

**ALTERNATIVE FEE SCHEDULES WITH PASS-BY TRIPS  
ADDENDUM TO TRANSPORTATION IMPACT FEE REPORTS  
(March 2005)**

**Description**

The following addendum is applicable to the *County of San Diego Transportation Impact Fee Report* (January 2005) and *Fallbrook & Ramona Transportation Impact Fee Report* (January 2005), hereinafter referred to as the “TIF Reports,” both of which were brought before the County of San Diego Board of Supervisors for consideration on January 12, 2005.

**Alternative Fee Schedule**

For the Board’s further consideration, an alternative fee schedule has been developed for each community based in part on vehicle trip rate information contained in the *City of San Diego Trip Generation Manual* (May 2003). These vehicle trip rates differ from those presented in the TIF Reports in that the commercial rates have been adjusted (reduced) to reflect “cumulative trips” (i.e., total driveway trips excluding pass-by trips). These pass-by reductions also approximate those indicated in the SANDAG trip generation tables previously used in the Impact Fee studies.

The reduced trip rates per one thousand square-feet were changed as follows:

- General Commercial (including Retail & Dining) – was 40 trips, reduced to 36 trips
- Regional Shopping Center – was 50 trips, reduced to 38 trips
- Community Shopping Center – was 80 trips, reduced to 70 trips
- Neighborhood Shopping Center – was 120 trips, reduced to 60 trips

Development of the alternative fee schedules involved the following steps:

- ◆ Re-calculation of future growth potential in terms of equivalent dwelling units (EDUs) based on revised commercial trip rates.
- ◆ Re-calculation of unit cost per EDU (and unit cost per trip) for each community.
- ◆ Preparation of alternative fee schedules based on unit cost per trip and revised commercial trip rates.

A comparative analysis of the originally proposed and alternative TIF rates has been included as Attachment 1. The resultant alternative fee schedule for each community (with originally proposed fees in strikeout) has been included as Attachment 2.

**Fallbrook Facilities Exhibit: Peppertree Lane**

The County has indicated that portion of Peppertree Lane in the community of Fallbrook will be constructed as condition of nearby Peppertree Park Specific Plan development (SP 87-007). As such, this road was used in the original traffic modeling for Fallbrook. To present a better explanation this road, the Fallbrook TIF Facilities graphic, included as part of Appendix B-1 of the *Fallbrook & Ramona Transportation Impact Fee Report* (January 2005), has been modified to reflect this condition, see Attachment 3.

**Ramona without “North By-pass” recommended alternative**

The County has continued its review of alternatives to a “Northern Bypass” as discussed in the initial study. A better alternative has been proposed by a homeowners group and evaluated by County staff. This alternative relies upon a modified alignment of a road already on the circulation element of the General Plan, SA330. All facilities shown in the study and the addendum are for illustrative purposes only, and the implementing ordinance would still require route studies, environmental studies to consider all alternatives, and Board approval before selecting an option for actual project proposal. As shown on Attachment 4, this facility would provide a connection to State Route 78 without going through the downtown section of SR 67, and thus will relieve some of the expected congestion from future growth. Any facility along this route will likely have significant environmental and construction costs and those have been included in this alternative. This conceptual facility replaces the original “SA330” improvement listed in Table 4.8 of the “without Northern Bypass Alternative”. With this addition, the “without Northern Bypass” becomes the preferred alternative, and the estimated costs of this option have been included in the alternative fee schedules shown as Attachment 2 with a slight reduction in Ramona impact fee amounts.

## SUMMARY SHEET OF ALTERNATIVE PROPOSAL

(No changes to Facility Costs or Original Proposal)

