City of Murrieta Development Impact Fee 2016 Update – Final

2016 Fee Schedule

Table E.1: Maximim Justified Impact Facilities Fee Summary

Land Use	Law Enforcement	Fire Protection	Streets, Minor Bridges & Culverts	Traffic Signals	Storm Drainage	General Facilities	Parkland Facilities	Community Centers	Public Library	Grand Total
Residential - Fee Per Dwelling Unit										
Single Family	$ 597	$ 634	$ 5,481	$ 1,051	$ 334	$ 241	$ 4,363	$ 764	$ 388	**$ 13,853**
Multifamily	417	444	3,809	730	304	168	3,049	533	270	**9,724**
Equivalent Fee per Square Foot										
Single Family	$ 0.23	$ 0.25	$ 2.15	$ 0.41	$ 0.13	$ 0.09	$ 1.71	$ 0.30	$ 0.15	**$ 5.42**
Multifamily	0.35	0.37	3.18	0.61	0.25	0.14	2.55	0.44	0.23	**8.12**
Nonresidential - Fee per 1,000 Square Feet										
Commercial	$ 130	$ 307	$ 9,089	$ 1,742	$ 173	$ 51	$ -	$ -	$ -	**$ 11,492**
Office	168	401	6,932	1,329	90	67	-	-	-	**8,987**
Industrial	62	149	991	190	217	24	-	-	-	**1,633**
Equivalent Fee per Square Foot										
Commercial	$ 0.13	$ 0.31	$ 9.09	$ 1.74	$ 0.17	$ 0.05	$ -	$ -	$ -	**$ 11.49**
Office	0.17	0.40	6.93	1.33	0.09	0.07	-	-	-	**$ 8.99**
Industrial	0.06	0.15	0.99	0.19	0.22	0.02	-	-	-	**$ 1.63**

Sources: Tables 3.5, 4.5, 5.6, 6.4, 7.5, 8.5, 10.9, 11.5 and 12.5; Willdan Financial Services.

Table E.2 shows the additional funding required to fully fund the planned facilities.

Table E.2: Non-Impact Fee Funding Required

Fee Category	Net Project Cost	Projected Impact Fee Revenue	Additional Funding Required
Law Enforcement DIF	$ 9,786,567	$ 8,567,000	$ 1,219,567
Fire DIF	16,701,426	16,701,426	-
Street DIF	350,851,903	315,035,646	35,816,256
Traffic Signal DIF	76,332,546	60,137,717	16,194,829
Storm Drain DIF	26,699,234	6,758,778	19,940,455
General Facility DIF	3,443,582	3,443,582	-
Parks & Recreation DIF	19,891,200	19,891,200	-
Community Center DIF	20,562,118	3,482,000	17,080,118
Library DIF	1,764,900	1,764,900	-
Total	$ 526,033,476	$ 435,782,250	$ 90,251,225

Sources: Tables 3.3, 3.6, 4.3, 5.4, 5.5, 6.2, 6.3, 7.3, 8.3, 10.7, 11.3, 11.6, and 12.4; Willdan Financial Services.

Table 2.1 presents the growth projections used in each section of the study. Each section will calculate a service population for facility type based on this information.

Table 2.1: Demographic Assumptions

	2015	2035	Increase
Residents[1]	112,100	128,000	15,900
Dwelling Units[2]			
Single Family	28,100	34,500	6,400
Multi-family	7,700	9,500	1,800
Total	35,800	44,000	8,200
Building Square Feet (000s)[3]			
Commercial	5,573	19,637	14,064
Office	5,868	27,869	22,001
Industrial[4]	2,536	1,498	(1,037)
Total	13,977	49,005	35,028
Employment[5]			
Commercial	8,100	38,200	30,100
Office	7,200	88,600	81,400
Industrial[4]	2,800	1,500	(1,300)
Total	18,100	128,300	110,200

Note: Figures have been rounded to the hundreds.

[1] Current population from California Department of Finance (DOF). Projection for 2035 based on 2035 General Plan EIR.

[2] Current values from DOF. Total future dwelling units from 2035 General Plan EIR, allocated to single and multi family based on current proportions.

[3] Existing estimates and future employees from 2035 General Plan EIR

[4] The City has rezoned some existing and future land uses as office.

[5] Existing estimates based on data from CA EDD. Excludes government employees. Future employees from 2035 General Plan EIR

Sources: California Department of Finance (DOF), Table E-5, 2015; Murrieta General Plan EIR,Tables 5.2-3, 4 and 7; CA Employment Development Department Quarterly Census of Employment and Wages, 3rd Quarter, 2012; Willdan Financial Services.

Table 2.2 displays the occupancy density factors used to allocate the fees in the fee schedule for each facility category.

Table 2.2: Occupant Density

Residential		
Single Family	3.42	Residents Per Dwelling Unit
Multifamily	2.39	Residents Per Dwelling Unit
Nonresidential		
Commercial	2.39	Employees per 1,000 square feet
Office	3.12	Employees per 1,000 square feet
Industrial	1.16	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2014 American Community Survey 1-Year Estimates, Tables B25024 and B25033; The Natelson Company, Inc., Employment Density Study Summary Report, prepared for the Southern California Association of Governments, October 31, 2001, SCAG region data; Willdan Financial Services.

Law Enforcement Facilities

Table 3.1 displays the service population for law enforcement facilities.

Table 3.1: Law Enforcement Facilities Service Population

	Residents	Workers	Service Population
Existing (2015)	112,100	18,100	117,700
New Development (2015-2035)	15,900	110,200	50,100
Total (2035)	128,000	128,300	167,800
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

Tables 3.2 displays the City's inventory of existing facilities law enforcement facilities.

Table 3.2: Law Enforcement Existing Facilities Inventory

	Inventory	Unit Cost	Value
Land (acres)			
Police Station	5.95	$ 280,000	$ 1,666,000
Buildings (square feet)			
Police Headquarters	28,800	$ 281	$ 8,100,000
Storage Building	7,158	168	1,200,000
Parking Shelter	3,852	29	110,000
Subtotal			$ 9,410,000
Vehicles (See Appendix Table A.1)			$ 5,648,000
Equipment			
Telecommunications Equipment			$ 1,220,000
Police Headquarters Furniture and Equipment			700,000
Police Storage Furniture and Equipment			150,000
Subtotal			$ 2,070,000
Canines	5	$ 15,000	$ 75,000
Total Value of Existing Facilities			$ 18,869,000

Sources: City of Murrieta; Appendix Table A.1,Willdan Financial Services.

Table 3.3 displays the City's planned law enforcement facilities. The existing fund balance is subtracted from the total cost of planned facilities to determine the net cost of planned facilities.

Table 3.3 Planned Law Enforcement Facilities

	Value
Buildings	
Police Station Expansion	$ 10,000,000
(Less: Existing Fund Balance)	(213,433)
Net Cost of Planned Facilities	$ 9,786,567

Sources: Capital Improvement Plan FY 2013-14 to FY 2017-18, City of Murrieta, California; Willdan Financial Services.

Table 3.4 below shows the system standard calculation (existing + future facility value / future service population). Under the system standard the non-fee funding identified must be paid by the planning horizon, or new development has paid too high a fee.

Table 3.4: Law Enforcement Facilities System Standard

Value of Existing Facilities	$	18,869,000
Value of Planned Facilities		9,786,567
Total System Value (2035)	$	28,655,567
Future Service Population (2035)		167,800
Cost per Capita	$	171
Facility Standard per Resident	$	171
Facility Standard per Worker[1]		53

[1] Based on a weighing factor of 0.31.

Sources: Tables 3.1 and 3.2; City of Murrieta; Willdan Financial Services.

Table 3.5 below shows the maximum justified impact fees resulting from using the system standard. The City can charge any fee up to this amount.

Table 3.5: Law Enforcement Facilities Fee - System Standard

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	F = E / 1,000 Fee per Sq. Ft.
Residential						
Single Family	$ 171	3.42	$ 585	$ 12	$ 597	
Multi-family	171	2.39	409	8	417	
Nonresidential						
Commercial	$ 53	2.39	$ 127	$ 3	$ 130	$ 0.13
Office	53	3.12	165	3	168	0.17
Industrial	53	1.16	61	1	62	0.06

[1] Persons per dwelling unit or per 1,000 square feet of nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 3.4; Willdan Financial Services.

Table 3.6 below shows the fee revenue resulting from using the system standard methodology. Under the system standard, the City must fund the remaining $1.2 million with a funding source other than impact fees, or new development will have paid too high a fee.

Table 3.6: Revenue Projection - System Standard

Cost per Capita	$ 171
Growth in Service Population (2015 - 2035)	50,100
Fee Revenue	$ 8,567,000
Cost of Planned Facilities	9,786,567
Non-Fee Revenue to Be Identified	$ (1,219,567)

Sources: Tables 3.1, 3.3 and 3.4.

Appendix Table A.1: Police Vehicle Inventory

Description	Average Unit Cost	Units	Total Value
1992 Ford Crown Victoria	$ 56,000	1	$ 56,000
2000 Dodge Dakota Pickup	25,000	1	25,000
2001 Ford Crown Victoria	56,000	3	168,000
2001 Ford Expedition	41,000	1	41,000
2001 Ford F150	41,000	1	41,000
2001 Ford Taurus	25,000	1	25,000
2003 Ford Expedition	41,000	1	41,000
2005 Ford Crown Victoria	56,000	1	56,000
2005 Ford Expedition	41,000	2	82,000
2005 Ford F150	41,000	1	41,000
2005 Ford F350	65,000	1	65,000
2005 Ford Taurus	25,000	1	25,000
2005 Freightliner Motorhome	300,000	1	300,000
2006 BMW 1200	35,000	1	35,000
2006 Dodge Charger	37,000	1	37,000
2006 Dodge Durango	35,000	2	70,000
2006 Ford Expedition	41,000	1	41,000
2006 Ford F150	41,000	3	123,000
2006 Ford F350	65,000	1	65,000
2007 BMW 1200	35,000	1	35,000
2007 Dodge Charger	37,000	1	37,000
2007 Ford Crown Victoria	56,000	1	56,000
2007 Ford F450	70,000	2	140,000
2007 Ford Ranger	25,000	3	75,000
2008 Dodge 1500 Pickup	41,000	1	41,000
2008 Dodge Charger	56,000	9	504,000
2008 Dodge Durango	35,000	3	105,000
2008 Dodge Ram Quad Cab	41,000	1	41,000
2008 Ford Ranger	25,000	2	50,000
2009 BMW 1200	35,000	4	140,000
2009 Suzuki Dirtbike	10,000	2	20,000
2010 Honda Accord	25,000	1	25,000
2010 Honda Odyssey	35,000	1	35,000
2011 Chevy Tahoe	56,000	1	56,000
2011 Dodge Charger	56,000	6	336,000
2011 Ford Crown Victoria	56,000	1	56,000
2011 Ford F150	41,000	2	82,000
2012 Chevy Tahoe	56,000	6	336,000
2012 Ford F250	55,000	1	55,000
2013 Chevy Tahoe	56,000	4	224,000
2014 Chevy Tahoe	56,000	1	56,000
2014 Dodge Charger	56,000	4	224,000
2014 Ford Explorer	56,000	6	336,000
2015 BMW 1200	35,000	1	35,000
2015 Dodge Durango	35,000	1	35,000
2015 Ford Explorer	56,000	12	672,000
2016 Ford Explorer	56,000	9	504,000
Total Existing Value			$ 5,648,000

Source: City of Murrieta.

Fire Protection Facilities

Table 4.1 displays the service population for fire protection facilities.

Table 4.1: Fire Facilities Service Population

	Residents	Workers[1]	Service Population
Existing (2015)	112,100	18,100	124,600
New Development (2015-2035)	15,900	110,200	91,900
Total (2035)	128,000	128,300	216,500
Weighting factor	1.00	0.69	

Note: Service population weighting factors based on City of Phoenix service call data weighted by the relative proportions of residential and nonresidential land use in the City, allowing the results of this survey to be applied in other areas.

Source: Table 2.1; City of Phoenix, AZ.

