crossing) | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| <b>Sub total Other Projects</b>                  |                                                   |                             | <b>\$ -</b>               |                                              | <b>\$ -</b>              |
| <b>Total Arterials</b>                           |                                                   |                             | <b>\$ 40,647,668</b>      |                                              | <b>\$ 26,420,984</b>     |
| <b>Secondary Arterials</b>                       |                                                   |                             |                           |                                              |                          |
| Baseline                                         |                                                   |                             |                           |                                              |                          |
| Danbury                                          | Ranchero to Arrowhead Lake Road                   | Baseline                    | \$ 7,062,411              | 65.00%                                       | \$ 4,590,567             |
| Muscatel Street                                  | Mariposa to Vincent                               |                             | \$ 1,166,990              | 65.00%                                       | \$ 758,544               |
| Ranchero Road                                    | "I" Avenue to Arrowhead Lake Road                 |                             | \$ 1,732,000              | 65.00%                                       | \$ 1,125,800             |
| <b>Sub total Baseline</b>                        |                                                   |                             | <b>\$ 9,961,401</b>       |                                              | <b>\$ 6,474,911</b>      |
| Other Needed Projects:                           |                                                   |                             |                           |                                              |                          |
| Muscatel Street                                  | Afton to Cottonwood (Includes Aqueduct Crossing)  | no                          | \$ -                      | 65.00%                                       | \$ -                     |
| <b>Sub total Other Projects</b>                  |                                                   |                             | <b>\$ -</b>               |                                              | <b>\$ -</b>              |
| <b>Total Arterials</b>                           |                                                   |                             | <b>\$ 9,961,401</b>       |                                              | <b>\$ 6,474,911</b>      |
| <b>Intersection Expansion</b>                    |                                                   |                             |                           |                                              |                          |
| Baseline                                         |                                                   |                             |                           |                                              |                          |
| "C" Avenue                                       | Intersection at Main Street                       | Baseline                    | \$ 6,153,220              | 34.19%                                       | \$ 2,103,806             |
| <b>Sub total Baseline</b>                        |                                                   |                             | <b>\$ 6,153,220</b>       |                                              | <b>\$ 2,103,806</b>      |
| <b>Transit Facility</b>                          |                                                   |                             |                           |                                              |                          |
| Baseline                                         |                                                   |                             |                           |                                              |                          |
|                                                  |                                                   | Baseline                    | \$ 1,200,000              | 34.19%                                       | \$ 410,284               |
| <b>Sub total Baseline</b>                        |                                                   |                             | <b>\$ 1,200,000</b>       |                                              | <b>\$ 410,284</b>        |
| <b>Total Baseline Facilities Cost</b>            |                                                   |                             | <b>\$ 334,596,941</b>     |                                              | <b>\$ 195,877,372</b>    |
| <b>Total Other Facilities Cost</b>               |                                                   |                             | <b>\$ -</b>               |                                              | <b>\$ -</b>              |
| <b>Total Baseline Plus Other Facilities Cost</b> |                                                   |                             | <b>\$ 334,596,941</b>     |                                              | <b>\$ 195,877,372</b>    |

**Superscripted Notes:**

- [1] Project costs are consistent with project costs presented in City's SBCTA submittal.  
[2] Allocations from SCBTA or 2001 Impact Fee Study  
[3] Per City - SCBTA Agreement. Developer share as shown  
[4] Total project estimated costs are reduced assuming a \$10 million grant is acquired for each project  
[5] R/R grade separation is completed. \$750,000 to be repaid to other funding sources to complete new development's funding responsibility

100.00%

58.54%

**City of Hesperia  
Transportation Facilities  
Fee Calculation**

**TABLE 1**

Existing Average Daily Trips

| Land Use            | Trip Rate | Res. Units / 1,000 S.F./ Rooms | units             | ADT     |
|---------------------|-----------|--------------------------------|-------------------|---------|
| Single Family       | 9.57      | 25,747                         | Res. Units        | 246,399 |
| Multi Family        | 6.63      | 3,320                          | Res. Units        | 22,012  |
| Commercial/Office   | 13.27     | 5,791                          | 1,000 square feet | 76,841  |
| Industrial          | 6.97      | 1,854                          | 1,000 square feet | 12,921  |
| Hotel/Motel         | 8.92      | 393                            | Rooms             | 3,506   |
| Total Existing ADTs |           |                                |                   | 361,678 |
| % of total ADTs =   |           |                                |                   | 65.81%  |

