

ATTACHMENT 3

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	Total Existing EDUs
Commercial/Office	6,157 [3, 10]	5,790,617 [4, 10]	1.06	0.33	1,888
Industrial	9,618 [3]	1,853,804 [4]	5.19	1.59	2,949
Hotel/Motel	983 [12]	393 [11]	2.50	0.77	301
Subtotal	16,758 [3]	7,644,421			5,138
Grand Total					33,400

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	530 [12]	212 [11]	2.50	0.68	143
Subtotal	12,797 [3]	5,954,972			3,458
Grand Total					15,677

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	80,495 [8]	24,312 [8]	3.31	1.00	24,312
Multi-Family	10,061 [8]	3,917 [8]	2.57	0.78	3,039
Subtotal	90,556 [8]	28,229 [8]			27,351
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	6,142 [9, 10]	5,218,900 [9, 10]	1.18	0.36	1,855
Industrial	7,451 [3]	1,436,072 [7]	5.19	1.57	2,250
Hotel/Motel	530 [12]	212 [11]	2.50	0.76	160
Subtotal	14,123	6,654,972			4,266
Grand Total					31,616

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	1,513	605	2.50	0.68	445
Subtotal	29,555	13,599,998			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	164,469	50,059	3.29	0.89	50,059
Multi-Family	18,264	7,237	2.52	0.68	5,554
Subtotal	182,732	57,296			55,613
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	12,299	11,009,517	1.12	0.30	3,743
Industrial	17,069	3,289,876	5.19	1.40	5,199
Hotel/Motel	1,513	605	2.50	0.68	461
Subtotal	30,881	14,299,993			9,404
Grand Total					65,016

[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 C10-9 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 information provided by the City 1/30/18. DTA will need additional backup in order to prepare the final fee study report.

[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 2.50 employees per room.

**City of Hesperia
Development Impact Fee Summary**

Development Impact Fee Category	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, Vehicles, & Equipment	\$648	\$491	\$187	\$908	\$437
Police Facilities	\$10	\$8	\$4	\$16	\$8
Animal Control Facilities	\$227	\$176	\$0	\$0	\$0
City Hall Facilities	\$546	\$424	\$194	\$856	\$412
Records Storage Facilities	\$26	\$20	\$9	\$41	\$20
Drainage Facilities	\$1,387	\$529	\$432	\$910	\$306
Transportation Facilities	\$18,891	\$13,087	\$26,195	\$13,759	\$17,608
Total Fee	\$21,735	\$14,735	\$27,020	\$16,490	\$18,792

Notes:

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

**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		NA	37,600	\$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	Allocated SF	Percentage of Costs Allocated	Total Cost
Existing Development	33,400	68.06%	42,417	(24,725)	17,692	47.05%	\$9,021,258
Future Development	15,677	31.94%	19,908	0	19,908	52.95%	\$10,151,742
Total	49,077	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	\$4,024,057	15,677	\$257
Tear Down and Rebuild Fire Station 302	\$4,892,406	15,677	\$312
Fire Station 304 Expansion	\$1,235,280	15,677	\$79
Total	\$10,151,742	NA	\$648

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	\$648	NA	NA	\$7,208,120
Multi-Family	0.76	NA	NA	\$491	NA	NA	\$704,187
Commercial/Office	NA	0.29	NA	NA	\$187	NA	\$842,785
Industrial	NA	1.40	NA	NA	\$908	NA	\$1,303,902
Hotel/Motel	NA	NA	0.68	NA	NA	\$437	\$92,748
Total							\$10,151,742
Cost Allocated to Existing Development							\$9,021,258
Total Cost of Fire Suppression Facilities							\$19,173,000

**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		NA	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 Total EDUs	Allocated Units	Total Cost
Existing Development	33,400	51.37%	11	\$349,754
Future Development	31,616	48.63%	10	\$331,072
Total	65,016	100.00%	21	\$680,826

Table 3
Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future EDUs	Cost Per EDU
Mobile Cameras	\$92,636	31,616	\$3
Fixed Cameras	\$238,436	31,616	\$8
Total	\$331,072	NA	\$10

Table 4
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	\$10	NA	NA	\$254,586
Multi-Family	0.78	NA	NA	\$8	NA	NA	\$31,819
Commercial/Office	NA	0.36	NA	NA	\$4	NA	\$19,426
Industrial	NA	1.57	NA	NA	\$16	NA	\$23,566
Hotel/Motel	NA	NA	0.76	NA	NA	\$8	\$1,676
Total							\$331,072
Cost Allocated to Existing Development							\$349,754
Total Cost of Police Facilities							\$680,826