COMMUNITY PLANNING AREA	REGION	FACILITY COSTS (\$ Millions)				ORIGINAL PROPOSAL					ALTERNATIVE PROPOSAL				
		State Highways	Primes & Majors	Other Minor	Total	EDU Growth		TIF Rate (\$/EDU)			EDU Growth		TIF Rate (\$/EDU)		
						2004 - 2030	004 - Buildo	Regional	Local	Total	2004 - 2030	004 - Buildo	Regional	Local	Total
Alpine	South	\$0.00	\$1.56	\$10.19	\$11.74	-	+6,470	\$2,859	\$1,574	\$4,433	-	+6,348	\$2,945	\$1,605	\$4,550
Bonsall	North	\$68.80	\$27.19	\$15.79	\$111.79	-	+2,920	\$4,731	\$5,408	\$10,139	-	+2,821	\$4,857	\$5,598	\$10,455
Central Mountain	East	\$38.79	\$0.00	\$0.00	\$38.79	-	+675	\$2,596	\$0	\$2,596	-	+666	\$2,709	\$0	\$2,709
County Islands	South	\$0.00	\$0.00	\$0.00	\$0.00	-	+428	\$2,859	\$0	\$2,859	-	+407	\$2,945	\$0	\$2,945
Crest-Dehesa	South	\$0.00	\$22.00	\$0.48	\$22.48	-	+544	\$2,859	\$882	\$3,741	-	+539	\$2,945	\$891	\$3,836
Desert	East	\$0.00	\$0.00	\$7.37	\$7.37	-	+28,072	\$2,596	\$263	\$2,859	-	+26,905	\$2,709	\$274	\$2,983
Fallbrook	North	\$24.66	\$60.20	\$72.41	\$157.27	+13,909	+13,915	\$4,731	\$5,206	\$9,937	+13,416	+13,422	\$4,857	\$5,398	\$10,255
Jamul-Dulzura	South	\$79.87	\$0.00	\$12.02	\$91.89	-	+6,431	\$2,859	\$1,870	\$4,729	-	+6,223	\$2,945	\$1,932	\$4,877
Julian	East	\$0.00	\$0.00	\$0.00	\$0.00	-	+996	\$2,596	\$0	\$2,596	-	+935	\$2,709	\$0	\$2,709
Lakeside	South	\$0.00	\$2.36	\$45.66	\$48.02	-	+12,924	\$2,859	\$3,533	\$6,392	-	+12,791	\$2,945	\$3,569	\$6,514
Mountain Empire	East	\$21.82	\$0.00	\$0.00	\$21.82	-	+9,960	\$2,596	\$0	\$2,596	-	+9,341	\$2,709	\$0	\$2,709
North County Metro	North	\$31.59	\$16.81	\$23.53	\$71.93	-	+15,608	\$4,731	\$1,508	\$6,239	-	+15,416	\$4,857	\$1,526	\$6,383
North Mountain	East	\$20.16	\$0.00	\$0.00	\$20.16	-	+1,551	\$2,596	\$0	\$2,596	-	+1,540	\$2,709	\$0	\$2,709
Otay	South	\$0.00	\$50.21	\$11.34	\$61.54	-	+20,107	\$2,859	\$564	\$3,423	-	+19,396	\$2,945	\$585	\$3,530
Pala-Pauma	North	\$18.59	\$0.00	\$4.22	\$22.82	-	+4,259	\$4,731	\$992	\$5,723	-	+4,042	\$4,857	\$1,045	\$5,902
Pendleton-De Luz	North	\$0.00	\$5.27	\$0.00	\$5.27	-	+427	\$4,731	\$7	\$4,738	-	+425	\$4,857	\$7	\$4,864
Rainbow	North	\$0.00	\$0.00	\$9.20	\$9.20	-	+2,384	\$4,731	\$3,859	\$8,590	-	+2,326	\$4,857	\$3,956	\$8,813
Ramona	East	\$27.29	\$29.83	\$52.12 <sup>(1)</sup>	\$109.24	+10,129	+11,864	\$2,596	\$5,384	\$7,980	+9,902	+11,512	\$2,709	\$5,264	\$7,973
San Dieguito	North	\$0.00	\$6.70	\$28.05	\$34.75	-	+10,025	\$4,731	\$2,798	\$7,529	-	+9,760	\$4,857	\$2,874	\$7,731
Spring Valley	South	\$0.00	\$0.01	\$2.49	\$2.50	-	+4,433	\$2,859	\$562	\$3,421	-	+4,241	\$2,945	\$587	\$3,532
Sweetwater	South	\$0.00	\$0.00	\$1.45	\$1.45	-	+1,338	\$2,859	\$1,086	\$3,945	-	+1,256	\$2,945	\$1,156	\$4,101
Valle De Oro	South	\$0.03	\$0.00	\$7.27	\$7.31	-	+1,904	\$2,859	\$3,820	\$6,679	-	+1,779	\$2,945	\$4,088	\$7,033
Valley Center	North	\$0.00	\$27.12	\$24.78	\$51.90	-	+11,114	\$4,731	\$2,230	\$6,961	-	+10,862	\$4,857	\$2,282	\$7,139