Tables 4.2 displays the City's inventory of existing facilities fire protection facilities.

Table 4.2: Existing Fire Facilities Land and Building Inventory

	Inventory	Units	Unit Cost	Value[1]
Land (acres)				
Station 1 and Admin	1.89	acres	$ 280,000	$ 529,200
Station 2	1.76	acres	280,000	492,800
Station 3	2.30	acres	280,000	644,000
Station 4	3.99	acres	280,000	1,117,200
Station 5	1.45	acres	280,000	406,000
Subtotal	11.39	acres		$ 3,189,200
Buildings (square feet)[2]				
Fire Station 1	14,332	Sq. Ft.	$ 347	$ 4,972,200
Administration Building	3,000	Sq. Ft.	687	2,060,000
Shop Maintenance	6,110	Sq. Ft.	134	819,200
Training Building	2,266	Sq. Ft.	132	298,300
Shelter	1,160	Sq. Ft.	11	13,300
Storage / Shop	660	Sq. Ft.	89	59,000
Fire Station 2	10,200	Sq. Ft.	270	2,749,900
Fire Station 3	7,572	Sq. Ft.	284	2,152,800
Fire Station 4	9,500	Sq. Ft.	533	5,067,600
Fire Station 5 - Building 1 (Temp)[3]	1,400	Sq. Ft.	-	-
Fire Station 5 - Building 2 (Temp)[3]	1,800	Sq. Ft.	-	-
Subtotal				$ 18,192,300
Vehicles and Apparatus (See Appendix Table A.2)				$ 9,608,500
Total Value of Existing Facilities				$30,990,000

[1] Unit costs are replacement values supplied by the City of Murrieta based on insurance valuation.

[2] Total cost includes building cost and contents (furnishings and equipment) specific to each building.

[3] No value shown for these facilities because they will be replaced by planned Station #5.

Sources: 2013-2014 Renewal Questionnaire Application, City of Murietta; Willdan Financial Services.

Table 4.3 displays the City's planned fire protection facilities. The existing fund balance is subtracted from the total cost of planned facilities to determine the net cost of planned facilities.

Table 4.3: Planned Fire Protection Facilities

	Value
New Fire Stations	
Training Center	$ 3,061,500
Fire Station #5 at Vineyard Parkway	6,445,000
Fire Station #6	6,445,000
Subtotal	$ 15,951,500
New Apparatus	
Two (2) Type 1 Engines - $675,000 each	$ 1,350,000
Type 3 Engine	425,000
Subtotal	$ 1,775,000
Total Cost - Planned Facilities	$ 17,726,500
(Less: Existing Fund Balance)	(1,025,074)
Net Cost of Planned Facilities	$ 16,701,426

Sources: Capital Improvement Plan FY 2013-14 to FY 2017-18, City of Murrieta, California; Willdan Financial Services.

Table 4.4 below shows the calculation of the planned facilities standard (planned facility value / growth in service population). Under the planned facilities standard the fee revenue perfectly matches the cost of planned facilities.

Table 4.4: Fire Protection Facilities Planned Facilities Standard

Net Value of Planned Facilities	$	16,701,426
Service Population Growth (2015 to 2035)		91,900
Cost per Capita	$	182
Facility Standard per Resident	$	182
Facility Standard per Worker[1]		126

[1] Based on a weighing factor of 0.69.

Sources: Tables 4.1 and 4.2; City of Murrieta; Willdan Financial Services.

Table 4.5 below shows the maximum justified impact fees resulting from using the planned facilities standard. The City can charge any fee up to this amount. Note that using the planned facilities methodology recovers the exact amount of planned facilities costs identified in Table 4.3.

Table 4.5: Fire Protection Facilities Fee

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	F = E / 1,000 Fee per Sq. Ft.
Residential						
Single Family	$ 182	3.42	$ 622	$ 12	$ 634	
Multi-family	182	2.39	435	9	444	
Nonresidential						
Commercial	$ 126	2.39	$ 301	$ 6	$ 307	$ 0.31
Office	126	3.12	393	8	401	0.40
Industrial	126	1.16	146	3	149	0.15

[1] Persons per dwelling unit or per 1,000 square feet of nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 4.4; Willdan Financial Services.

Appendix Table A.2: Existing Fire Apparatus Inventory

Inventory ID	Unit Name	Model Year	Replacement Value
Existing Inventory - Heavy Apparatus			
41-001	International/Bean Pumper	1941	$ 500
23-028	Seagraves (Parade Unit)	1923	2,500
84-012	E-One Pumper (E-23 Explorers)	1984	120,000
87-075	Ford F-700 Stake Side Utility (OES)	1987	50,000
88-018	E-One Pumper (E-22)	1988	675,000
01-037	Freightliner/Weststates (B-2)	2001	550,000
01-038	American LaFrance Pumper (E-21)	2001	675,000
03-043	E-One Quint (T-1)	2003	1,200,000
04-047	International (WT-1)	2004	90,000
05-049	E-One Pumper (E-3)	2005	675,000
05-050	E-One Pumper (E-4)	2005	675,000
05-051	International/E-1 (B-5)	2005	425,000
08-063	Pierce Pumper (E-2)	2006	675,000
07-059	International/Peirce (B-3)	2007	425,000
07-058	E-One Pumper (E-5)	2007	675,000
08-069	International/Rosenbauer OES 8634	2007	425,000
15-078	Pierce Quint Ladder Truck	2015	1,200,000
Subtotal			$ 8,538,000
Existing Inventory - Light Duty Vehicles			
97-035	Ford Expedition 4X4 (SWAT)	1997	$ 65,000
98-034	Chevy 4X4 P/U (TRU Tow Vehicle)	1998	35,000
98-036	Dodge 4X4 P/U (DC-6301)	1998	38,000
01-039	Ford Taurus	2001	35,000
01-040	Ford Crown Victoria	2001	35,000
03-044	Ford F-150 P/U (Training)	2003	40,000
02-042	Ford F-150 4X4 P/U (Disaster-1)	2003	43,000
04-045	Ford F-150 P/U (Prevention 2)	2004	40,000
04-046	Ford F-150 P/U (EMS-1)	2004	40,000
04-048	Chevrolet 2500 4X4 P/U (Batt-6305)	2004	65,000
06-052	Ford F-350 (Repair-1)	2006	85,000
07-054	Chevy Avalanche	2007	40,000
07-055	Chevy Tahoe	2007	65,000
08-060	Ford F-350 (LA/1 Tow Vehicle)	2008	37,000
08-061	Ford F-250 (Batt-6306)	2008	65,000
08-062	Chevy Suburban (Batt-6307)	2008	65,000
14-073	Polaris Ranger XP (Ranger 5)	2014	15,000
15-076	Ford F-250 4X4 (Batt- 6305)	2015	65,000
15-077	Ford F-250 4X4 (DFC-6301)	2015	65,000
Subtotal			$ 938,000

Source: City of Murrieta.

Appendix Table A.2: Existing Fire Apparatus Inventory Continued

Inventory ID	Unit Name	Model Year		Replacement Value
Existing Inventory - Trailers				
02-041	Wells 2 Axel Trailer (TRU-1)	2002	$	9,500
07-053	Az-Tex 2 Axel Trailer (Explorers)	2007		9,500
07-056	Wells 2 axel Trailer (Cert-3)	2007		9,500
07-057	Scott/Liberty Light Air (LA/1)	2007		40,000
08-072	Wells 2 axel trailer (Cert-1)	2008		9,500
08-066	Wells 2 axel trailer (Cert-2)	2008		9,500
08-068	Wells 2 axel trailer (Cert-4)	2008		9,500
10-067	Wells 2 axel trailer (Cert-5)	2009		9,500
	Polaris Ranger XP trailer			26,000
Subtotal			$	132,500
Total Value - Existing Inventory			$	9,608,500

Source: City of Murrieta.

Streets, Minor Bridges and Culverts Impact Fee

Table 5.1 calculates the trip rate adjustment factors used to estimate trip demand and allocate fee responsibility. This table will also be used in the traffic signals fee.

Table 5.1: Trip Rate Adjustment Factors

	Primary Trips[1]	Diverted Trips[1]	Total Excluding Pass-by[1]	Average Trip Length[2]	Adjust-ment Factor[3]	ITE Category	Average Daily Trips[4]	Trip Demand Factor[5]
	A	*B*	*C = A + B*	D	*E = C x D*		*F*	*G = E x F*
Residential								
Single Family	86%	11%	97%	7.9	1.11	Single Family Housing (210)	9.57	10.62
Multi-family	86%	11%	97%	7.9	1.11	Apartment (220)	6.65	7.38
Nonresidential								
Commercial	47%	31%	78%	3.6	0.41	Shopping Center (820)	42.94	17.61
Office	77%	19%	96%	8.8	1.22	General Office Building (710)	11.01	13.43
Industrial	79%	19%	98%	9.0	1.28	General Heavy Industrial (120)	1.50	1.92

[1] Percent of total trips. Primary trips are trips with no midway stops, or "links". Diverted trips are linked trips whose distance adds at least one mile to the primary trip. Pass-by trips are links that do not add more than one mile to the total trip.

[2] In miles.

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

[4] Trips per dwelling unit or per employee.

[5] The trip demand factor is the product of the trip adjustment factor and the average daily trips.

Sources: San Diego Association of Governments, Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, July 1998; Institute of Traffic Engineers, Trip Generation, 8th Edition; Willdan Financial Services.

Table 5.2 estimates trip demand in 2015 and 2035. The trip demand factor from Table 5.1 is multiplied by estimates of existing and future development from Table 2.1 to determine existing and future demand for traffic facilities. This table will also be used in the traffic signals fee.

Table 5.2: Land Use Scenario and Total Trips

Land Use	Trip Demand Factor	2015 Units / 1,000 SF	2015 Trips	Growth 2015 to 2035 Units / 1,000 SF	Growth 2015 to 2035 Trips	Total - 2035 Units / 1,000 SF	Total - 2035 Trips
Residential							
Single Family	10.62	28,100	298,422	6,400	67,968	34,500	366,390
Multi-family	7.38	7,700	56,826	1,800	13,284	9,500	70,110
Subtotal		35,800	355,248	8,200	81,252	44,000	436,500
Nonresidential							
Commercial	17.61	5,573	98,145	14,064	247,669	19,637	345,814
Office	13.43	5,868	78,807	22,001	295,475	27,869	374,282
Industrial	1.92	2,536	4,868	(1,037)	(1,991)	1,498	2,877
Subtotal		13,977	181,820	35,028	541,153	49,005	722,973
Total			537,068		622,405		1,159,473
			46%		54%		100%

Sources: Tables 2.1 and 5.1; Willdan Financial Services

Table 5.3 displays existing and future level of service for the Streets, Minor Bridges & Culverts Impact Fee projects.