**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	Facility Unit	Number	Facility Cost (2015\$)
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 EDUs	Percentage of Total EDUs	Total SF	Total Cost
Existing Development	28,262	50.82%	18,295	\$6,403,263
Future Development	27,351	49.18%	17,705	\$6,196,737
Total	55,613	100.00%	36,000	\$12,600,000

Table 4

Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future Residential EDUs	Cost Per EDU
New Animal Control Facility [2]	\$6,196,737	27,351	\$227
Total	\$6,196,737	NA	\$227

Table 5

Development Impact Fee per Unit

Land Use Type	EDUs per Unit	Fees per Unit	Fees per 1,000 SF	Cost Financed by DIF
Single Family	1.00	\$227	NA	\$5,508,291
Multi-Family	0.78	\$176	NA	\$688,446
Commercial/Office	NA	NA	NA	\$0
Industrial	NA	NA	NA	\$0
Hotel/Motel	NA	NA	NA	\$0
Total				\$6,196,737
Cost Allocated to Existing Development				\$6,403,263
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 2013 Civic Plaza Bond
Amount Funded by General Fund	\$2,522,253
Amount Funded by DIF	\$17,260,122
Total	\$19,782,375

Table 2**Allocation of Costs to New Development (includes Tapestry)**

Debt Service	Percentage Allocation [1]	Total Cost
Existing Development	0.00%	\$0
Future Development	100.00%	\$17,260,122
Total	100.00%	\$17,260,122

Table 3**Proposed Cost Per EDU**

Costs	Cost	Number of Future EDUs	Cost Per EDU
Debt Service	\$17,260,122	31,616	\$546
Total	NA	NA	\$546

Table 4**Development Impact Fee per Unit**

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	\$546	NA	NA	\$13,272,575
Multi-Family	0.78	NA	NA	\$424	NA	NA	\$1,658,854
Commercial/Office	NA	0.36	NA	NA	\$194	NA	\$1,012,733
Industrial	NA	1.57	NA	NA	\$856	NA	\$1,228,570
Hotel/Motel	NA	NA	0.76	NA	NA	\$412	\$87,390
Total							\$17,260,122
Cost Allocated to Existing Development							\$0
Total Cost							\$17,260,122

[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 Total EDUs	Total SF	Total Cost
Existing Development	33,400	51.37%	3,082	\$881,543
Future Development	31,616	48.63%	2,918	\$834,457
Total	65,016	100.00%	6,000	\$1,716,000

Table 4

Proposed Facilities and Cost Per EDU

Facility	Cost	Number of Future EDUs	Cost Per EDU
New Records Storage Facility	\$834,457	31,616	\$26
Total	\$834,457	NA	\$26

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	\$26	NA	NA	\$641,675
Multi-Family	0.78	NA	NA	\$20	NA	NA	\$80,199
Commercial/Office	NA	0.36	NA	NA	\$9	NA	\$48,962
Industrial	NA	1.57	NA	NA	\$41	NA	\$59,396
Hotel/Motel	NA	NA	0.76	NA	NA	\$20	\$4,225
Total							\$834,457
Cost Allocated to Existing Development							\$881,543
Total Cost							\$1,716,000