<b>TOTAL</b>	<b>\$331.60</b>	<b>\$249.25</b>	<b>\$328.39</b>	<b>\$909.24</b>	<b>+168,349</b>	<b>+162,952</b>
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TIF PROGRAM	TOTAL COST (\$ million)			TIF PROGRAM	COST RECOVERY (\$ million)			TIF PROGRAM	COST RECOVERY (\$ million)		
	Regional	Local	Total		Regional	Local	Total		Regional	Local	Total
County	\$438.88	\$203.86	\$642.73	County	\$484.25	\$203.88	\$688.13	County	\$484.46	\$203.86	\$688.31
Fallbrook	\$84.86	\$72.41	\$157.27	Fallbrook	\$65.83	\$72.41	\$138.24	Fallbrook	\$65.19	\$72.42	\$137.61
Ramona	\$57.12	\$52.12	\$109.24	Ramona	\$30.80	\$54.53	\$85.33	Ramona	\$31.19	\$52.12	\$83.31
<b>TOTAL</b>	<b>\$580.85</b>	<b>\$328.39</b>	<b>\$909.24</b>	<b>TOTAL</b>	<b>\$580.88</b>	<b>\$330.82</b>	<b>\$911.70</b>	<b>TOTAL</b>	<b>\$580.83</b>	<b>\$328.40</b>	<b>\$909.23</b>
<b>Full Cost Recovery</b>							<b>Full Cost Recovery</b>				

TIF REGION	TOTAL COST (\$ million)		
	Regional	Local	Total
North	\$286.94	\$178.00	\$464.93
South	\$156.03	\$90.90	\$246.93
East	\$137.89	\$59.49	\$197.38
<b>TOTAL</b>	<b>\$580.85</b>	<b>\$328.39</b>	<b>\$909.24</b>

<sup>(1)</sup> Original proposal based on \$54.53 million in other minor (local) facility costs.