Table 5.3: Existing and Future Roadway Segment LOS

		Existing Conditions (2013)					Future Conditions (2035)					Allocation
Project	Roadway	Classification	No. of Lanes	Existing V/C	Existing LOS	Bike Lane	Future	No. of Lanes	Future V/C	Future LOS	Bike Lane	To New Development
ST-07 - A-B	Jefferson Avenue	Secondary	2	0.86	D	Class II	Arterial	6	1.01	F	Class II	100%
ST-07 - C	Jefferson Avenue	Arterial	3	0.86	D	Class II	Arterial	6	1.01	F	Class II	100%
ST-07 - D	Jefferson Avenue	Arterial	2	0.77	C	-	Arterial	6	0.73	C	Class II	100%
ST-08 - A	Jefferson Avenue	Arterial	2	0.22	A	Class II	Arterial	6	0.40	A	Class II	100%
ST-08 - B-C	Jefferson Avenue	Arterial	2	0.22	A	-	Arterial	6	0.50	A	Class II	100%
ST-14 - C	Murrieta Hot Springs Rd	Multi-Modal TC	4	1.11	F	-	Arterial	6	1.23	F	Class II	100%
ST-15 - B	Washington Avenue	---	4	0.38	A	-	Secondary	4	0.36	A	Class II	100%
ST-15 - D	Washington Avenue	---	3	0.49	A	Class II	Secondary	4	0.48	A	Class II	100%
ST-15 - E	Washington Avenue	---	3	0.49	A	Class II	Secondary	4	0.48	A	Class II	100%
ST-15 - G	Washington Avenue	---	4	0.55	A	-	Secondary	4	0.56	A	Class II	100%
ST-15 - L	Washington Avenue	---	-	-	-	-	Collector	2	0.11	A	MP Trail	54%
ST-16 - A	Washington Avenue	Industrial Collector	2	0.05	A	-	Industrial Collector	2	0.25	A	MP Trail	100%
ST-16 - B	Washington Avenue	Industrial Collector	-	-	-	-	Industrial Collector	2	0.10	A	MP Trail	100%
ST 17/18 - A	Guava Street	---	2	0.02	A	-	Major	4	0.46	A	Class II	100%
ST 17/18 - E	Guava Street	---	2	0.09	A	-	Collector	2	0.49	A	Class II	100%
ST-19 - A- B	Adams Avenue		2	0.18	A	-	Secondary	4	0.13	A	-	100%
ST-20 - A	Ivy Street	Major	2	0.73	C	-	Major	4	0.41	A	Class II	54%
ST-20 - B	Ivy Street		2	0.33	A	-	Major	4	0.26	A	Class II	100%
ST-26 - A	Kalmia Street	Collector	2	1.18	F	-	Collector	2	0.63	B	Class II / MP Trail	100%
ST-27/28 - A	Kalmia Street	Major	3	0.99	E	-	Arterial	6	0.91	E	Class II	100%
ST-27/28 - B	Kalmia Street	Major	3	1.26	F	-	Major	4	0.83	D	Class II	54%
ST-29 - A	Lemon Street	Secondary	2	0.32	A	-	Secondary	4	0.16	A	Class II	100%
ST-30 - A	Nutmeg Street	Secondary	2	0.44	A	-	Secondary	4	0.77	C	Class II	100%
ST-31 - A-B	Nutmeg Street	Secondary	2	0.45	A	-	Secondary	4	0.49	A	Class II	100%

Source: Kimley Horn and Associates.

Table 5.3: Existing and Future Roadway Segment LOS (Continued)

Project	Roadway	Existing Conditions (2013) Existing Classification	No. of Lanes	Existing V/C	Existing LOS	Bike Lane	Future Conditions (2035) Future Classification	No. of Lanes	Future V/C	Future LOS	Bike Lane	Allocation To New Development
ST-33 - B	Monroe Avenue	Major	-	-	-	-	Major	4	0.67	B	Class II	100%
ST-35 - A	Jackson Avenue	Collector	3	0.51	A	-	Secondary	4	0.39	A	Class II	100%
ST-36 - A	Whitewood Road	Major	-	-	-	-	Major	4	0.62	B	MP Trail	100%
ST-40/41 - A	McElwain Road	Secondary	2			-	Secondary	4	-	-	Class II	54%
ST-40/41 - B	McElwain Road	Secondary	3			-	Secondary	4	0.77	C	Class II	54%
ST-42 - A	Linnel Lane	Secondary	2			-	Secondary	4	0.93	E	Class II	54%
ST-42 - B	Lee Lane	Secondary	-	-	-	-	Secondary	4	0.57	A	-	100%
ST-46 - B	Whitewood Road	Major	3	0.24	A	Class II	Major	4	0.79	C	MP Trail	100%
ST-46/47 - A	New Antelope Road	---	-	-	-	-	Major	4	1.06	F	Class II	100%
ST-48 - A	Baxter Road	---	-	-	-	-	Secondary	4	0.01	A	MP Trail	100%
ST-49 - A	I-215 & Keller Road Interchange	---	-	-	-	-	Interchange	-	-	-	-	54%
ST-50 - A	Elm Street	Major	2	0.19	A	-	Major	4	0.53	A	Class II	100%
ST-51 - A	Madison Avenue	Major	2	0.26	A	-	Major	4	0.11	A	Class II	100%
ST-51 - B	Madison Avenue	---	-	-	-	-			0.14	A	Class II	100%
ST-51 - C	Madison Avenue	Major	2	0.26	A	-			0.53	A	Class II	54%
ST-52 - A	Monroe Avenue	---	-	-	-	-	Major	4	0.06	A	Class II	100%
ST-54 - A	Murrieta Hot Springs Road	Arterial	4	0.59	A	-	Urban Arterial	6	0.86	D	Class II	100%
ST-55 - A	Murrieta Hot Springs Road	---	-	-	-	-	Arterial	6	0.09	A	Class II	100%
ST-56 - A	Date Street	---	-	-	-	-	Major	4	0.58	A	Class II	100%
ST-57 - A	Hayes Avenue	Collector	2	0.05	A	-	Collector	2	0.59	A	MP Trail	100%
ST-58 - A	Douglas Avenue	Collector	2	0.1	A	-	Collector	2	0.22	A	-	100%
ST-59 - A	Fig Street	---	-	-	-	-	Industrial Collector	2	0.34	A	-	100%
ST-60 - A	Larchmont Lane	---	-	-	-	-	Industrial Collector	2	0.50	A	-	100%

Source: Kimley Horn and Associates.

Table 5.3: Existing and Future Roadway Segment LOS (Continued)

Project	Roadway	Existing Conditions (2013) Existing Classification	No. of Lanes	Existing V/C	Existing LOS	Bike Lane	Future Conditions (2035) Future Classification	No. of Lanes	Future V/C	Future LOS	Bike Lane	Allocation To New Development
ST-61 - A	Clinton Keith Road	---	-	-	-	-	Arterial	6	1.11	F	MP Trail	100%
ST-62 - A	SR 79	Expressway	4	0.55	A	Class II	Expressway	6	0.31	A	Class II	100%
ST-62 - B	SR 79	Expressway	4	0.55	A	Class II	Expressway	6	1.15	F	Class II	100%
ST-64 - A	Porth Road	---	-	-	-	-	Collector	2			-	54%
ST-65 - A	Liberty Road	---	-	-	-	-	Collector	2	0.30	A	-	100%
ST-66 - A	Antelope	Industrial Collector	2			-	Industrial Collector	2	0.41	A	-	54%
ST-67 - A	Keller Road	Arterial	3			Class II	Arterial	6	0.79	C	Class II, MP Trail	54%
ST-68 - A	Mitchell Road	---	-	-	-	-	Secondary	4	0.47	A	-	100%
ST-69 - A	Gateway Road	---	-	-	-	-	Collector	2	0.40	A	-	100%
ST-70 - A	Adams Avenue	Collector	2	0.52	A	Class II	Collector	2	1.01	F	Class II	100%
ST-71 - A	Hawthorne	---	-	-	-	-	Collector	2	0.12	A	Class II	100%
ST-72 - A	Ivy Street	Collector	2	0.58	A	Class II	Collector	2	0.06	A	Class II	100%
ST-73 - A	Adams Avenue	Collector	2	0.15	A	-	Secondary	4	0.45	A	Class II	100%
ST-74 - A	Elm Street	Secondary	2	0.19	A	-	Secondary	4	0.04	A	-	100%
ST-75 - A	Lemon Street	Secondary	2	0.52	A	-	Secondary	4	0.47	A	Class II	100%
ST-76 - A	Vista Murrieta	---	-	-	-	-	Collector	2	0.12	A	-	100%
ST-78 - A	Fig Street	Industrial Collector	2	0.19	A	-	Industrial Collector	2	0.06	A	-	100%
ST-80 - A	Elm Street	Major	2	0.3	A	-	Major	4	0.08	A	Class II	100%
ST-81 - A	Los Alamos	Collector	2	0.36	A	-	Collector	2	0.28	A	Class II	100%
ST-82 - A	Lincoln	Collector	2	0.3	A	-	Collector	2	0.22	A	Class III	100%

Source: Kimley Horn and Associates.

Table 5.4 displays the cost estimates of the projects included in the Streets, Minor Bridges & Culverts Impact Fee.

Table 5.4: Roadway Segment Facilities Costs

Project	Roadway	Description	Lane Feet	Total Cost	Allocation To New Development	Cost Allocated To New Development
ST-07 - A-B	Jefferson Avenue	Widen 2200 LF on the west side Lemon to N/O Kalmia (A). Widen 1000 LF on the east side N/O Kalmia to Centerpointe (B). Construct additional 23 LF, 4 lane span bridge to cross canal at $575,000.	2,200	$ 5,063,701	100%	$ 5,063,701
ST-07 - C[1]	Jefferson Avenue	Widen 350 LF on the east side Kalmia to canal	350	787,500	100%	787,500
ST-07 - D	Jefferson Avenue	Widen 1700 LF on the east side Lemon to S/O Lily.	1,700	3,838,445	100%	3,838,445
ST-08 - A	Jefferson Avenue	Widen 900 LF on the east side Gateway to City Limits	900	2,190,047	100%	2,190,047
ST-08 - B-C	Jefferson Avenue	Widen 500 LF on the eas side S/O Gateway (B) and 1100 LF on the west side S/O Gateway (C).	1,100	2,676,724	100%	2,676,724
ST-14 - C[1]	Murrieta Hot Springs Rd	Widen 5300 LF on the south side Margartia Rd to Winchester	5,300	10,000,000	100%	10,000,000
ST-15 - B	Washington Avenue	Widen 1000 LF on the east side Nutmeg to S/O N. City Limit. Add two bike lanes and a sidewalk.	1,000	1,206,328	100%	1,206,328
ST-15 - D	Washington Avenue	Widen 800 LF on the east side Lemon to Davenport (D).	800	1,048,648	100%	1,048,648
ST-15 - E	Washington Avenue	Widen 1700 LF on the east side Fullerton to Magnolia	1,700	2,228,378	100%	2,228,378
ST-15 - G	Washington Avenue	Widen 700 LF on the east side S/O Calle de Oso Oro. Add two bike lanes and a sidewalk.	700	844,430	100%	844,430
ST-15 - L	Washington Avenue	Reconstruct a new 2 lane collector.	2,620	4,945,128	54%	2,670,369

Notes:
-Streetlight and dry utility costs are included in cost/LF. Streetlights are estimated at one streetlight every 250' at $16,000 each, dry utilities are estimated as $40,000 every 2500'.
-The costs for a one lane bridge span is estimated at $6,250/LF.
[1] Cost estimated by the City of Murrieta. Contingencies were added to the initial estimates.

Sources: City of Murrieta; Kimley Horn and Associates.

Table 5.4: Roadway Segment Facilities Costs Continued

Project	Roadway	Description	Lane Feet	Total Cost	Allocation To New Development	Cost Allocated To New Development
ST-16 - A	Washington Avenue	Construct between Elm and Guava at 5280 LF	5,280	$ 9,842,444	100%	$ 9,842,444
ST-16 - B	Washington Avenue	Construct 3900 LF S. City Limit to Elm	3,900	9,062,693	100%	9,062,693
ST 17/18 - A	Guava Street	1320 LF widening on north side and 820 LF widening on south side Jefferson to Monroe	2,280	4,757,748	100%	4,757,748
ST 17/18 - E	Guava Street	Widen 5400 LF Washington to W/O John Wayne	5,400	8,516,159	100%	8,516,159
ST-19 - A- B	Adams Avenue	Widen 1300 LF on the west side Brown to Guava (A) and widen 2800 LF on the east side Guava to Hawthorn (B).	2,800	6,078,134	100%	6,078,134
ST-20 - A[1]	Ivy Street	Widen 1320 LF on the north side Jefferson to Adams	1,320	1,480,000	54%	799,200
ST-20 - B[1]	Ivy Street	Widen 1320 LF on the north side Adams to Washington	1,320	1,480,000	100%	1,480,000
ST-26 - A	Kalmia Street	Widen/Construct 2640 LF W. City Limits to Washington	2,640	4,491,224	100%	4,491,224
ST-27/28 - A[1]	Kalmia Street	Widen 690 LF on the north side Village Walk to Jefferson which includes narrowing travel lanes, relocating the median, and constructing a through lane and SW.	690	1,352,500	100%	1,352,500
ST-27/28 - B	Kalmia Street	Widen 2200 LF on the northside W/O Jefferson to Washington	2,200	3,767,350	54%	2,034,369
ST-29 - A	Lemon Street	Widen 2000 LF on the north side of Washington to E/O Hayes.	2,000	3,440,458	100%	3,440,458
ST-30 - A	Nutmeg Street	Widen appx 480 LF along bridge on Calle de Oso Oro. Construct additional two lane span bridge at $6M.	480	6,825,710	100%	6,825,710
ST-31 - A-B	Nutmeg Street	Widen 1700 LF on the south side Washington to Adams (A) and widen 700 LF on the north side W/O Adams to Washington (B).	1,700	2,924,389	100%	2,924,389

Notes:

-Streetlight and dry utility costs are included in cost/LF. Streetlights are estimated at one streetlight every 250' at $16,000 each, dry utilities are estimated as $40,000 every 2500'.