DRAINAGE IMPROVEMENTS

Project Number	Location	Improvement Type	Cost	% of Cost Allocated to New Development	Cost Allocated to New Development
1	Escondido Ave. to Eucalyptus St., Line A-04	Storm Drainage System, Detention Basins	\$ 21,120,000	48.57%	\$ 10,258,228
2	Muscatel Ave. to Main St., Line H-01	Storm Drainage System	\$ 11,367,000	48.57%	\$ 5,521,083
3	4th to 3rd, Line H-01	Storm Drainage System, Street Crossing/Culvert	\$ 1,400,000	48.57%	\$ 679,996
4	Arrowhead Lake Rd. between Centennial St. and Sutter St., Line D-01	Street Crossing/Culvert	\$ 970,000	48.57%	\$ 471,140
5	Lemon Street between G Ave. and H Ave., Line H-02	Street Crossing/Culvert	\$ 800,000	48.57%	\$ 388,569
6	Lemon Street between C Ave. and E Ave., Line H-01	Street Crossing/Culvert	\$ 1,300,000	48.57%	\$ 631,425
7	E Ave. to I Ave., Line H-01 and H-03	Storm Drainage System, Street Crossing/Culvert	\$ 2,320,000	48.57%	\$ 1,126,851
8	Orchard Ave., North of Lilac St., Line H-01	Street Crossing/Culvert	\$ 660,000	48.57%	\$ 320,570
9	I Ave. to Line H-01 (near Talisman), Line H-02	Storm Drainage System, Street Crossing/Culvert	\$ 2,040,000	48.57%	\$ 990,852
10	Third Ave. to Railroad Tracks, Line H-01	Storm Drainage System	\$ 9,900,000	48.57%	\$ 4,808,544
11	Local Flood Control Basins (City-wide)	Detention/Retention Basins	\$ 8,000,000	48.57%	\$ 3,885,692
12	Walnut Basin, Line H-01	Detention Basin	\$ 3,700,000	48.57%	\$ 1,797,133
13	Temecula Basin, Line C-01	Detention Basin	\$ 3,900,000	48.57%	\$ 1,894,275
14	Peach Ave. between Centennial St. and Hinton St., Line D-01	Street Crossing/Culvert, Raise Road	\$ 400,000	48.57%	\$ 194,285
15	11th Ave. at Elm St. to Hesperia Rd., Line H-02	Storm Drainage System, Detention Basins	\$ 13,300,000	48.57%	\$ 6,459,963
			\$ 81,177,000		\$39,428,606

City of Hesperia Drainage Facilities Fee Calculation

Table 1
Existing ERUs

Land Use	Residential Units/ Non Residential. KSF./hotel rooms	Density (EDU/acre)	FAR	Acres, "A"	Runoff Coefficient, "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 =	51.43%	

Table 2
Future ERUs (2015 to buildout)

Land Use	Residential Units/ Non Residential. KSF./hotel rooms	Density (units/acre)	FAR	Acres, "A"	Runoff Coefficient, "C"	Runoff Q = C x A	
Single Family Residential	24,312	4.0		6,078.0	0.70	4,254.6	
Multi Family Residential	3,917	12.0		326.4	0.80	261.1	
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	
				6,877.9	sub total	4,973.3	
					% of Total =	48.57%	
					Total ERUs =	10,239.2	

Table 3
Cost per ERU

New ERUs	Total Cost Allocated to New Development	Cost per ERU
4,973.3	\$39,428,606	\$7,928.04

Table 4

Fee Schedule

[illegible]