<b>ALPINE LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$4,433 / unit	\$4,550 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$2,955 / unit	\$3,033 / unit
Residential - Retirement Community	\$1,478 / unit	\$1,517 / unit
Commercial - General (including Retail & Dining)	\$14.78 / sq ft	\$13.65 / sq ft
Commercial - Regional Shopping Center	\$18.47 / sq ft	\$14.41 / sq ft
Commercial - Community Shopping Center	\$29.55 / sq ft	\$26.54 / sq ft
Commercial - Neighborhood Shopping Center	\$44.33 / sq ft	\$22.75 / sq ft
Industrial - General (including Business Parks)	\$3.69 / sq ft	\$3.79 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.48 / sq ft	\$1.52 / sq ft
Industrial - Research & Development	\$2.96 / sq ft	\$3.03 / sq ft
Office - Low Rise (up to 5 stories)	\$7.39 / sq ft	\$7.58 / sq ft
Office - High Rise (6 or more stories)	\$6.28 / sq ft	\$6.45 / sq ft
Recreation - Golf Course	\$2,586 / acre	\$2,654 / acre
Other	\$369.42 / trip	\$379.17 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>BONSALL LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$10,139 / unit	\$10,455 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$6,759 / unit	\$6,970 / unit
Residential - Retirement Community	\$3,380 / unit	\$3,485 / unit
Commercial - General (including Retail & Dining)	\$33.80 / sq ft	\$31.37 / sq ft
Commercial - Regional Shopping Center	\$42.25 / sq ft	\$33.11 / sq ft
Commercial - Community Shopping Center	\$67.59 / sq ft	\$60.99 / sq ft
Commercial - Neighborhood Shopping Center	\$101.39 / sq ft	\$52.28 / sq ft
Industrial - General (including Business Parks)	\$8.45 / sq ft	\$8.71 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$3.38 / sq ft	\$3.49 / sq ft
Industrial - Research & Development	\$6.76 / sq ft	\$6.97 / sq ft
Office - Low Rise (up to 5 stories)	\$16.90 / sq ft	\$17.43 / sq ft
Office - High Rise (6 or more stories)	\$14.36 / sq ft	\$14.81 / sq ft
Recreation - Golf Course	\$5,914 / acre	\$6,099 / acre
Other	\$844.92 / trip	\$871.25 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>CENTRAL MOUNTAIN LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$2,596 / unit	\$2,709 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$1,731 / unit	\$1,806 / unit
Residential - Retirement Community	\$865 / unit	\$903 / unit
Commercial - General (including Retail & Dining)	\$8.65 / sq ft	\$8.13 / sq ft
Commercial - Regional Shopping Center	\$10.82 / sq ft	\$8.58 / sq ft
Commercial - Community Shopping Center	\$17.31 / sq ft	\$15.80 / sq ft
Commercial - Neighborhood Shopping Center	\$25.96 / sq ft	\$13.55 / sq ft
Industrial - General (including Business Parks)	\$2.16 / sq ft	\$2.26 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$0.87 / sq ft	\$0.90 / sq ft
Industrial - Research & Development	\$1.73 / sq ft	\$1.81 / sq ft
Office - Low Rise (up to 5 stories)	\$4.33 / sq ft	\$4.52 / sq ft
Office - High Rise (6 or more stories)	\$3.68 / sq ft	\$3.84 / sq ft
Recreation - Golf Course	\$1,514 / acre	\$1,580 / acre
Other	\$216.33 / trip	\$225.75 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>COUNTY ISLANDS LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$2,859 / unit	\$2,945 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$1,906 / unit	\$1,963 / unit
Residential - Retirement Community	\$953 / unit	\$982 / unit
Commercial - General (including Retail & Dining)	\$9.53 / sq ft	\$8.84 / sq ft
Commercial - Regional Shopping Center	\$11.91 / sq ft	\$9.33 / sq ft
Commercial - Community Shopping Center	\$19.06 / sq ft	\$17.18 / sq ft
Commercial - Neighborhood Shopping Center	\$28.59 / sq ft	\$14.73 / sq ft
Industrial - General (including Business Parks)	\$2.38 / sq ft	\$2.45 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$0.95 / sq ft	\$0.98 / sq ft
Industrial - Research & Development	\$1.91 / sq ft	\$1.96 / sq ft
Office - Low Rise (up to 5 stories)	\$4.77 / sq ft	\$4.91 / sq ft
Office - High Rise (6 or more stories)	\$4.05 / sq ft	\$4.17 / sq ft
Recreation - Golf Course	\$1,668 / acre	\$1,718 / acre
Other	\$238.25 / trip	\$245.42 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>CREST/DEHESA LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$3,741 / unit	\$3,836 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$2,494 / unit	\$2,557 / unit
Residential - Retirement Community	\$1,247 / unit	\$1,279 / unit
Commercial - General (including Retail & Dining)	\$12.47 / sq ft	\$11.51 / sq ft
Commercial - Regional Shopping Center	\$15.59 / sq ft	\$12.15 / sq ft
Commercial - Community Shopping Center	\$24.94 / sq ft	\$22.38 / sq ft
Commercial - Neighborhood Shopping Center	\$37.41 / sq ft	\$19.18 / sq ft
Industrial - General (including Business Parks)	\$3.12 / sq ft	\$3.20 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.25 / sq ft	\$1.28 / sq ft
Industrial - Research & Development	\$2.49 / sq ft	\$2.56 / sq ft
