

CITY OF CAMARILLO
DEPARTMENT OF PUBLIC WORKS
HOW TO COMPUTE FEES

Date Revised: April 1, 2017

PUBLIC WORKS/STREETS AND DRAINAGE FEES

(Resolution 2017-9, except as noted)

Encroachment Permit	\$854 issuance fee for tracts and other projects which pay construction inspection fees; projects which do not pay construction inspection fees are charged according to attached Encroachment Permit Fee Schedule per Exhibit B
Improvement Plan Check both public and private	1.6% of Estimate of Cost \$1,145 surcharge 4 th plan check plus consultants costs to be invoiced \$2,291 surcharge for each plan check in excess of four, plus consultant costs to be invoiced
Map Check (includes parcel maps and lot line adjustment maps)	\$2,362+ county fee of \$1,850 + \$30/lot for first 3 reviews Re-check: \$867+ county fee of \$575 + \$13/lot for each additional check
Lot Line Adjustment (administrative)	\$725 plus county fee of \$500
Certificate of Compliance	\$725 plus county fee of \$500
Grading Permit/Plan Check	Depends on amount of cubic yardage; see attached Grading Schedule per Exhibit B , plus consultant costs to be invoiced
Soils-Geology Report Review	Administrative fee; depends on cubic yardage per Exhibit B , plus consultant costs to be invoiced
Construction Inspection Offsite	Based on Estimate of Cost of streets and storm drain costs: 3.8% of Estimate of Cost
Construction Inspection Onsite (commercial, industrial and clustered residential development)	1.3% of Estimate of Cost
Flood Plain Determination Letter	\$569
Flood Plain Permit	\$285
Change Orders	See Exhibit "B"
Additional Fee Meeting	\$1,281

Police Facility Fee
 (Resolution 2003-113,
 Ordinance 796)

<u>Residential</u>	\$46/dwelling unit
<u>Commercial and Industrial</u>	\$343/acre
<u>New Public Parkland</u>	\$29/acre

Fees To Be Held In Trust

Bridge Policy **\$3,955/per acre**
 (Resolution 2004-14)

Traffic Mitigation Fees
 (Resolution 2012-23)

Land Use Category	FEE DISTRICTS		
	District 1 Fee/D.U.	District 2 Fee/D.U.	District 3 Fee/D.U.
Single Family	\$5,836	\$7,062	\$4,852
Single Family Exempt	\$5,528	\$5,528	\$5,528
Condominium	\$4,624	\$5,596	\$3,843
Apartment	\$3,487	\$4,219	\$2,900
Mobile Home	\$3,107	\$3,761	\$2,584

Land Use Category	Units	FEE DISTRICTS		
		District 1 Fee/D.U.	District 2 Fee/D.U.	District 3 Fee/D.U.
Commercial	1,000 S.F.	\$5,383	\$6,512	\$4,476
Hotel/Motel	Room	\$1,819	\$2,202	\$1,514
Office	1,000 S.F.	\$6,065	\$7,388	\$5,043
Light Industrial/R&D	1,000 S.F.	\$3,031	\$3,668	\$2,520
Warehouse/Manufacturing	1,000 S.F.	\$1,743	\$2,110	\$1,450
Low Generators	Acre	\$909	\$1,101	\$757
Hospital	Bed	\$3,487	\$4,219	\$2,899
Convalescent Home	Bed	\$530	\$642	\$440

Springville Benefit Assessment Area
 (Resolution 2017- 81)
 new fees effective 6/28/17

Land Use Category	Trip Unit	P.M. Peak Trip Generation Rates Per Unit	Original SIBA Base Fee Per Unit ⁽¹⁾	SIBA Base Fee Per Unit ⁽¹⁾⁽²⁾
Apartment	Dwelling Unit	0.490	\$ 5,548	\$ 6,566
Bowling Alley	Lanes	3.540	\$40,082	\$47,437
Gymnasium	Sqft-per 1,000	1.640	\$18,569	\$21,976
Ice Rink	Seat	0.120	\$ 1,359	\$ 1,608
Light Industrial	Sqft-per 1,000	0.980	\$11,096	\$13,132
Office < 50,000 sf	Sqft-per 1,000	2.010	\$22,759	\$26,935
Office > 50,000 sf	Sqft-per 1,000	2.820	\$31,930	\$37,789
Neighborhood Shopping Center	Sqft-per 1,000	0.362	\$ 4,099	\$ 4,851
Single Family	Dwelling Unit	0.990	\$11,210	\$13,267
Townhome/Condo	Dwelling Unit	0.700	\$ 7,926	\$ 9,380