General Benefit = 10.00%
Allocation to New Development = 48.44%
SABAGH= 58.90%

TRANSPORTATION FACILITIES

Facility/Location	Limits	Project Cost	% Allocation to New Development ¹	Cost to be Funded by Development Impact Fee
Freeway Interchanges/Overpass/Railroad Crossings				
(All to be Federal Funds w/City Match)				
I-15 at Mojave/Mauna Loa Interchange		\$ 65,900,000	55.40%	\$ 36,508,600
I-15 at Muscatel Interchange		\$ 65,900,000	58.70%	\$ 38,683,300
I-15 at Rancho Interchange		\$ 58,912,652	57.50%	\$ 32,096,529
Eucalyptus Grade Separation		\$ 39,000,000	58.90%	\$ 22,971,000
Lime Grade Separation		\$ 39,000,000	90.00%	\$ 35,100,000
Lemon/Mauna Loa Grade Separation		\$ 48,400,000	58.90%	\$ 28,507,600
Subtotal		\$ 317,112,652		\$ 193,867,029
Major Arterials				
Bear Valley Road	I-15 to Bridge over Mojave River	\$ 4,463,813	48.44%	\$ 2,162,265
Main Street	Hwy 395 to Rock Springs Rd.	\$ 38,245,090	58.90%	\$ 22,526,358
Mojave/Mauna Loa/Lemon	I-15 to "I" Ave.	\$ 28,740,210	58.90%	\$ 16,927,984
Ranchero Road	Mariposa to UP RR X-ing	\$ 7,232,890	58.90%	\$ 4,260,172
Ranchero Road	Topaz to 7th (Includes Aqueduct Crossing)	\$ 36,068,020	58.90%	\$ 21,244,064
Ranchero Road ²	7th to Danbury (Includes RR Grade Sep)	\$ 750,000	100.00%	\$ 750,000
Escondido Avenue	Mariposa to Main (Includes Aqueduct Crossing)	\$ 19,989,200	90.00%	\$ 17,990,280
Eucalyptus Street	I-15 to 11th Ave.	\$ 16,442,920	58.90%	\$ 9,684,880
Poplar St.	I-15 to Hwy 395	\$ 3,333,500	58.90%	\$ 1,963,432
Santa Fe Ave.	Ranchero to Summit Valley Road	\$ 6,944,340	90.00%	\$ 6,249,906
Main Street	Hwy 395 to Bellflower St.	\$ 3,125,500	90.00%	\$ 2,812,950
Caliente Road	Joshua to Oak Hill Road	\$ 25,067,920	90.00%	\$ 22,561,128
Ranchero Road	Caliente to West City Limits	\$ 4,184,700	90.00%	\$ 3,766,230
Mariposa Road	Bear Valley to Live Oak St.	\$ 21,534,410	90.00%	\$ 19,380,969
Mariposa Road	Sultana to City Limit near Forestry Rd	\$ 37,468,540	90.00%	\$ 33,721,686
Lemon Street	"I" Ave. to East City Limit	\$ 13,867,360	90.00%	\$ 12,480,624
Maple Avenue	Ranchero to City Limit near Summit Valley Rd.	\$ 9,738,040	90.00%	\$ 8,764,236
Summit Valley Road	Santa Fe to Tapestry Boundary	\$ 14,207,960	100.00%	\$ 14,207,960
Arrowhead Lake Road	Summit Valley to Southern City Limit	\$ 6,933,680	90.00%	\$ 6,240,312
Subtotal		\$ 298,338,093		\$ 227,695,435
Arterials				
Hesperia Road	Bear Valley to Sultana	\$ 12,967,500	48.44%	\$ 6,281,440
"I" Avenue	Bear Valley to Rancho (Includes RR X-ing)	\$ 21,145,500	90.00%	\$ 19,030,950
7th Avenue	Bear Valley to Rancho	\$ 20,182,750	90.00%	\$ 18,164,475
Ranchero Road	Danbury to "I" Ave.	\$ 4,440,000	90.00%	\$ 3,996,000
Rock Springs Road	Glendale to East City Limits	\$ 1,333,400	48.44%	\$ 645,897
Sultana Street	Mariposa to Escondido	\$ 9,667,220	90.00%	\$ 8,700,498
Arrowhead Lake Road	Rock Springs to South of Hesperia Lakes	\$ 7,015,750	48.44%	\$ 3,398,420
"C" Avenue	RR Xing to Sultana	\$ 5,818,750	90.00%	\$ 5,236,875
Cottonwood Avenue	Bear Valley to Main	\$ 10,008,250	48.44%	\$ 4,847,983
"E" Avenue	"I" Ave. to Lime (Includes RR X-ing)	\$ 11,471,250	48.44%	\$ 5,556,659
11th Avenue	Bear Valley to Main	\$ 10,640,000	48.44%	\$ 5,155,002
Lassen Road	Sultana to Poplar	\$ 2,075,320	48.44%	\$ 1,005,282
Maple Avenue	Mariposa to Rancho (Includes Aqueduct Crossing)	\$ 34,551,500	90.00%	\$ 31,096,350
Lime Street	Cottonwood to "I" Ave.	\$ 25,890,000	58.90%	\$ 15,249,210
Muscatel Street	Mariposa to Cottonwood (Includes Aqueduct Crossing)	\$ 25,120,000	58.90%	\$ 14,795,680
Cottonwood Avenue	Muscatel to Lime	\$ 950,000	58.90%	\$ 555,550
Main Street	"I" Ave. to Rock Springs	\$ 2,842,875	58.90%	\$ 1,674,453
Santa Fe Avenue	Spruce to Rancho	\$ 9,808,750	90.00%	\$ 8,827,875
Eucalyptus Avenue	11th to Peach Ave.	\$ 11,970,000	58.90%	\$ 7,050,330
Sultana Street	Mesa Linda to Lassen Rd.	\$ 864,500	90.00%	\$ 778,050
Mesa Linda Street	Main to Sultana St.	\$ 1,729,000	90.00%	\$ 1,556,100
Smoke Tree Road	Hwy 395 to Merito Rd.	\$ 798,000	90.00%	\$ 718,200
Amaroosa Road	Keypointe to Avenal St.	\$ 12,441,000	90.00%	\$ 11,196,900
Escondido Avenue	Palm to North of Sultana St.	\$ 1,330,000	48.44%	\$ 644,250
Third Avenue	Bear Valley to Main St.	\$ 11,238,500	90.00%	\$ 10,114,650
Sultana Street	7th Ave. to Hesperia Rd.	\$ 648,375	90.00%	\$ 583,538
Sultana Street	Santa Fe. To I Ave.	\$ 3,591,000	90.00%	\$ 3,231,900
Jacaranda Avenue	Bear Valley to Carob St.	\$ 798,000	90.00%	\$ 718,200
Rock Springs Road	Main to Glendale Ave.	\$ 1,197,000	48.44%	\$ 579,825
Summit Valley Road	Santa Fe westerly to City Limit	\$ 6,916,000	100.00%	\$ 6,916,000
Summit Valley Road	Tapestry Boundary to East City Limit	\$ 6,650,000	100.00%	\$ 6,650,000
Subtotal		\$ 272,100,190		\$ 201,359,544
Secondary Arterials				
Danbury	Ranchero to Arrowhead Lake Rd.	\$ 11,172,000	48.44%	\$ 5,411,703
Ranchero Road	"I" Ave to Arrowhead Lake Rd.	\$ 5,552,750	48.44%	\$ 2,689,745
Joshua Street	Mariposa to Caliente Rd.	\$ 1,471,313	48.44%	\$ 712,702
Keypointe Avenue	Main to Amarosa	\$ 7,244,510	90.00%	\$ 6,520,059
Live Oak/Willow Street	Mariposa to Hesperia Rd.	\$ 1,695,750	48.44%	\$ 821,419
Fuente Avenue	Main to Live Oak St.	\$ 4,239,375	90.00%	\$ 3,815,438
Sultana Street	Maple to 7th Ave.	\$ 6,384,000	90.00%	\$ 5,745,600
Mesquite Street	Topaz to Hesperia Rd.	\$ 15,436,313	90.00%	\$ 13,892,681
Peach Avenue	Bear Valley to Rancho Rd.	\$ 1,762,250	90.00%	\$ 1,586,025
Farmington Street	Topaz to Maple Ave.		90.00%	\$
Subtotal		\$ 54,958,260		\$ 41,195,371
Intersection Expansion				
"C" Avenue	Intersection at Main	\$ 6,153,220	90.00%	\$ 5,537,898
Subtotal		\$ 6,153,220		\$ 5,537,898
Transit Facility				
		\$ 1,200,000	90.00%	\$ 1,080,000
Totals		\$ 949,862,415		\$ 670,735,278