-The costs for a one lane bridge span is estimated at $6,250/LF.

[1] Cost estimated by the City of Murrieta. Contingencies w ere added to the initial estimates.

Sources: City of Murrieta; Kimley Horn and Associates.

Table 5.4: Roadway Segment Facilities Costs Continued

Project	Roadway	Description	Lane Feet	Total Cost	Allocation To New Development	Cost Allocated To New Development
ST-33 - B	Monroe Avenue	Construct 3800 LF Los Almos to Murrieta Hot Springs.	3,800	$ 9,518,640	100%	$ 9,518,640
ST-35 - A	Jackson Avenue	Widen 1300 LF on the east side Nutmeg St to S/O Robards	1,300	1,704,053	100%	1,704,053
ST-36 - A	Whitewood Road	Construct 4600 LF Jackson to Murrieta Hot Springs	4,600	8,733,923	100%	8,733,923
ST-40/41 - A	McElwain Road	Widen/Construct 3000 LF Linnel Ln to N. City Limit	3,000	6,241,967	54%	3,370,662
ST-40/41 - B	McElwain Road	Construct 650 LF S/O Linnel Ln on west side	650	852,027	54%	460,094
ST-42 - A	Linnel Lane	Widen 1100 LF on the north side W/O I-215	1,100	1,892,252	54%	1,021,816
ST-42 - B	Lee Lane	Construct 2640 LF of new roadway on the north side Menifee to Whitewood	2,640	5,730,812	100%	5,730,812
ST-46 - B	Whitewood Road	Widen 4800 LF on the east side Hunter to Clinton Keith	4,800	2,500,000	100%	2,500,000
ST-46/47 - A	New Antelope Road	Construct appx 16000 LF of New Antelope Rd Clinton Keith to Scott. Construct new signal at Clinton Keith (Intersection #21).	16,000	40,078,485	100%	40,078,485
ST-48 - A	Baxter Road	Widen/Construct 2600 LF on the south side Whitewood to Menifee (E. City Limit)	2,600	6,512,754	100%	6,512,754
ST-49 - A	& Keller Road Interch	Construct interchange	-	25,000,000	54%	13,500,000
ST-50 - A	Elm Street	Jefferson Avenue to Monroe Avenue	2,100	4,382,136	100%	4,382,136

Notes:

-Streetlight and dry utility costs are included in cost/LF. Streetlights are estimated at one streetlight every 250' at $16,000 each, dry utilities are estimated as $40,000 every 2500'.

-The costs for a one lane bridge span is estimated at $6,250/LF.

[1] Cost estimated by the City of Murrieta. Contingencies were added to the initial estimates.

Sources: City of Murrieta; Kimley Horn and Associates.

Table 5.4: Roadway Segment Facilities Costs Continued

Project	Roadway	Description	Lane Feet	Total Cost	Allocation To New Development	Cost Allocated To New Development
ST-51 - A	Madison Avenue	Nick Ln to Date St	1,290	$ 2,691,884	100%	$ 2,691,884
ST-51 - B	Madison Avenue	Golden Gate Cir to Nick Ln	700	1,753,434	100%	1,753,434
ST-51 - C	Madison Avenue	Murrieta Hot Springs Rd to Golden Gate Cir	5,830	14,603,598	54%	7,885,943
ST-52 - A	Monroe Avenue	Guava St to Larchmont	4,000	10,019,621	100%	10,019,621
ST-54 - A	urrieta Hot Springs Ro	Madison Ave to Jefferson Ave	1,320	1,823,821	100%	1,823,821
ST-55 - A	urrieta Hot Springs Ro	Jefferson Ave to Adams Ave	1,320	3,974,032	100%	3,974,032
ST-56 - A	Date Street	Winchester Creek Rd to Murrieta Hot Springs Rd	1,320	3,306,475	100%	3,306,475
ST-57 - A	Hayes Avenue	Kalmia St to Guava St	8,000	12,616,531	100%	12,616,531
ST-58 - A	Douglas Avenue	Guava St to Elm St	5,280	8,326,911	100%	8,326,911
ST-59 - A	Fig Street	Jefferson Ave to Monroe Avenue	2,400	5,577,042	100%	5,577,042
ST-60 - A	Larchmont Lane	Jefferson Ave to Monroe	2,100	4,879,911	100%	4,879,911
ST-61 - A	Clinton Keith Road	Whitewood Rd to Arendt Ln along Regency frontage	1,320	5,227,000	100%	5,227,000
ST-62 - A	SR 79	Max Gillis Blvd to Benton Rd	2,900	1,575,921	100%	1,575,921
ST-62 - B	SR 79	Benton Rd to Briggs Rd	900	489,079	100%	489,079
ST-64 - A	Porth Road	Liberty Rd to Clinton Keith	2,700	5,096,124	54%	2,751,907
ST-65 - A	Liberty Road	Porth Rd to City Limit	1,320	2,491,438	100%	2,491,438
ST-66 - A	Antelope	Stepp Rd to Brians Way	7,000	11,039,465	54%	5,961,311
ST-67 - A	Keller Road	I-215 to Menifee Rd	1,700	2,943,517	54%	1,589,499
ST-68 - A	Mitchell Road	McElwain to Clinton Keith	2,300	4,992,753	100%	4,992,753
ST-69 - A	Gateway Road	Jefferson to City Limit	650	1,226,845	100%	1,226,845
ST-70 - A	Adams Avenue	Lemon to Kalmia	2,640	4,163,455	100%	4,163,455
ST-71 - A	Hawthorne	Adams to Washington	1,320	2,491,438	100%	2,491,438
ST-72 - A	Ivy Street	Washington to Hayes	1,900	2,996,426	100%	2,996,426
ST-73 - A	Adams Avenue	Guava St to Cherry	9,300	10,000,000	100%	10,000,000
ST-74 - A	Elm Street	Washington to Douglas	1,320	2,270,702	100%	2,270,702
ST-75 - A	Lemon Street	Washington to Jefferson	2,640	4,541,405	100%	4,541,405
ST-76 - A	Vista Murrieta	Los Alamos to Monroe	2,900	5,473,615	100%	5,473,615
ST-78 - A	Fig Street	Adams to Jefferson	700	1,304,870	100%	1,304,870
ST-80 - A	Elm Street	Adams to Jefferson	1,300	2,712,751	100%	2,712,751
ST-81 - A	Los Alamos	Via Santee to Ruth Ellen	900	1,419,360	100%	1,419,360
ST-82 - A	Lincoln	Juniper to Los Alamos	1,000	1,577,066	100%	1,577,066
Total				$ 355,601,677		$319,785,420

Notes:

Streetlight and dry utility costs are included in cost/LF. Streetlights are estimated at one streetlight every 250' at $16,000 each, dry utilities are estimated as $40,000 every 2500'.

The costs for a one lane bridge span is estimated at $6,250/LF.

[1] Cost estimated by the City of Murrieta. Contingencies were added to the initial estimates.

Sources: City of Murrieta; Kimley Horn and Associates.

In **Table 5.5** the net cost of the planned facilities allocated to new development is divided by the growth in trips to determine the cost per trip.

Table 5.5: Cost per Trip to Accommodate Growth

	Project Costs
Fee Program Share of Planned Facilities Costs	$ 319,785,420
Less Existing Fund Balance	(4,749,774)
Net Costs	$ 315,035,646
Growth in Daily Trips	622,405
Cost per Trip	$ 506

Sources: Tables 5.2 and 5.4; Willdan Financial Services.

Table 5.6 multiplies the cost per trip from Table 5.5 by the trip demand factors in Table 5.1 to calculate a fee per land use.

Table 5.6: Streets, Minor Bridges & Culverts Impact Fee

	A	*B*	*C = A x B*	*D = C x 0.02*	*E = C + D*	*E / 1,000*
Land Use	**Cost Per Trip**	**Trip Demand Factor**	**Base Fee[1]**	**Admin Charge[1, 2]**	**Total Fee[1]**	**Fee per Sq. Ft.**
Residential						
Single Family	$ 506	10.62	$ 5,374	$ 107	$ 5,481	
Multi-family	506	7.38	3,734	75	3,809	
Nonresidential						
Commercial	$ 506	17.61	$ 8,911	$ 178	$ 9,089	$ 9.09
Office	506	13.43	6,796	136	6,932	6.93
Industrial	506	1.92	972	19	991	0.99

[1] Persons per dwelling unit or per 1,000 square feet of nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 5.1 and 5.5; Willdan Financial Services.

Traffic Signal Fee

Table 6.1 displays the level of service (LOS) data for the projects included in the traffic signal fee.

Table 6.1: Traffic Signal and Intersection Level of Service (LOS)

		Existing Conditions					2035 No Improvement				2035 + Recommended Improvement					Allocation
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			AM Peak Hour		PM Peak Hour		to
GP Int No.	Intersections	Control	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Control	Delay (s/veh)	LOS	Delay (s/veh)	LOS	New Development
9	New Antelope Rd / Baxter Rd	Signal	-	-	-	-	25.2	C	89.2	F	Signal	-	-	-	-	100%
14	New Antelope Rd / Linnel Lane	TWSC	-	-	-	-	22.1	C	28.5	C	Signal	21.4	C	23.4	C	100%
15	Whitewood Rd / Linnel Lane	Signal	-	-	-	-	26.0	C	43.7	D	Signal	24.6	C	38.7	D	100%
21	Clinton Keith Rd / New Antelope Rd	TWSC	-	-	-	-	5.1	A	4.5	A	Signal	-	-	-	-	100%
22	Whitewood Rd / Clinton Keith Rd	Signal	10.5	B	13.4	B	145.9	F	121.7	F	Signal	-	-	-	-	100%
25	Winchester Rd (SR-79) / Clinton Keith Rd	Signal	14.4	B	21.2	C	38.8	D	53.7	D	Signal	-	-	-	-	100%
27	Monroe Ave / Los Alamos Rd	Signal	15	B	12.4	B	24.5	C	27.5	C	Signal	-	-	-	-	100%
28	Jefferson Ave / Murrieta Hot Springs Rd	Signal	21.2	C	20.7	C	133.3	F	206.4	F	Signal	56.1	E	115.8	F	100%
29	Madison Ave / Murrieta Hot Springs Rd	Signal	25.3	C	34.2	C	26.6	C	129.6	F	Signal	23.5	C	51.1	D	100%
31	I-15 NB Off Ramp / Murrieta Hot Springs Rd	Signal	11.8	B	15.3	B	5.7	A	7.9	A	Ramp	-	-	-	-	54%
36	French Valley - Date St / Murrieta Hot Springs Rd	DNE	DNE	DNE	DNE	DNE	12.9	B	18.4	B	Signal	-	-	-	-	100%
37	Jefferson Ave / Guava St	Signal	2	A	1.4	A	9.4	A	7.9	A	Signal	-	-	-	-	100%
39	Washington Ave / Calle Del Oso Oro - Nutmeg St	Signal	29.2	C	26.8	C	27.6	C	27.5	C	Signal	-	-	-	-	100%
41	Jefferson Ave / Nutmeg St	Signal	13.2	B	12.9	B	51.1	D	36.0	D	Signal	-	-	-	-	100%
42	Jefferson Ave / Magnolia St	AWSC	18.2	C	21.2	C	10.7	B	9.4	A	Signal	-	-	-	-	54%
43	Jefferson Ave / Lemon St	Signal	10.9	B	6.6	A	28.2	C	18.3	B	Signal	-	-	-	-	100%
44	Jefferson Ave / Kalmia St	Signal	26.2	C	26.7	C	59.3	E	159.9	F	Signal	60.3	E	158.5	F	100%
49	Monroe Ave / Murrieta Hot Springs Rd	TWSC	15.8	C	23.8	C	8.0	A	16.2	B	Signal	-	-	-	-	54%
57	Whitewood Rd / Murrieta Hot Springs Rd	Signal	12.6	B	9.7	A	28.3	C	88.7	F	Signal	28.4	C	51.6	D	100%
58	Adams Ave / Guava St	AWSC	8.6	A	9.3	A	12.2	B	143.0	B	Signal	-	-	-	-	100%
60	Linnel Rd Ext (Mitchell Rd) / Clinton Keith Rd	Signal	14.5	B	5.8	A	20.4	C	120.7	F	Signal	18.7	B	29.6	C	100%
	Washington Ave / Lemon St	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Jackson Ave / Nutmeg St	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Adams St / Kalmia St	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Adams St / Ivy St	AWSC	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Jefferson Ave / Elm St	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Hayes Ave / De Luz Rd - Guava St	TWSC	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Madison Ave / Elm St	AWSC	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Clinton Keith Rd / McElwain Rd	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Linnel Ln / McElwain Rd	AWSC	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Jefferson Ave / Fig St	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Madison Ave / Fig St	AWSC	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Jefferson Ave / Centerpointe Ct	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Washington Ave / Fullerton Rd	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Villagewalk / Centerpointe Ct	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Villagewalk / Kalmia Rd	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%
	Murrieta Hot Springs Rd / Via Princessa E	Signal	-	-	-	-	-	-	-	-	Signal	-	-	-	-	54%