(1) Rounded to the nearest dollar
 (2) Reflects Original Per Unit SIBA Base Fee increased by the aggregate percentage change in the CCI for the period beginning December 2009 and ending in March 2017 where the CCI for December of 2009 was 9763.69. The CCI for March 2017 was 11555.03, resulting in a cumulative percentage increase in the Base SIBA Fee of 18.35%. Consistent with the City's current policy regarding annual increases in its Traffic Mitigation Fees, the amounts shown will next be increased in March of 2018 utilizing the March 2018 CCI, effective April 1, 2018.

STORMWATER FEES
 (Resolution 2017-9)

Stormwater Mgmt. Plan Review Fee	\$2,000 deposit , additional charges, if any, to be invoiced									
Stormwater Mgmt. Construction Site Inspections	\$214 , minimum once, wet season									
Stormwater Mgmt. Inspection of privately maintained post-construction treatment devices	\$214									
Stormwater Permit – Annual Business Monitoring & Inspections	Commercial: <table border="0"> <tr> <td></td> <td align="center"><u>1st</u></td> <td align="center"><u>2nd</u></td> </tr> <tr> <td></td> <td align="center">\$242</td> <td align="center">\$242</td> </tr> <tr> <td>Industrial:</td> <td align="center">\$328</td> <td align="center">\$328</td> </tr> </table>		<u>1st</u>	<u>2nd</u>		\$242	\$242	Industrial:	\$328	\$328
	<u>1st</u>	<u>2nd</u>								
	\$242	\$242								
Industrial:	\$328	\$328								
Stormwater Re-Inspections	\$142									

WATER DIVISION FEES

Water Capital Facility Fees
(Resolution 2012-6)

Residential

- \$4,457** per single-family residence
- \$3,566** per mobile home, condo, townhouse
- \$2,894** duplex, apartment, granny flat (per unit)
- \$2,228** each room/suite of motel, hotel, or congregate care facility
- \$1,535/10** fixture units or less; and for 10 hundred cubic feet (H.C.F)/month or less, as determined by city staff

All Others: by meter size
(includes single-family residence with greater than 3/4" meter)

- 5/8" x 3/4" or 3/4" **\$4,457**
- 1" **\$8,914**
- 1-1/2" **\$17,825**
- 2" **\$28,524**
- 3" **\$57,938**
- 4" **\$98,051**
- 6" **\$200,558**
- 8" and larger..... as determined by City Council

Fire Flow Surcharge Fee

Required Fire Flow	Residential	Non-Residential*
0 – 1,250 gpm	-0-	-0-
1,251 – 1,750 gpm	10% of WCF	\$7,074 or 10% of WCF
1,751 – 2,250 gpm	20% of WCF	\$14,150 or 20% of WCF
over 2,250 gpm	30% of WCF	\$21,224 or 30% of WCF

*whichever is greater

Meter Installation Charges
(Resolution 95-110; effective 06/28/95)

- 3/4" **\$207/meter**
- 1" **\$259/meter**

All other meters: time and material plus 30% overhead; service lateral will be installed by either city or contractor at city's option; laterals and meters will be sized by the Water Division.

Inspection
(Resolution 2017-9)

\$24/100 linear feet; **\$25/service connection**
(minimum charge **\$100**)

Plan Check – public & private
(Resolution 2017-9)

1.6% of Estimate of Cost for water improvements on latest cost estimate forms, plus consultant costs to be invoiced

Construction Water

Contact Customer Service at 805-388-5325 for fees and deposits.