Notes:

- 1.) Allocations from SBCTA or Impact Fee Study.
- 2.) R/R grade separation is completed. \$750,000 to be repaid to other funding sources to complete new development's funding responsibility.

**City of Hesperia
Transportation Facilities
Fee Calculation**

TABLE 1

Existing Average Daily Trips

Land Use	Trip Rate (ATDs)	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 = 51.56%

Transportation Fee Schedule

Land Use	Fee	Administrative Add-on 0.02%	Total Transportation Fee
Single Family	\$ 18,891	\$ 378	\$ 19,269
Multi Family	\$ 13,087	\$ 262	\$ 13,349
Commercial/Office	\$ 26,195	\$ 524	\$ 26,718
Industrial	\$ 13,759	\$ 275	\$ 14,034
Hotel/Motel	\$ 17,608	\$ 352	\$ 17,960

TABLE 2

Future Average Daily Trips (Includes Tapestry Specific Plan)

Land Use	Trip Rate (ATDs)	Res. Units / 1,000 S.F. / Rooms	units	ADT
Single Family	9.57	24,312	Res. Units	232,666
Multi Family	6.63	3,917	Res. Units	25,970
Commercial/Office	13.27	5,219	1,000 square feet	69,255
Industrial	6.97	1,436	1,000 square feet	10,009
Hotel/Motel	8.92	212	Rooms	1,891
Total Future ADTs				339,791
				% of total ADTs = 48.44%
				Total ADTs = 701,469

TABLE 3

Cost per ADT

Total Transportation Costs Allocated to New Development	Total Future ADT's	Cost per future ADT
\$670,735,278	339,791	\$1,974

TABLE 4

Transportation Fee Schedule

Land Use	Trip Rate (ATDs)	Cost per ADT	Units	DIF Fee per unit / 1,000 SF/ Room	Cost Financed by DIF
Single Family	9.57	\$1,974	Res. Units	\$18,891	\$459,274,295
Multi Family	6.63	\$1,974	Res. Units	\$13,087	\$51,263,306
Commercial/Office	13.27	\$1,974	1,000 square feet	\$26,195	\$136,706,578
Industrial	6.97	\$1,974	1,000 square feet	\$13,759	\$19,758,251
Hotel/Motel	8.92	\$1,974	Rooms	\$17,608	\$3,732,847
				Total=	\$670,735,278