DNE - Indicates intersections that do not exist.

Source: Kimley Horn and Associates.

Table 6.2 displays the cost estimates for the traffic signal improvement projects.

Table 6.2: Traffic Signal and Intersection - Improvement Costs

GP Int No.	Intersection	Estimated Construction Costs	Project Specifications and Engineering (PS+E) for Design (15%)	Traffic Control (5%)	Stormwater Management (5%)	Contingencies (15%)	Grand Total	Allocation to New Development	Total Cost Allocated to New Development
9	New Antelope Rd / Baxter Rd	$ 2,756,250	$ 413,438	$ 137,813	$ 137,813	$ 413,438	$ 3,858,750	100%	$ 3,858,750
14	New Antelope Rd / Linnel Lane	3,612,500	541,875	180,625	180,625	541,875	5,057,500	100%	5,057,500
15	Whitewood Rd / Linnel Lane	1,622,750	243,413	81,138	81,138	243,413	2,271,850	100%	2,271,850
21	Clinton Keith Rd / New Antelope Rd	1,556,250	233,438	77,813	77,813	233,438	2,178,750	100%	2,178,750
22	Whitewood Rd / Clinton Keith Rd	2,620,250	393,038	131,013	131,013	393,038	3,668,350	100%	3,668,350
25	Winchester Rd (SR-79) / Clinton Keith Rd	3,215,000	482,250	160,750	160,750	482,250	4,501,000	100%	4,501,000
27	Monroe Ave / Los Alamos Rd	1,456,250	218,438	72,813	72,813	218,438	2,038,750	100%	2,038,750
28	Jefferson Ave / Murrieta Hot Springs Rd	3,309,250	496,388	165,463	165,463	496,388	4,632,950	100%	4,632,950
29	Madison Ave / Murrieta Hot Springs Rd	250,000	37,500	12,500	12,500	37,500	350,000	100%	350,000
31	I-15 NB Off Ramp / Murrieta Hot Springs Rd	2,000,000	300,000	100,000	100,000	300,000	2,800,000	54%	1,512,000
36	French Valley - Date St / Murrieta Hot Springs Rd	1,556,250	233,438	77,813	77,813	233,438	2,178,750	100%	2,178,750
37	Jefferson Ave / Guava St	500,000	75,000	25,000	25,000	75,000	700,000	100%	700,000
39	Washington Ave / Calle Del Oso Oro - Nutmeg St	750,000	112,500	37,500	37,500	112,500	1,050,000	100%	1,050,000
41	Jefferson Ave / Nutmeg St	901,000	135,150	45,050	45,050	135,150	1,261,400	100%	1,261,400
42	Jefferson Ave / Magnolia St	1,601,000	240,150	80,050	80,050	240,150	2,241,400	54%	1,210,356
43	Jefferson Ave / Lemon St	1,088,500	163,275	54,425	54,425	163,275	1,523,900	100%	1,523,900
44	Jefferson Ave / Kalmia St	750,000	112,500	37,500	37,500	112,500	1,050,000	100%	1,050,000
49	Monroe Ave / Murrieta Hot Springs Rd	2,058,000	308,700	102,900	102,900	308,700	2,881,200	54%	1,555,848
57	Whitewood Rd / Murrieta Hot Springs Rd	751,750	112,763	37,588	37,588	112,763	1,052,450	100%	1,052,450
58	Adams Ave / Guava St	1,170,000	175,500	58,500	58,500	175,500	1,638,000	100%	1,638,000
60	Linnel Rd Ext (Mitchell Rd) / Clinton Keith Rd	1,622,750	243,413	81,138	81,138	243,413	2,271,850	100%	2,271,850
	Washington Ave / Lemon St	1,000,000	150,000	50,000	50,000	150,000	1,400,000	54%	756,000
	Jackson Ave / Nutmeg St	500,000	75,000	25,000	25,000	75,000	700,000	54%	378,000
	Adams St / Kalmia St	750,000	112,500	37,500	37,500	112,500	1,050,000	54%	567,000

Notes: All costs in current 2013 dollars.

Cost Assumptions:

Left Hand Turn Lane: $350,000

Right Hand Turn Lane: $250,000

New Signal: $350,000

Signal Modification (e.g., adding a phase) : $250,000

Source: Kimley Horn Associates.

Table 6.2: Traffic Signal and Intersection - Improvement Costs Continued

GP Int No.	Intersection	Estimated Construction Costs	Project Specifications and Engineering (PS+E) for Design (15%)	Traffic Control (5%)	Stormwater Management (5%)	Contingencies (15%)	Grand Total	Allocation to New Development	Total Cost Allocated to New Development
	Adams St / Ivy St	$ 750,000	$ 112,500	$ 37,500	$ 37,500	$ 112,500	$ 1,050,000	54%	$ 567,000
	Jefferson Ave / Elm St	1,100,000	165,000	55,000	55,000	165,000	1,540,000	54%	831,600
	Hayes Ave / De Luz Rd - Guava St	1,472,750	220,913	73,638	73,638	220,913	2,061,850	54%	1,113,399
	Madison Ave / Elm St	2,357,000	353,550	117,850	117,850	353,550	3,299,800	54%	1,781,892
	Clinton Keith Rd / McElwain Rd	1,260,000	189,000	63,000	63,000	189,000	1,764,000	54%	952,560
	Linnel Ln / McElwain Rd	2,132,750	319,913	106,638	106,638	319,913	2,985,850	54%	1,612,359
	Jefferson Ave / Fig St	1,161,000	174,150	58,050	58,050	174,150	1,625,400	54%	877,716
	Madison Ave / Fig St	2,594,000	389,100	129,700	129,700	389,100	3,631,600	54%	1,961,064
	Jefferson Ave / Centerpointe Ct	701,750	105,263	35,088	35,088	105,263	982,450	54%	530,523
	Washington Ave / Fullerton Rd	811,000	121,650	40,550	40,550	121,650	1,135,400	54%	613,116
	Villagewalk / Centerpointe Ct	998,500	149,775	49,925	49,925	149,775	1,397,900	54%	754,866
	Villagewalk / Kalmia Rd	998,500	149,775	49,925	49,925	149,775	1,397,900	54%	754,866
	Murrieta Hot Springs Rd / Via Princessa E	901,000	135,150	45,050	45,050	135,150	1,261,400	54%	681,156
Total		$54,636,000	$ 8,195,400	$ 2,731,800	$ 2,731,800	$ 8,195,400	$76,490,400		$ 60,295,571

Notes: All costs in current 2013 dollars.

Cost Assumptions:

Left Hand Turn Lane: $350,000

Right Hand Turn Lane: $250,000

New Signal: $350,000

Signal Modification (e.g., adding a phase) : $250,000

Source: Kimley Horn Associates.

In **Table 6.3** the net cost of the planned facilities allocated to new development is divided by the growth in trips to determine the cost per trip.

Table 6.3: Cost per Trip to Accommodate Growth

Fee Program Share of Planned Facilities Costs	$ 60,295,571
Less Existing Fund Balance	(157,854)
Net Costs	$ 60,137,717
Growth in Daily Trips	622,405
Cost per Trip	$ 97

Sources: Tables 5.2 and 6.2; Willdan Financial Services.

Table 6.4 multiplies the cost per trip from Table 6.3 by the trip demand factors in Table 5.1 to calculate a fee per land use.

Table 6.4: Traffic Signals and Controlers Impact Fee

	A	*B*	*C = A x B*	*D = C x 0.02*	*E = C + D*	*E / 1,000*
Land Use	**Cost Per Trip**	**Trip Demand Factor**	**Base Fee[1]**	**Admin Charge[1, 2]**	**Total Fee[1]**	**Fee per Sq. Ft.**
Residential						
Single Family	$ 97	10.62	$ 1,030	$ 21	$ 1,051	
Multi-family	97	7.38	716	14	730	
Nonresidential						
Commercial	$ 97	17.61	$ 1,708	$ 34	$ 1,742	$ 1.74
Office	97	13.43	1,303	26	1,329	1.33
Industrial	97	1.92	186	4	190	0.19

[1] Persons per dwelling unit or per 1,000 square feet of nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 5.1 and 6.3; Willdan Financial Services.

Storm Drainage Facilities Fee

Table 7.1 calculates the equivalent demand units for the different land uses included in the study.

Table 7.1: Equivalent Dwelling Units

	DU or KSF per acre[1]	Average Percent Impervious	Equivalent Dwelling Unit (EDU)[2]
Residential			
Single Family	5.00	40%	1.00
Multi-Family	10.00	73%	0.91
Nonresidential			
Commercial	21.78	90%	0.52
Office	41.38	90%	0.27
Industrial	17.42	90%	0.65

[1] Dwelling units for residential and thousand building square feet for non-residential. Density based on estimated development and acreage for each land use type in the *General Plan*. Nonresidential densities are based on floor-area-ratios of 0.5 for commercial, 0.95 for office, and 0.40 for industrial, derived from the ranges in Table 3-18 of the *General Plan Land Use Element.*

[2] EDUs per dwelling unit for residential development and per thousand square feet for nonresidential development.

Sources: *Murrieta General Plan Land Use Element,* Table 3-18. Willdan Financial Services.

Table 7.2 estimates storm drain demand in 2015 and 2035. The EDU factor from Table 7.1 is multiplied by estimates of existing and future development from Table 2.1 to determine existing and future demand for storm drain facilities.

Table 7.2: Storm Drain Facilities Equivalent Dwelling Units

	EDU Factor[1]	Existing (DU/KSF)	Projected Growth (DU/KSF)	Total (DU/KSF)	Existing EDUs	Growth in EDUs	Total
Existing City							
Residential							
Single Family	1.00	28,100	6,400	34,500	28,100	6,400	34,500
Multi-Family	0.91	7,700	1,800	9,500	7,007	1,638	8,645
Subtotal		35,800	8,200	44,000	35,107	8,038	43,145
Nonresidential							
Commercial	0.52	5,573	14,064	19,637	2,898	7,313	10,211
Office	0.27	5,868	22,001	27,869	1,584	5,940	7,524
Industrial	0.65	2,536	(1,037)	1,498	1,648	(674)	974
Subtotal		13,977	35,028	49,005	6,131	12,579	18,709
Total					41,238	20,617	61,854
Share					66.7%	33.3%	

[1] Per dwelling unit (residential) or thousand building square feet (nonresidential).