CAMARILLO SANITARY DISTRICT FEES

Capacity Fee formerly Capital Improvement Fee (CSD Ordinance 83)	<table border="0"> <tr><td>5/8" and 3/4" meter</td><td style="text-align: right;">\$4,457</td></tr> <tr><td>1" meter</td><td style="text-align: right;">\$11,006</td></tr> <tr><td>1-1/2" meter</td><td style="text-align: right;">\$22,014</td></tr> <tr><td>2" meter</td><td style="text-align: right;">\$35,221</td></tr> <tr><td>3" meter</td><td style="text-align: right;">\$66,041</td></tr> <tr><td>4" meter</td><td style="text-align: right;">\$110,067</td></tr> <tr><td>6" meter</td><td style="text-align: right;">\$220,136</td></tr> <tr><td>8" meter</td><td style="text-align: right;">\$352,210</td></tr> <tr><td>2nd residential unit using a service lateral common to main residence</td><td style="text-align: right;">\$2,184</td></tr> </table>	5/8" and 3/4" meter	\$4,457	1" meter	\$11,006	1-1/2" meter	\$22,014	2" meter	\$35,221	3" meter	\$66,041	4" meter	\$110,067	6" meter	\$220,136	8" meter	\$352,210	2 nd residential unit using a service lateral common to main residence	\$2,184
5/8" and 3/4" meter	\$4,457																		
1" meter	\$11,006																		
1-1/2" meter	\$22,014																		
2" meter	\$35,221																		
3" meter	\$66,041																		
4" meter	\$110,067																		
6" meter	\$220,136																		
8" meter	\$352,210																		
2 nd residential unit using a service lateral common to main residence	\$2,184																		
Connection Permit Fee per connection (CSD Ordinance 66; effective 02/10/2002)	<table border="0"> <tr><td>\$114 residential</td></tr> <tr><td>\$176 with septic tank abandonment</td></tr> <tr><td>\$114 additional inspection fee for sewer line from main sewer to property line</td></tr> <tr><td>\$114 for first 30 feet + \$.50 per linear foot thereafter commercial/industrial for sewer installation inspection</td></tr> </table>	\$114 residential	\$176 with septic tank abandonment	\$114 additional inspection fee for sewer line from main sewer to property line	\$114 for first 30 feet + \$.50 per linear foot thereafter commercial/industrial for sewer installation inspection														
\$114 residential																			
\$176 with septic tank abandonment																			
\$114 additional inspection fee for sewer line from main sewer to property line																			
\$114 for first 30 feet + \$.50 per linear foot thereafter commercial/industrial for sewer installation inspection																			
Inspection (Resolution 2017-9)	\$50/100 linear feet of sewer mains																		
Plan Check, public & private (Resolution 2017-9)	1.6% of Estimate of Cost for sanitary improvements using cost estimate forms, plus consultant costs to be invoiced																		
District Annexation Processing	\$78																		
LAFCO Processing	Please refer to "Other Agencies Fee Schedules."																		
State Processing	Please refer to "Other Agencies Fee Schedules."																		

City of Camarillo
PUBLIC WORKS
Fee Schedule

EXHIBIT B

California cities are granted the authority to impose user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. A fee may not exceed the estimated reasonable cost of providing the service or performing the activity. It is the intent of the City to collect user fees for services provided to the public, where applicable. User fees will be reviewed and updated annually to ensure that they keep pace with the cost of providing the service. User fees will be calculated annually, via the Master Fee Schedule, which would reflect an adjustment for any year over year change in Labor Cost. The City established the majority of User Fees at 100% cost recovery. Select User Fees are set below full cost recovery where the total cost may have proven a barrier to compliance or similar situations. There are many factors that affect how and why other communities have set fees at certain levels; therefore, fee and rate surveys must never be the sole or primary criteria in setting the City of Camarillo fees and rates. Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services.

Fee No.	Fee Description	Fee	Effective	
			1/11/2017	3/12/2017
1	Encroachment Permit W/O Construction Inspection - Permit Issuance	\$ 854		X
2a	Encroachment Permit W/Construction Inspection - Permit Issuance - New Development	1,579		X
2b	Encroachment Permit W/Construction Inspection - Permit Issuance - Existing Business	65		X
2b.2	Encroachment Permit W/Construction Inspection - Permit Issuance - Utility Companies	65		X
2c	Encroachment Permit W/Construction Inspection - Permit Issuance - Residential	65		X
2d	Encroachment Permit W/Construction Inspection - Permit Issuance - Small Projects (includes curb gutter, sidewalk, curb drains and residential drive)	65		X
	* Plus the following additional fees for inspection:			
2.1	Curb, Gutter, Sidewalk, and Curb Drains	285		X
2.2	Residential Drive - each opening	285		X
2.3	Commercial Driveway	285		X
2.4	Install Signs, Banners, etc.	441		X
2.5	Non-Excavation/Traffic Control	142		X
2.6	Survey Excavations or Traffic Counts	285		X
2.7	Annual Blanket/Non-Excavation/Traffic control (includes unlimited in one calendar year)	2,847		X
2.8	Moving Permits - Truck or Tractor and Oversize Load - per vehicle trip	16		X
2.9	Moving Permit - Annual Permit per Vehicle	90		X
3.1	Excavation - All Utilities (Example: Edison, Gas, Telephone, Sewer & Water) - 100 sq. ft. or less	285		X