**TABLE 2**

Future Average Daily Trips (Does not include Tapestry Specific Plan)

| Land Use          | Trip Rate | Res. Units / 1,000 S.F./ Rooms | units             | ADT     |
|-------------------|-----------|--------------------------------|-------------------|---------|
| Single Family     | 9.57      | 11,131                         | Res. Units        | 106,524 |
| Multi Family      | 6.63      | 1,435                          | Res. Units        | 9,514   |
| Commercial/Office | 13.27     | 4,519                          | 1,000 square feet | 59,966  |
| Industrial        | 6.97      | 1,436                          | 1,000 square feet | 10,009  |
| Hotel/Motel       | 8.92      | 212                            | Rooms             | 1,891   |
| Total Future ADTs |           |                                |                   | 187,904 |
| % of total ADTs = |           |                                |                   | 34.19%  |
| Total ADTs =      |           |                                |                   | 549,582 |

**TABLE 3**

Cost per ADT

| Total Transportation Costs Allocated to New Development | Total Future ADT's | Cost per future ADT |
|---------------------------------------------------------|--------------------|---------------------|
| \$195,877,372                                           | 187,904            | \$1,042             |

**TABLE 4**

Fee Schedule

| Land Use          | Average Daily Trip Rate | Cost per ADT | Units             | DIF Fee per unit / 1,000 SF/ Room | Cost Financed by DIF |
|-------------------|-------------------------|--------------|-------------------|-----------------------------------|----------------------|
| Single Family     | 9.57                    | \$1,042      | Res. Units        | <b>\$9,976</b>                    | \$111,043,822        |
| Multi Family      | 6.63                    | \$1,042      | Res. Units        | <b>\$6,911</b>                    | \$9,917,763          |
| Commercial/Office | 13.27                   | \$1,042      | 1,000 square feet | <b>\$13,833</b>                   | \$62,510,350         |
| Industrial        | 6.97                    | \$1,042      | 1,000 square feet | <b>\$7,266</b>                    | \$10,434,155         |
| Hotel/Motel       | 8.92                    | \$1,042      | Rooms             | <b>\$9,299</b>                    | \$1,971,283          |
| Total=            |                         |              |                   |                                   | \$195,877,372        |

## Existing & Proposed Hotel Information

| Hotel                    | Location                                            | Existing or Future? | Number of Rooms | Number of Floors | Building Footprint Area (s.f.) | Building Footprint Area (acres) | Gross Building Area | Gross Property Acreage |
|--------------------------|-----------------------------------------------------|---------------------|-----------------|------------------|--------------------------------|---------------------------------|---------------------|------------------------|
| Holiday Inn              | 9750 Key Pointe Avenue                              | Existing            | 100             | 3                | 18,747                         | 0.43                            | 54,063              | 2.3                    |
| Marriott Courtyard       | 9619 Mariposa Road                                  | Existing            | 131             | 4                | 23,798                         | 0.55                            | 86,305              | 3.1                    |
| Marriott Springhill      | 9625 Mariposa Road                                  | Existing            | 63              | 3                | 18,747                         | 0.43                            | 54,063              | 2                      |
| Motel 6                  | 9757 Cataba Road                                    | Existing            | 99              | 3                | 16,834                         | 0.39                            | 48,503              | 4.1                    |
| Total Existing           |                                                     |                     | 393             |                  | 78,126                         | 1.79                            | 242,934             | 11.5                   |
| Embassy Suites (Primaco) | West side of Caliente Road & north of Ranchero Road | Future              | 84              | 4                | 39,894                         | 0.92                            | 72,720              | 3.7                    |
| Residence Inn (Primaco)  | West side of Caliente Road & north of Ranchero Road | Future              | 128             | 4                | 23,712                         | 0.54                            | 82,344              | 5.4                    |
| Total Future             |                                                     |                     | 212             |                  | 63,606                         | 1.46                            | 155,064             | 9.1                    |