Sources: Table 2.1 and 7.1; Willdan Financial Services

Table 7.3 displays the costs of storm drain facilities allocated to new development.

Table 7.3: Total Cost of Facilities Needed to Serve New Development

Project Number	Description	Total Cost[1]	Allocation to New Development[2]	Costs Allocated to New Development
SD-01	Construct Storm Drainage Line D	$ 6,998,454	33.33%	$ 2,332,585
SD-11	Construct Storm Drainage Line L	2,436,171	33.33%	811,976
SD-12	Construct Storm Drainage Line L-1	201,784	33.33%	67,255
SD-13	Construct Storm Drainage Line M	592,227	33.33%	197,389
SD-14	Construct Storm Drainage Line M-1	319,901	33.33%	106,623
SD-15	Construct Storm Drainage Line N	1,737,310	33.33%	579,045
SD-16	Construct Storm Drainage N/O Larchmont, Jefferson to Murrieta Creek	1,171,331	33.33%	390,404
SD-17	Construct Storm Drainage N/O Fuex Wa, Jefferson to Murrieta Creek	592,227	33.33%	197,389
SD-19	Construct Storm Drainage Line, Kalmia Street, Historic Murrieta Area	185,703	33.33%	61,895
SD-20	Construct Storm Drainage Line, "B" Street, Historic Murrieta area	146,498	33.33%	48,828
SD-21	Construct Storm Drainage Line, Juniper Street, Historic Murrieta area	-	33.33%	-
SD-22	Construct Storm Drainage Line, Jefferson Street, Historic Murrieta area	108,602	33.33%	36,197
SD-23	Construct Storm Drainage Line, Adams Street, Historic Murrieta area	203,424	33.33%	67,801
SD-25	Construct Storm Drainage Line, Ivy Street, Historic Murrieta area	-	33.33%	-
SD-26	Construct Storm Drainage Line, New Clay Street, Historic Murrieta area	188,824	33.33%	62,935
SD-27	Storm Drainage Master Plan	500,000	33.33%	166,650
8059	Guava: Jefferson to Murrieta Creek Road	208,398	33.33%	69,459
8157	Line D and D1-Madison to Jefferson	30,246	33.33%	10,081
8202	Line E Storm Drain	74,725	33.33%	24,906
8345	Murrieta Creek Design	268,461	33.33%	89,478
10016	Development Impact Fee Nexus Study	4,900	33.33%	1,633
N/A	Line F at Murrieta Creek	1,940,000	33.33%	646,602
N/A	Construct Line G - Adams to Murrieta Creek	2,000,000	33.33%	666,600
SD-18	Construct Murrieta Creek Flood Control Channel	10,000,000	33.33%	3,333,000
Total		$ 29,909,187		$ 9,968,732
(Less Existing Fund Balances)				$ (3,209,954)
Net Cost of Planned Facilities (Including Murrieta Creek)				$ 6,758,778

[1] Projects numbers beginning with "SD-" have been adjusted for inflation from August 1998 to November 2015, using Engineering News Record's Building Cost Index, with the exception of SD-27.

[2] Allocation is consistent with 1998 storm drain impact fee analysis.

Sources: City of Murrieta; Engineering News Record; Willdan Financial Services.

Table 7.4 divides the new planned facility costs by the growth in EDUs to determine a cost per EDU.

Table 7.4: Storm Drain Planned Facility Standard

Net Cost of Planned Facilities for New Development	$	3,425,778
Growth in EDUs		20,617
Cost per EDU	$	166

Sources: Tables 7.2 and 7.3; Willdan Financial Services.

Table 7.5 multiples the cost per EDU by the EDU factors in Table 7.1 to determine a fee per dwelling unit or per 1,000 square feet of nonresidential space.

Table 7.5: Storm Drainage Facilities Impact Fee

	A	*B*	*C = A x B*	*D = C x 0.02*	*E = C + D*	*E / 1,000*
	Cost Per EDU	**EDU Factor**	**Base Fee[1]**	**Admin Charge[1, 2]**	**Total Fee[1]**	**Fee per Sq. Ft.**
Residential						
Single Family	$ 328	1.00	$ 328	$ 7	$ 334	
Multi-family	328	0.91	298	6	304	
Nonresidential						
Commercial	$ 328	0.52	$ 170	$ 3	$ 173	$ 0.17
Office	328	0.27	89	2	90	0.09
Industrial	328	0.65	213	4	217	0.22

[1] Persons per dwelling unit or per 1,000 square feet of nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 7.1 and 7.4; Willdan Financial Services.

General Facilities, Vehicles and Equipment

Table 8.1 displays the existing and future service population for general facilities.

Table 8.1: General Facilities, Vehicles and Equipment Service Population

	Residents	Workers	Service Population
Existing (2015)	112,100	18,100	117,700
New Development (2015-2035)	15,900	110,200	50,100
Total (2035)	128,000	128,300	167,800
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

Table 8.2 displays the general facilities inventory.

Table 8.2: General Facilties Inventory

	Inventory	Unit Cost[1]	Value
Land (acres)			
New City Hall	4.04	$ 280,000	$ 1,131,200
Old City Hall	0.95	280,000	266,000
Los Alamos Hills Office	19.13	280,000	5,356,400
Stretch Form Building	4.31	280,000	1,206,800
Maintenance Yard	6.90	280,000	1,932,000
Subtotal	35.33		$ 9,892,400
Buildings (square feet)			
New City Hall	35,000	$ 285	$ 9,975,000
Old City Hall	13,683	205	2,800,000
Public Works Modular Office	1,440	150	216,000
Shop Bldg	4,284	91	390,000
Storage Shed # 1	640	23	15,000
Storage Shed # 2	640	23	15,000
Equipment Shelter	2,520	36	90,000
Subtotal	58,207		$ 13,501,000
Vehicles (Appendix Table A.3)			$ 2,007,536
Equipment (Appendix Table A.4)			$ 7,070,000
Building Contents			
Old City Hall	n/a	n/a	$ 700,000
Public Works Modular Office	n/a	n/a	40,000
Shop Bldg	n/a	n/a	65,000
Storage Shed # 1	n/a	n/a	10,000
Storage Shed # 2	n/a	n/a	10,000
Equipment Shelter	n/a	n/a	25,000
New City Hall	n/a	n/a	2,000,000
Subtotal	-		$ 2,850,000
Total Value of Existing Facilities			$ 35,320,936

[1] Unit costs are replacement valuations supplied by the City of Murrieta.

Sources: City of Murrieta; Appendix Tables A.1 and A.2, Willdan Financial Services.

Table 8.3 displays the planned general facilities.

Table 8.3: Planned Facilities

	Amount	Units	Unit Cost	Total
Public Works Maintenance Building	10,000	Sq. Ft.	$ 285	$ 2,850,000
North Murrieta Technology Corridor Master Plan			n/a	150,000
Permitting Software				800,000
Subtotal				$ 3,800,000
(Less Existing Fund Balance)				(356,418)
Net Cost of Planned Facilities				$ 3,443,582

Sources: Capital Improvement Plan FY 2013-14 to FY 2017-18, City of Murrieta, California; Willdan Financial Services.

Table 8.4 below shows the calculation of the planned facilities standard (planned facility value / growth in service population). Under the planned facilities standard the fee revenue perfectly matches the cost of planned facilities.

Table 8.4: General Facilities, Vehicles and Equipment Planned Facilities Standard

Net Value of Planned Facilities	$	3,443,582
Service Population Growth (2015 to 2035)		50,100
Cost per Capita	$	69
Facility Standard per Resident	$	69
Facility Standard per Worker[1]		21

[1] Based on a weighing factor of 0.31.

Sources: Tables 8.1, 8.2 and 8.3; City of Murrieta; Willdan Financial Services.

Table 8.5 below shows the maximum justified impact fees resulting from using the planned facilities standard. The City can charge any fee up to this amount. Note that using the planned facilities methodology recovers the exact amount of planned facilities costs identified in Table 8.3.

Table 8.5: General Government Facilities Fee - Planned Facilities Standard

Land Use	*A* Cost Per Capita	*B* Density	*C = A x B* Base Fee[1]	*D = C x 0.02* Admin Charge[1, 2]	*E = C + D* Total Fee[1]	*E / 1,000* Fee per Sq. Ft.
Residential						
Single Family Unit	$ 69	3.42	$ 236	$ 5	$ 241	
Multi-family Unit	69	2.39	165	3	168	
Nonresidential						
Commercial	$ 21	2.39	$ 50	$ 1	$ 51	$ 0.05
Office	21	3.12	66	1	67	0.07
Industrial	21	1.16	24	0	24	0.02

[1] Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 8.4; Willdan Financial Services

Appendix Table A.3: General Government Vehicle Inventory

Description	Department	Replacement Value
1999 Crown Victoria	CH Pool	$ 35,000
2000 Ford Explorer 4WD	CH Pool	45,000
2001 Ford F-150	PW	35,000
2002 Chevrolet 1500	PW	35,000
2002 Ford Diesel Dump Truck	PW	95,000
2003 Ford F-150	B&S	35,000
2003 Ford F-150	B&S	35,000
2003 Ford F-150	CSD	35,000
2003 Ford F-150	PW	35,000
2003 Ford F-150	PW	35,000
2003 Ford F-150	PW	35,000
2003 Ford F-150	PW	35,000
2003 Ford F-150	PW	35,000
2004 Ford F-150	B&S	35,000
2004 Ford F-150	CSD	35,000
2004 Ford F-150	CSD	35,000
2004 Ford F-150	CSD	35,000
2004 Ford F-150	PW	35,000
2005 Chevy1500 Extended Cab	PW	35,000
2005 Dodge 1500 Pickup	B&S	35,000
2005 Dodge 1500 Pickup	B&S	35,000
2005 Dodge 1500 Pickup	B&S	35,000
2005 Dodge 2500	PW	40,000
2005 Global Electric Motor	CSD	9,287
2005 Global Electric Motor	CSD	9,287
2005 Global Electric Motor	IS	9,287
2006 Chevrolet Cargo Van	CSD	42,600
2006 Chevy Trailblazer	B&S	41,075
2006 Ford Ranger	CH Pool	26,100

PW = Public Works
CH POOL = City Hall Pool
B&S = Building and Safety
CSD = Community Services District.

Source: City of Murrieta.

Appendix Table A.3: General Government Vehicle Inventory

Description	Department	Replacement Value
2006 Ford Ranger	CH Pool	26,100
2006 Ford Ranger	CH Pool	26,100
2006 Ford Ranger	CH Pool	26,100
2006 Ford Ranger	CSD	26,100
2006 Ford Ranger	CSD	26,100
2006 Ford Ranger	CSD	26,100
2006 Ford Ranger	PW	26,100
2006 GMC Sierra	PW	35,000
2007 Ford E-350	CSD	50,000
2007 Ford Explorer XLT	CSD	44,050
2007 Ford F-150	CSD	35,000
2007 Ford F-150	PW	35,000
2007 Ford F-750 Dump Truck	PW	103,000
2008 Ford F-150	CSD	35,000
2008 Ford F-150	CSD	35,000
2008 Ford F-150	CSD	35,000
2008 Ford F-150	CSD	35,000
2008 Ford F-150	PW	35,000
2008 Ford F-150	PW	35,000
2009 Ford Escape	CSD	37,575
2009 Ford Escape	CSD	37,575
2009 Ford F-150 4x2 Supercab	CSD	40,000
2009 Ford F-150 4x2 Supercab	CSD	40,000
2009 Ford F-750	PW	110,000
Kubota Tractor with loader	CSD	30,000
Total Value - General Government Vehicles		$ 2,007,536

PW = Public Works
CH POOL = City Hall Pool
B&S = Building and Safety
CSD = Community Services District.

Source: City of Murrieta.