City of Camarillo
PUBLIC WORKS
Fee Schedule

EXHIBIT B

California cities are granted the authority to impose user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. A fee may not exceed the estimated reasonable cost of providing the service or performing the activity. It is the intent of the City to collect user fees for services provided to the public, where applicable. User fees will be reviewed and updated annually to ensure that they keep pace with the cost of providing the service. User fees will be calculated annually, via the Master Fee Schedule, which would reflect an adjustment for any year over year change in Labor Cost. The City established the majority of User Fees at 100% cost recovery. Select User Fees are set below full cost recovery where the total cost may have proven a barrier to compliance or similar situations. There are many factors that affect how and why other communities have set fees at certain levels; therefore, fee and rate surveys must never be the sole or primary criteria in setting the City of Camarillo fees and rates. Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services.

Fee No.	Fee Description	Fee	Effective	
			1/11/2017	3/12/2017
3.2	Excavation - All Utilities (Example: Edison, Gas, Telephone, Sewer & Water) - 101 to 1,000 sq. ft.	569		X
3.3	Excavation - All Utilities (Example: Edison, Gas, Telephone, Sewer & Water) - 1,001 to 3,000 sq. ft.	854		X
3.4	Excavation - All Utilities (Example: Edison, Gas, Telephone, Sewer & Water) - 3,001 to 5,000 sq. ft.	1,139		X
3.5	Excavation - All Utilities (Example: Edison, Gas, Telephone, Sewer & Water) - Over 5,000 sq. ft. - Each 5,000 sq. ft.	1,139		X
5	Excavations Limited to Utility Trenches at Right Angle to Centerline of Road - Annual Blanket (includes a maximum of 15 inspections or one calendar year whichever occurs first)	3,415		X
6	Improvement Plan Check, includes initial administrative fee meeting	1.6% of Construction Value		X
6.1a	Plan Check Surcharge - 4th plan re-check	1,145		X
6.1b	Plan Check Surcharge - 5th or more plan re-checks - each plan re-check	2,291		X
6.2a	Change Order - Simple (includes Land Division review only)	854		X
6.2b	Change Order - Moderate (includes some PW Divisions review based on project)	1,708		X
6.2c	Change Order - Major (includes all PW Divisions review)	2,847		X
7.1	Administrative Fee - Additional Fee Meeting	1,281		X
8	Map Check - City Administrative Fee	2,362		X
9	Map Re-Check - City Administrative Fee	867		X
10	Lot Line Adjustment / Merger of Parcels - City	725		X

City of Camarillo
PUBLIC WORKS
Fee Schedule

EXHIBIT B

California cities are granted the authority to impose user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. A fee may not exceed the estimated reasonable cost of providing the service or performing the activity. It is the intent of the City to collect user fees for services provided to the public, where applicable. User fees will be reviewed and updated annually to ensure that they keep pace with the cost of providing the service. User fees will be calculated annually, via the Master Fee Schedule, which would reflect an adjustment for any year over year change in Labor Cost. The City established the majority of User Fees at 100% cost recovery. Select User Fees are set below full cost recovery where the total cost may have proven a barrier to compliance or similar situations. There are many factors that affect how and why other communities have set fees at certain levels; therefore, fee and rate surveys must never be the sole or primary criteria in setting the City of Camarillo fees and rates. Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services.

Fee No.	Fee Description	Fee	Effective	
			1/11/2017	3/12/2017
11	Certificate of Compliance - City Administrative Fee	725		X
12a	Grading Permit Inspection - Up to 1,000 cubic yards - New Development	3,158		X
12b	Grading Permit Inspection - Up to 1,000 cubic yards - Existing Business	412		X
12c	Grading Permit Inspection - Up to 1,000 cubic yards - Residential	412		X
12.1	Grading Permit Inspection - 1,001 to 10,000 cubic yards	6,004		X
12.2	Grading Permit Inspection - Each Additional 10,000 cubic yards - over 10,000 cubic yards	1,863		X
13a	Grading Plan Check - Up to 1,000 cubic yards - New Development	1,579		X
13b	Grading Plan Check - Up to 1,000 cubic yards - Existing Business	1,053		X
13c	Grading Plan Check - Up to 1,000 cubic yards - Residential	1,053		X
13.1	Grading Plan Check - 1,001 to 10,000 cubic yards	2,291		X
13.2	Grading Plan Check - Each Additional 10,000 cubic yards - over 10,000 cubic yards	867		X
13.3a	Surcharge - Plan Check Re-Check - in addition of 3 checks (20% of original fee) New Development	711		X
13.3b	Surcharge - Plan Check Re-Check - in addition of 3 checks (20% of original fee) Existing Business	102		X
13.3c	Surcharge - Plan Check Re-Check - in addition of 3 checks - (20% of original fee) - Residential	102		X
14a	Administrative Costs - Soils - Geology Report Review - Single Family/Single Lot/Residential Fine Grading - Up To 1,000 cubic yards - New Development	583		X
14b	Administrative Costs - Soils - Geology Report Review - Single Family/Single Lot/Residential Fine Grading - Up To 1,000 cubic yards - Existing Business	97		X

City of Camarillo

EXHIBIT B

PUBLIC WORKS

Fee Schedule

California cities are granted the authority to impose user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. A fee may not exceed the estimated reasonable cost of providing the service or performing the activity. It is the intent of the City to collect user fees for services provided to the public, where applicable. User fees will be reviewed and updated annually to ensure that they keep pace with the cost of providing the service. User fees will be calculated annually, via the Master Fee Schedule, which would reflect an adjustment for any year over year change in Labor Cost. The City established the majority of User Fees at 100% cost recovery. Select User Fees are set below full cost recovery where the total cost may have proven a barrier to compliance or similar situations. There are many factors that affect how and why other communities have set fees at certain levels; therefore, fee and rate surveys must never be the sole or primary criteria in setting the City of Camarillo fees and rates. Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services.

Fee No.	Fee Description	Fee	Effective	
			1/11/2017	3/12/2017
14c	Administrative Costs - Soils - Geology Report Review - Single Family/Single Lot/Residential Fine Grading - Up To 1,000 cubic yards - Residential	97		X
	Administrative Costs - Soils - Geology Report Review - All Other (Admin Fee + actual cost of consultant as required by Camarillo Muni Code 16.04.150)	-		
14.1a	Up to 50 cubic yards - New Development	1,295		X
14.1b	Up to 50 cubic yards - Existing Business	97		X
14.1c	Up to 50 cubic yards - Residential	97		X
14.2a	51 to 1,000 cubic yards - New Development	1,735		X
14.2b	51 to 1,000 cubic yards - Existing Business	305		X
14.2c	51 to 1,000 cubic yards - Residential	305		X
14.3	1,001 to 10,000 cubic yards	2,019		X
14.4	10,001 to 100,000 cubic yards	2,019		X
14.5	Over 100,000 cubic yards	2,019		X
15	Construction Inspection - On-Site	1.3% of Construction Value		X
16	Construction Inspection - Off-Site - Based on estimate of cost of streets, removals, and storm drains.	3.8% of Construction Value		X
17	Flood Plain Determination Letter	569		X
18	Flood Plain Permit	285		X
20	Water Division - Plan Check - based on estimate of cost for water improvements on latest cost estimate forms	1.6% of Construction Value		X