Appendix Table A.4: Equipment Inventory

	Total Cost
Router Enclosure	$ 6,553
ESRI GIS Software	4,899
Blade Enclosure	53,243
HP SAN/EVA4400	26,821
GEOXT 512 W/ Terrasync Pro	6,368
HP BL20PG2 XEON- Server	18,288
SAN Array 100	13,712
ArcSDE 9.0 Software	10,783
HP Server BLadeProliant BL20	6,552
Precision Workstation 670	5,528
Xplore PC Tablet	5,143
Dell Precision Workstation 670	13,520
NEO 2000 Tabe Backup	11,191
Data Repository	29,582
HP ProLiant DL585 Server	54,802
MSA 1000 SAN Starter Kit	14,038
Xplore PC Tablet	6,574
ArcInfo Software	11,176
HP DeskJet Z6100 42" Plotter	9,805
Production Line Tool Set Soft	5,395
Nexan SATABoy Disk Backup	15,427
Backup Software	7,290
1995 Vibration Roller Trailer	14,169
1995 Extend a Hoe Backhoe	60,746
1995 Motor Grader	122,754
Compressor Trailer	9,000
Thermal Imager	13,389
Audio Log Digital Recorder 911	29,318
Computer Aided Dispatch System	206,741
Dispatch Radio Console Pos.	121,258
Pass Thru Evidence Storage	21,681
Movable Shelving Unit	63,528
Electric Door Access System	48,000
CCTV Surveillance Cam Sys	68,330
Tack Trailer	8,000
Auto Extraction Unit+	15,000
Layton H500B Paver	22,095
Auto Extraction Power Unit	6,500
18KVA UPS Battery Backup	25,000
2005 Single Axle Trailer	9,765
Forensic Recovery of Evidence Device	6,614
Movable Shelving Unit	11,586
DSM Lockers Pass Thru	21,682
EOC Mobile Command Post	334,751
2005 Backhoe Loader	59,801
Transmit Combiner	11,818

Source: City of Murrieta.

Appendix Table A.4: Equipment Inventory (Continued)

	Total Cost
Astro-Trac Receiver	$ 22,500
Astro-Trac Reciever	34,254
Netclock GPS Master Clock	8,457
Channel 2 Repeater	10,000
Spectra-Tac Comprato	30,000
Channel 3 Digitac Comparator	16,556
Channel 1 Quantar Repeater	54,000
Channel 3 Quantar Repeater	34,402
Emergency Generator 3456DITA	97,680
Central Electronics Bank Gold	29,924
Central Electronics CardCages	6,765
Gold Series Windows NT Server	5,204
MDB System Message Switch	5,625
MDB Client	28,350
Automatic Vehicle Location	8,985
Looking Glass Dispatch	20,000
Looking Glass Mobile Map	25,970
Looking Glass Crimes	10,000
Cotton Velour Traveler Curtain	5,841
Multi Media-Digital Scanner	12,221
Forensic Computer	6,149
Tactical Blanket	9,300
Auto Extraction Unit DPU3100	17,000
Auto Extraction Unit Engine 3	17,000
Auto Extraction Unit PPU1202	17,000
Tactical Throw Telephone	10,506
CAD Primary	40,000
Light Air Unit	78,000
Waxie 20" 1500 RPM Burnisher	5,390
Grand Piano	15,000
Video Conference Center	106,928
34 Mobile Data Bases	426,514
Dyna Vac Jet N Vac Pumper	44,995
ADT Alarm System	86,881
Alert AM Satelite Radio	111,621
2008 John Deere 310SJ Loader	84,495
Xplore PC Tablet W ArcPad	6,662
Autopulse Platform Resuscitati	92,217
Autopulse Platform Resuscitati	13,435
Portable Co-Oximeter Masimo	38,758
Hydro Tek Pressur Washer	9,013
Portable Computers	35,265
DUI Checkpoint Trailer	30,000
Tic Evolution 5200	8,297

Source: City of Murrieta.

Appendix Table A.4: Equipment Inventory (Continued)

	Total Cost
Road Force Trailer 8x16	$ 6,910
Station 2 Heating & Air Units	16,524
Property & Evidence Shelving	5,175
Dispatch Console #5	5,630
False Alarm Tracking Software	4,849
Falcon's View Park Fencing	23,152
Photo ID Machine/Camera	6,006
Con-Space CSI-2000 Rescue 1	6,419
Uninteruptable Power Supply	24,342
CCTV System-40600 Cal Oaks	13,921
Thermal Imaging Camera 5000	25,860
Fujitsu Scanner	6,331
Universal Fit Test System	10,956
Fire Alarm Sprinkler System	8,375
City Hall Card Access System	9,513
Training Room Epson Projector	5,261
Air Cleaning System Fire Stn	110,449
IP Communications System	871,548
Entry Gate System	8,587
Frequency 858.23750/813.23750	25,000
HP Proliant DL380 Server	17,154
Eagle Pincher Forklift	11,853
Fujitsu M4097D Duplex Scanner	4,854
EVO 500 Thermal Imaging Camera	8,775
CFAB Capital Budget Software	7,500
Xplore Tablet XPL 01-10830	11,067
Panasonic Tuffbook Dual XP	11,974
Fire Station #4 Radio Equip	14,552
Liberty Software	91,590
File Tracking Software	43,737
Fire Station #4 Phone System	13,570
System Expansion Hard Drives	5,926
Media Manager Software	11,881
HP Proliant DL380 - Fire	6,517
Security Gate @ Station 2	29,707
Security Gate @ Station 1	11,307
HP Designjet 820 MFP	19,298
Brake Lathe with Bench	5,398
Pool Cover & Reels	5,142
Closed Circuit TV	37,603
HP Designjet 820 MFP	19,298
TeleStaff Software	12,122
IBM i5 Model 9406-520 CAD	20,144
CAD Software	10,721
Vehicle Exhaust System	9,323
CAD 400 Redundancy	16,971
Smartnet Phone System	16,315
KR Nida Satellite Phone	14,552
Uninteruptable Power System	11,164
Tuffstuff AP4500 4 Station Gym	15,142
3M Detection System Model 8802	23,612
3M RefID Handheld Tracker	6,633
3M Selfcheck System 8410	19,689
3M Selfcheck System 8410	49,473

Source: City of Murrieta.

Appendix Table A.4: Equipment Inventory (Continued)

	Total Cost
Radar Speed Display Trailer	$ 16,031
1520 DC Speed Display Unit	12,133
Optical Library System	18,664
HP DL 380G5 Server	9,107
Team Budget Software	8,700
2007 Wells Cargo Road Force	6,620
Commercial Range	9,198
Tile Concrete Spray Turtle	7,524
IBMx3650 Series Server	11,206
TIC Evolution 5200	8,189
DVR for CCTV	10,909
Fujitsu B&W/Color Scanner	6,460
Holmatro PPU15 Personal Power	20,994
Holmatro DPU31 Pump	8,388
Holmatro 4050 NCT Cutter Core	31,918
Holmatro 4242 Spreader	28,979
Holmatro PPU15 Personal Power	5,249
Holmatro 4242 Spreader	5,737
LaserFiche Standard Server Sin	10,042
Fujitsu 5750C VRS Scanner	7,650
16 Channel DVR Flat Panel Moni	8,494
Cisco 2811 ISR Router	6,127
Midland Tech III Base Station	10,364
Midland Base Tech III Repeater	10,364
EZ6 Jeter Mobile System	95,622
Uninteruptable Power Source	95,898
Tangent Voting System	9,676
Voting Software	28,425
Fiber Optic Connect	65,934
Router & Phone System Station5	18,040
Budget Custom Reports Upgrade	5,175
Portable Aquatic Lift	6,997
Learning Express Software	5,379
Laserfiche Advanced Audit	11,982
Team Budget Planning Report	5,400
Wells Cargo 16x8 Road Force	7,224
Video Investigator 4.0	6,934
Heavy Truck Wheel Lift	40,000
Automotive Car/Truck Lift	8,000
Auto Extraction unit	7,500
Electric Auto Extraction Unit	16,700
HP Scanner Plotter	19,298
Wells 2 Axel Trailer	5,578
2007 Az Tex 2 Axel Trailer	6,620
DUI Trailer-Mighty Mover Tralr	11,000
Solar Speed Limit Sign	14,198

Source: City of Murrieta.

Appendix Table A.4: Equipment Inventory (Continued)

	Total Cost
Fire Supression System	$ 88,985
Centracom Elite Series Console	20,431
Vision Communication Console	27,187
Electric Hydraulic Expander	7,358
Security Cameras-Labor & Matls	12,968
Ingersoll-Rand Asphalt Compact	29,654
Zieman Carrier-Trailer	5,724
Dispatcher Wall Monitor	4,199
Audiolog, Max-Pro 3000	35,840
Library Automatic Doors	7,621
Audio/Visual Equipment FS# 4 Training	9,483
Traffic Management Audio/Video	79,476
Traffic Mgmt Video Server	11,744
IFAS Financial Software	570,054
Intelligent Return plus Library Sorter	256,701
2010 Wells Cargo RF8162	6,888
Auto Scrubber	5,981
Midland VHF Radio	21,161
Dispatch Console #6	47,454
23952.67 - Police Dept AMLP System	23,953
33142.32 - LP15 - Monitor/Defibrillator/Modem	364,566
Upgrade to GeoBlade Platform	10,332
Tactical Camera System	16,598
Network Storage Equipt	15,210
A/C Unit-City Hall's Video Rm	10,500
Remote surveillance unit	5,400
AC Units - Comm Center	32,180
SWAT handheld Unit	8,845
	$ 7,405,176

Source: City of Murrieta.

Open Space - EXCLUDED

Park Facilities

Table 10.1 displays the park facilities service population.

Table 10.1: Parks Service Population

	Residents
Existing (2015)	112,100
Growth (2015 - 2035)	15,900
Total (2035)	128,000

Source: Table 2.1.

Table 10.2 displays the City's existing inventory of parkland.

Table 10.2: Park Land Inventory

	Developed Acreage	Undeveloped Acreage
Neighborhood Parks		
Barratt Park	8.30	-
Firefighters Park	3.21	-
Grizzly Ridge Park	0.50	-
Mapleton Park	9.30	-
Mountain Pride Park	9.64	-
Murrieta Elementary School	4.26	-
Northstar Park	3.08	-
Rancho Acacia Park	10.11	-
Second Avenue Park	-	6.10
Shady Maple Park	4.79	-
Valley Vista Park	6.50	-
Vintage Reserve Park	3.83	-
Subtotal	63.52	6.10
Neighborhood Play Areas		
Antelope Hills Park - Active	5.31	-
Antigua Park	2.26	-
Blackmore Ranch Park	1.14	-
Calle Cipres Park	1.80	-
Calle Estancia Park	2.83	-
Carson Park	0.69	-
Century Park	3.90	-
Creekside Village Green	4.00	-
Crystal Aire Park	1.11	-
Eastgate Park	1.50	-
Echo Canyon Park	3.07	-
Golden Cities/Alderwood[1]	8.00	
Meadowridge Park	4.29	-
Montafino Park	0.76	-
Monte Vista Park	1.06	-
Oak Terrace Park	0.20	-
Oak Tree Park	0.32	-
Palomar Park	1.75	-
Rosewood Park	0.41	-
Springbrook Park	0.29	-
Sycamore Park	2.66	-
Vineyard Park[1]	9.30	
Whitewood Park	1.84	-
Subtotal	58.49	

[1] These parks are conditioned to be built by developers. Will be completed in the near future.

Source: City of Murrieta.

Table 10.2: Park Land Inventory - Continued

	Developed Acreage	Undeveloped Acreage
Citywide Parks		
Los Alamos Hills Sports Park	45.00	40.00
Community Parks		
Alta Murrieta Sports Park	9.76	-
California Oaks Sports Park	19.99	-
Copper Canyon Park	20.94	-
Glen Arbor Park	18.92	-
Hunt Park	4.72	-
Mira Mosa Park	8.10	-
Pond Park	14.59	-
Torrey Pines Park	8.00	-
Subtotal	105.02	-
Special Use Parks		
Equestrian Park	21.27	-
Sykes Ranch Park	2.61	-
Town Square Park	4.22	-
Subtotal	28.10	
Nature Parks		
Antelope Hills Park	-	-
Bear Valley Park 1	20.14	-
Bear Valley Park 2	3.97	-
Cole Canyon Park	140.00	-
Falcon's View Park	14.00	-
Oak Mesa P ark	5.98	-
Warm Springs Park	23.80	-
Subtotal	207.89	-
Total - Existing Parkland	508.02	46.10

Source: City of Murrieta.