City of Camarillo
PUBLIC WORKS
Fee Schedule

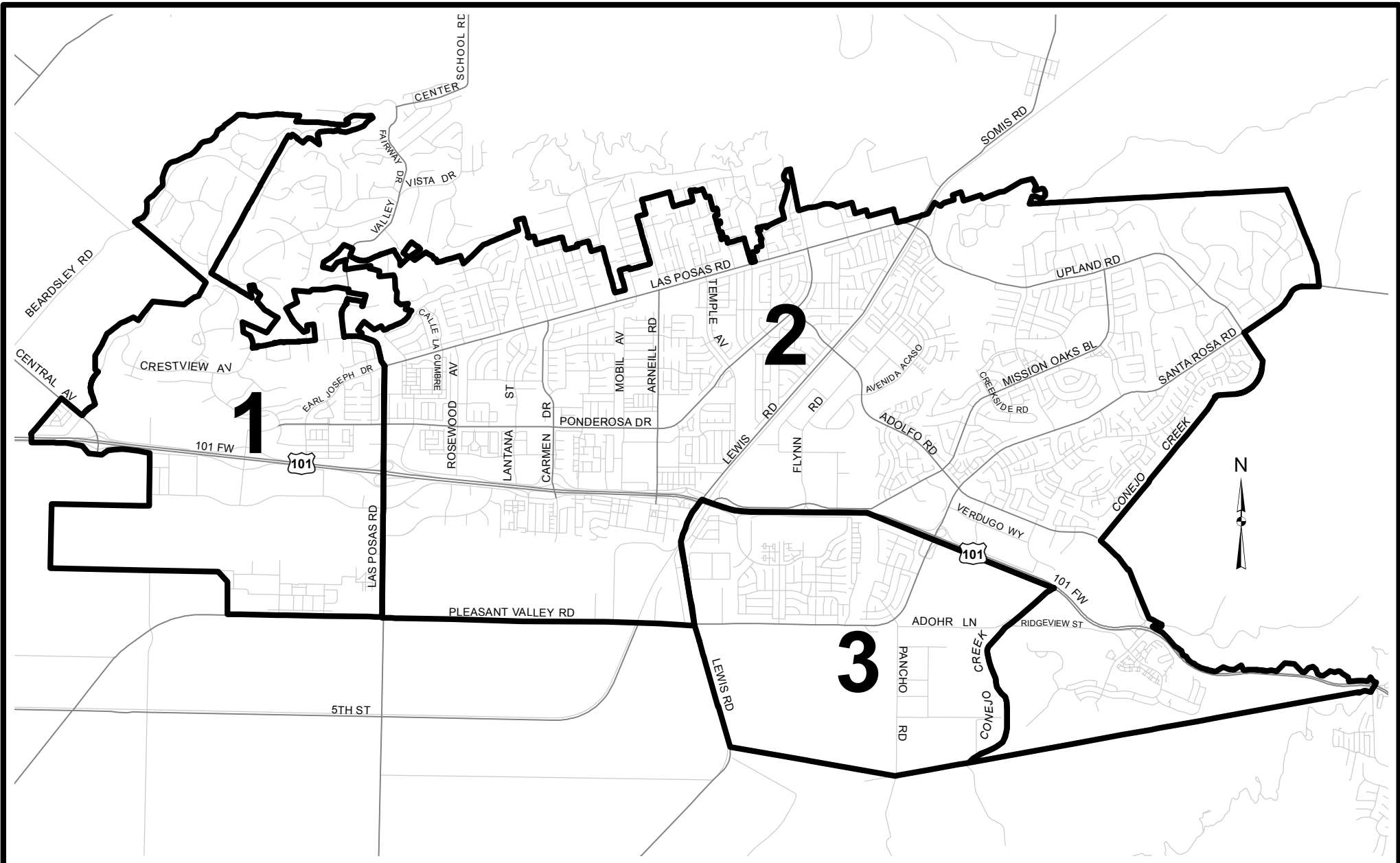
EXHIBIT B

California cities are granted the authority to impose user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. A fee may not exceed the estimated reasonable cost of providing the service or performing the activity. It is the intent of the City to collect user fees for services provided to the public, where applicable. User fees will be reviewed and updated annually to ensure that they keep pace with the cost of providing the service. User fees will be calculated annually, via the Master Fee Schedule, which would reflect an adjustment for any year over year change in Labor Cost. The City established the majority of User Fees at 100% cost recovery. Select User Fees are set below full cost recovery where the total cost may have proven a barrier to compliance or similar situations. There are many factors that affect how and why other communities have set fees at certain levels; therefore, fee and rate surveys must never be the sole or primary criteria in setting the City of Camarillo fees and rates. Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services.

Fee No.	Fee Description	Fee	Effective	
			1/11/2017	3/12/2017
21	Water Division - Inspection - \$25 per service connection, minimum charge \$100	\$24 per 100 l.f.		X
22	Sanitary - Plan Check - based on estimate of cost for sanitary improvements on latest cost estimate forms	1.6% of Construction Value		X
23	Sanitary - Inspection	\$50 per 100 l.f.		X
24	Stormwater Management Plan Review - Post construction	Deposit of \$2,000		X
25	Stormwater Mgmt. Construction Site Inspections (min. once - wet season)	214		X
27	Stormwater Mgmt. Inspection of privately maintained post-construction treatment devices	214		X
28	Stormwater Permit - Annual Business Monitoring & Inspections			
28.1a	Stormwater Permit - Commercial-1st Inspection	242		X
28.1b	Stormwater Permit - Commercial-2nd Inspection	242		X
28.2a	Stormwater Permit - Industrial-1st Inspection	328		X
28.2b	Stormwater Permit - Industrial-2nd Inspection	328		X
29	Stormwater Re-Inspections	142		X
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.	Actual Cost	-	X

**CITY OF CAMARILLO
ENGINEERING DEPARTMENT
MAP PROCESSING FEES**

FEE DESCRIPTION	FEE
<p style="text-align: center;">MAP CHECKS</p>	<p>CITY ADMINISTRATION FEE PLUS ACTUAL COST, WHICH INCLUDES COUNTY FEE OF \$1850.00 PER MAP PLUS \$30.00 PER LOT TO COVER THE FIRST THREE MAP CHECKS ONLY. FOR THE FOURTH AND EACH SUBSEQUENT MAP CHECK, AN ADDITIONAL FEE OF \$575.00 PER MAP PLUS \$13.00 PER LOT WILL BE REQUIRED. ANY ALTERATION TO THE EXTERIOR BOUNDARY OR MAJOR REDESIGN OF INTERIOR LOTS AFTER THE INITIAL MAP CHECK WILL BE CONSIDERED AS A NEW SUBMITTAL SUCH FEES SHALL BE PAID AT THE TIME THE MAP IS SUBMITTED. IF THE ACTUAL COST OF MAP CHECKING EXCEEDS THE TOTAL FEES COLLECTED, THE DEVELOPER SHALL PAY THE ADDITIONAL FEES TO THE CITY.</p>
<p style="text-align: center;">CERTIFICATE OF COMPLIANCE</p>	<p>PHASED IN CITY ADMINISTRATIVE FEE: PLUS ACTUAL COST, INCLUDING COUNTY FEES. A FEE IN THE AMOUNT OF \$500.00 IS TO BE SUBMITTED. IF THE ACTUAL COST OF PROCESSING THE APPLICATION AND REVIEW EXCEEDS THE TOTAL SUBMITTED, THE APPLICANT SHALL PAY THE ACTUAL COST, INCLUDING ADDITIONAL COUNTY FEES, TO THE CITY.</p>



TMF DISTRICT BOUNDARIES

EXHIBIT D

**SPECIFIC USES BY TRAFFIC MITIGATION FEE ("TMF")
LAND USE CATEGORY**

<i>TMF LAND USE CATEGORIES</i>	<i>EXAMPLES OF SPECIFIC LAND USE</i>
SINGLE FAMILY	All detached residential units
CONDOMINIUM	Duplex Condominium Townhouse
APARTMENT	Apartment
MOBILE HOME	Mobile Home Retirement Home RV Park / Campground
COMMERICAL	Amusement Parks Apparel Shops Auto Dealers Banks Bars, Lounges Bowling Alleys Car Washes Convenience Markets Discount Markets Fast Food Restaurants Sit Down Restaurants Furniture Stores General Merchandise Hardware, Paint Stores Health Clubs Hotel Convention Areas Indoor Sports Centers Lending Agencies Live Theatres Movie Theatres Racquet Clubs Retail Outlets Service Stations Shopping Centers Specialty Stores Supermarkets Truck Stops Vehicle Repair Shops Video Arcade Wholesale Stores

EXHIBIT D
SPECIFIC USES BY TRAFFIC MITIGATION FEE ("TMF")
LAND USE CATEGORY

<i>TMF LAND USE CATEGORIES</i>	<i>EXAMPLES OF SPECIFIC LAND USE</i>
OFFICE	General Office Office Park Medical Office Post Office State Motor Vehicle Department Insurance Office Real Estate Office Financial Office
HOTEL / MOTEL	Hotels (without convention facilities) Resort Hotel Motel Bed and Breakfast
BUSINESS PARK	Business Park * Corporate Park R & D Industrial Park Light Industrial Child Care
WAREHOUSE / MANUFACTURING / INDUSTRIAL	Warehouse Manufacturing Heavy Industrial Storage Facility
LOW TRAFFIC GENERATORS	Golf Course Outdoor Tennis Court Outdoor Sports Complex Park School Church Boys and Girls Club YMCA Philanthropic Organizations
HOSPITAL	Hospital
CONVALESCENT HOME	Convalescent Home