Table 10.3 displays the City's inventory of special park facilities.

Table 10.3: Existing Park Facility Inventory

Facility	Inventory	Units	Unit Cost	Total Cost
California Oaks Sports Park Admin & Life Guards Office	640	Sq. Ft.	$ 203	$ 130,000
Park Restrooms	1,728	Sq. Ft.	174	300,000
Shelter	751	Sq. Ft.	40	30,000
Alta Murrieta Sports Park Restroom / Snack Bar	772	Sq. Ft.	194	150,000
Copper Canyon Park Office / Rec Room	2,128	Sq. Ft.	141	300,000
Pump House	1,054	Sq. Ft.	142	150,000
Restroom	404	Sq. Ft.	173	70,000
Trash Enclosure	180	Sq. Ft.	56	10,000
Shelter	260	Sq. Ft.	38	10,000
Los Alamos Sports Park Restroom / Snack Bar # 1	500	Sq. Ft.	190	95,000
Restroom / Snack Bar # 2	500	Sq. Ft.	190	95,000
Restroom / Snack Bar # 3	500	Sq. Ft.	190	95,000
Restrooms	264	Sq. Ft.	189	50,000
Trash Enclosure	180	Sq. Ft.	56	10,000
Trash Enclosure (Mechanical)	620	Sq. Ft.	32	20,000
Los Alamos Sports Park Trash Enclosure # 2	180	Sq. Ft.	56	10,000
Trash Enclosure # 3	180	Sq. Ft.	56	10,000
Shelter	260	Sq. Ft.	38	10,000
Trash Enclosure # 4	180	Sq. Ft.	56	10,000
Trash Enclosure # 5	180	Sq. Ft.	56	10,000
Shelter # 2	260	Sq. Ft.	38	10,000
Los Alamos Sports Park Shelter # 3	2,035	Sq. Ft.	25	50,000
Play Ground Shelter # 1	2,037	Sq. Ft.	25	50,000
Play Ground Shelter # 2	4,225	Sq. Ft.	26	110,000
Trash Enclosure # 6	180	Sq. Ft.	56	10,000
Park Maint. Dept Office	4,517	Sq. Ft.	161	725,000
Storage / Office	2,907	Sq. Ft.	81	235,000
Total Facility Investment				$ 2,755,000
Acres of Parkland				508.02
Cost per Acre				$ 5,423

Source: City of Murrieta.

Table 10.4 displays the cost to acquire and develop parkland in Murrieta.

Table 10.4: Park Facilities Unit Costs

	Cost Per Acre	Share
Land Acquisition	$ 280,000	63%
Park Improvements		
Standard Park Improvements	$ 160,000	
Special Use Facilities	5,000	
Improvements Cost per Acre	$ 165,000	37%
Total Cost per Acre	$ 445,000	63%

Sources: Tables 10.2 and 10.3.

Table 10.5 converts undeveloped parkland to an equivalent amount of developed parkland based on the value of an undeveloped acre of land relative to the value of an improved acre of parkland.

Table 10.5: Undeveloped Parkland Equivalent

Type	Cost per Acre	Acres
Parkland Improved	$ 445,000	
Undeveloped Land	280,000	
Undeveloped Land Costs Percentage of Parkland costs	62.92%	
Undeveloped Acres		46.10
Equivalent Improved Acres		29.01

Sources: Tables 6.2 and 6.3; Willdan Financial Services.

Table 10.6 calculates the City's existing parkland standard per 1,000 capita.

Table 10.6: Existing Parkland Standard

Developed Park Acreage	508.02
Undeveloped Equivalent Improved Acreage	29.01
	537.03
Service Population (2015)	112,100
Existing Standard (Acres per 1,000 Residents)	4.79

Sources: Tables 10.1, 10.2 and 10;5; Willdan Financial Services.

Table 10.7 calculates the amount and value of facilities needed to serve new development at the existing standard. Through buildout, new development will require 76.16 acres totaling approximately $19.9 million.

Table 10.7: Park Facilities to Accommodate New Development

	Calculation	
Parkland		
Facility Standard (acres/1,000 residents)	*A*	4.79
Resident Growth (2015-2035)	*B*	15,900
Facility Needs (acres)	*C = (B / 1,000) x A*	76.16
Less Existing Acres	*D*	(50.00)
Needed Acreage	*E = C - D*	26.16
Average Unit Cost (per acre)	*F*	$ 280,000
Total Cost of Parkland To Serve New Development	*G = E x F*	$ 7,324,800
Improvements		
Facility Standard (acres/1,000 residents)	*A*	4.79
Resident Growth (2015-2035)	*B*	15,900
Facility Needs (acres)	*C = (B / 1,000) x A*	76.16
Average Unit Cost (per acre)	*H*	$ 165,000
Total Cost of Park Improvements To Serve New Development	*I = C x H*	$ 12,566,400
Total Cost of Land and Improvements	***J = G + I***	**$ 19,891,200**

Sources: Tables 10.1, 10.4, and 10.6; City of Murrieta.

Table 10.8 calculates the cost per capita of new parkland facilities.

Table 10.8: Cost Per Capita Standard

	Calculation		
Parkland			
Parkland Investment (per acre)	*A*	$	280,000
Facility Standard (acres per 1,000 residents)	*B*		1.65
Total Cost Per 1,000 capita	*C = A x B*	$	460,700
Cost Per Resident	*D = C / 1,000*	$	461
Improvements			
Parkland Investment (per acre)	*E*	$	165,000
Facility Standard (acres per 1,000 residents)	*B*		4.79
Total Cost Per 1,000 capita	*F = E x B*	$	790,000
Cost Per Resident	*G = F / 1,000)*	$	790

Sources: Tables 10.3, 10.4 and 10.7; Willdan Financial Services.

Table 10.9 displays the park facilities fee schedule.

Table 10.9: Park Facilities Fee Schedule

Land Use	*A* Cost Per Capita	*B* Density	*C = A x B* Base Fee[1]	*D = C x 0.02* Admin Charge[1, 2]	*E = C + D* Total Fee[1]
Single Family					
Parkland	$ 461	3.42	$ 1,576	$ 32	$ 1,607
Improvements	790	3.42	$ 2,702	$ 54	2,756
Total					$ 4,363
Multifamily Family					
Parkland	$ 461	2.39	$ 1,101	$ 22	$ 1,123
Improvements	790	2.39	1,888	38	1,926
Total					$ 3,049

[1] Persons per dwelling unit or per 1,000 square feet of nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 10.8; Willdan Financial Services.

Community Centers

Table 11.1 displays the community centers facilities service population.

Table 11.1: Community Centers Service Population

	Residents
Existing (2015)	112,100
Growth (2015 - 2035)	15,900
Total (2035)	128,000

Source: Table 2.1.

Table 11.2 displays the City's existing inventory of community center facilities.

Table 11.2: Existing Community Centers

	Inventory	Units	Unit Cost[1]	Value
Land				
Community Center	4.72	acres	$ 280,000	$ 1,321,600
Teen Center	3.09	acres	280,000	865,200
Senior Center	2.14	acres	280,000	599,200
Subtotal	9.95	acres		$ 2,786,000
Buildings				
Community Center	8,866	sq. ft.	$ 192	$ 1,700,000
Classrooms	842	sq. ft.	154	130,000
Community Ctr Modular Office	1,440	sq. ft.	110	158,200
Senior Center	9,000	sq. ft.	222	2,000,000
Hay barn, maintenance garage	3,200	sq. ft.	100	320,000
Equestrian Center Building	1,621	sq. ft.	100	162,100
Equestrian Center Building	1,430	sq. ft.	100	143,000
Equestrian Center Building	754	sq. ft.	100	75,400
Subtotal				$ 4,688,700
Total Value - Existing Community Centers				$ 7,474,700

Sources: City of Murrieta; Willdan Financial Services.

Table 11.3 displays the net cost of planned community centers.

Table 11.3: Planned Community Center Facilities

	Amount	Units	Unit Cost	Total
Community Room Addition	9,000	Sq. Ft.	$ 344	$ 3,096,000
Youth Center	6,500	Sq. Ft.	344	2,236,000
Community Center	30,000	Sq. Ft.	344	10,320,000
Aquatic Center (Los Alamos)	Pool / Splash Pad			5,000,000
Subtotal				$ 20,652,000
(Less Existing Fund Balance)				(89,882)
Net Cost of Planned Facilities				$ 20,562,118

Sources: Capital Improvement Plan FY 2013-14 to FY 2017-18, City of Murrieta, California; Willdan Financial Services.

Table 11.4 below shows the calculation of the system standard (existing + future facility value / future service population). Under the system standard the non-fee funding identified must be paid by the planning horizon, or new development has paid too high a fee.

Table 11.4: Community Center Facilities System Standard

Value of Existing Facilities	$ 7,474,700
Cost of Planned Facilities	20,562,118
Total System Value (2035)	$ 28,036,818
Future Service Population (2035)	128,000
Cost Allocation per Capita	$ 219

Sources: Tables 11.1 and 11.2; Willdan Financial Services.

Table 11.5 below shows the maximum justified impact fees resulting from using the system standard. The City can charge any fee up to this amount.

Table 11.5: Community Centers Facilities Fee

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee
Residential					
Single Family	$ 219	3.42	$ 749	$ 15	$ 764
Multi-family	219	2.39	523	10	533

[1] Fee per dw elling unit.

support and (2) impact fee program administrative costs including revenue collection, revenue

Sources: Tables 2.2 and 11.3.

Table 11.6 below shows the fee revenue resulting from using the system standard methodology. Under the system standard, the City must fund the remaining $17.1 million with a funding source other than impact fees, or new development will have paid too high a fee.

Table 11.6: Revenue Projection - System Standard

Cost per Capita	$ 219
Growth in Service Population (2015 - 2035)	15,900
Fee Revenue	$ 3,482,000
Cost of Planned Facilities	20,562,118
Non-Fee Revenue to Be Identified	$ (17,080,118)

Sources: Tables 11.1, 11.3 and 11.4.

Library Facilities

Table 12.1 displays the existing and future library facilities service population.

Table 12.1: Library Facilities Service Population

	Residents
Existing Service Population (2015)	112,100
New Development (2015-2035)	15,900
Total (2035)	128,000

Source:Table 2.1; Willdan Financial Services.

Table 12.2 displays the existing inventory of library facilities.

Table 12.2: Existing Library Facilities

	Inventory	Units	Unit Cost[1]	Value
Existing Library				
Land (acres)	2.64	acres	$ 280,000	$ 739,200
Building	23,375	square feet	-	7,600,000
Mechanical Building	1,581	square feet		185,000
Collection	na	items		3,900,000
Total Value - Existing Library Facilities				$ 12,424,200

[1] Unit costs based on actual construction costs for existing library. Cost per item based on data from similar jurisdictions

[2] Planned increases in collection based on maintaining ratio of building space to items.

Sources: City of Murrieta; Willdan Financial Services.

Table 12.3 displays the existing facility standard per resident for library facilities.

Table 12.3: Library Facilities Existing Standard

Value of Existing Facilities	$	12,424,200
Existing Service Population		112,100
Facility Standard per Resident	$	111

Sources: Tables 12.1 and 12.2; Willdan Financial Services.

Table 12.4 calculates the impact fee revenue needed to maintain the existing standard of library facilities.

Table 12.4: Library Impact Fee Revenue

Cost per Resident	$	111
Growth in Service Population		15,900
Projected Impact Fee Revenue	$	1,764,900

Sources: Tables 12.1 and 12.3; Willdan Financial Services.

Table 12.5 displays the library facilities fee schedule.

Table 12.5: Library Facilities Fee

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee
Residential					
Single Family	$ 111	3.42	$ 380	$ 8	$ 388
Multi-family	111	2.39	265	5	270

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification

Sources: Tables 2.2 and 12.3.