Office - Low Rise (up to 5 stories)	\$6.24 / sq ft	\$6.39 / sq ft
Office - High Rise (6 or more stories)	\$5.30 / sq ft	\$5.43 / sq ft
Recreation - Golf Course	\$2,182 / acre	\$2,238 / acre
Other	\$311.75 / trip	\$319.67 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>DESERT LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$2,859 / unit	\$2,983 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$1,906 / unit	\$1,989 / unit
Residential - Retirement Community	\$953 / unit	\$994 / unit
Commercial - General (including Retail & Dining)	\$9.53 / sq ft	\$8.95 / sq ft
Commercial - Regional Shopping Center	\$11.91 / sq ft	\$9.45 / sq ft
Commercial - Community Shopping Center	\$19.06 / sq ft	\$17.40 / sq ft
Commercial - Neighborhood Shopping Center	\$28.59 / sq ft	\$14.92 / sq ft
Industrial - General (including Business Parks)	\$2.38 / sq ft	\$2.49 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$0.95 / sq ft	\$0.99 / sq ft
Industrial - Research & Development	\$1.91 / sq ft	\$1.99 / sq ft
Office - Low Rise (up to 5 stories)	\$4.77 / sq ft	\$4.97 / sq ft
Office - High Rise (6 or more stories)	\$4.05 / sq ft	\$4.23 / sq ft
Recreation - Golf Course	\$1,668 / acre	\$1,740 / acre
Other	\$238.25 / trip	\$248.58 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>FALLBROOK LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$9,937 / unit	\$10,255 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$6,625 / unit	\$6,837 / unit
Residential - Retirement Community	\$3,312 / unit	\$3,418 / unit
Commercial - General (including Retail & Dining)	\$33.12 / sq ft	\$30.77 / sq ft
Commercial - Regional Shopping Center	\$41.40 / sq ft	\$32.47 / sq ft
Commercial - Community Shopping Center	\$66.25 / sq ft	\$59.82 / sq ft
Commercial - Neighborhood Shopping Center	\$99.37 / sq ft	\$51.28 / sq ft
Industrial - General (including Business Parks)	\$8.28 / sq ft	\$8.55 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$3.31 / sq ft	\$3.42 / sq ft
Industrial - Research & Development	\$6.62 / sq ft	\$6.84 / sq ft
Office - Low Rise (up to 5 stories)	\$16.56 / sq ft	\$17.09 / sq ft
Office - High Rise (6 or more stories)	\$14.08 / sq ft	\$14.53 / sq ft
Recreation - Golf Course	\$5,797 / acre	\$5,982 / acre
Other	\$828.08 / trip	\$854.58 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>JAMUL/DULZURA LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$4,729 / unit	\$4,877 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$3,153 / unit	\$3,251 / unit
Residential - Retirement Community	\$1,576 / unit	\$1,626 / unit
Commercial - General (including Retail & Dining)	\$15.76 / sq ft	\$14.63 / sq ft
Commercial - Regional Shopping Center	\$19.70 / sq ft	\$15.44 / sq ft
Commercial - Community Shopping Center	\$31.53 / sq ft	\$28.45 / sq ft
Commercial - Neighborhood Shopping Center	\$47.29 / sq ft	\$24.39 / sq ft
Industrial - General (including Business Parks)	\$3.94 / sq ft	\$4.06 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.58 / sq ft	\$1.63 / sq ft
Industrial - Research & Development	\$3.15 / sq ft	\$3.25 / sq ft
Office - Low Rise (up to 5 stories)	\$7.88 / sq ft	\$8.13 / sq ft
Office - High Rise (6 or more stories)	\$6.70 / sq ft	\$6.91 / sq ft
Recreation - Golf Course	\$2,759 / acre	\$2,845 / acre
Other	\$394.08 / trip	\$406.42 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>JULIAN LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$2,596 / unit	\$2,709 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$1,731 / unit	\$1,806 / unit
Residential - Retirement Community	\$865 / unit	\$903 / unit
Commercial - General (including Retail & Dining)	\$8.65 / sq ft	\$8.13 / sq ft
Commercial - Regional Shopping Center	\$10.82 / sq ft	\$8.58 / sq ft
Commercial - Community Shopping Center	\$17.31 / sq ft	\$15.80 / sq ft
Commercial - Neighborhood Shopping Center	\$25.96 / sq ft	\$13.55 / sq ft
Industrial - General (including Business Parks)	\$2.16 / sq ft	\$2.26 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$0.87 / sq ft	\$0.90 / sq ft
Industrial - Research & Development	\$1.73 / sq ft	\$1.81 / sq ft
Office - Low Rise (up to 5 stories)	\$4.33 / sq ft	\$4.52 / sq ft
Office - High Rise (6 or more stories)	\$3.68 / sq ft	\$3.84 / sq ft
Recreation - Golf Course	\$1,514 / acre	\$1,580 / acre
Other	\$216.33 / trip	\$225.75 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>LAKESIDE LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$6,392 / unit	\$6,514 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$4,261 / unit	\$4,343 / unit
Residential - Retirement Community	\$2,131 / unit	\$2,171 / unit
Commercial - General (including Retail & Dining)	\$21.31 / sq ft	\$19.54 / sq ft
Commercial - Regional Shopping Center	\$26.63 / sq ft	\$20.63 / sq ft
Commercial - Community Shopping Center	\$42.61 / sq ft	\$38.00 / sq ft
Commercial - Neighborhood Shopping Center	\$63.92 / sq ft	\$32.57 / sq ft
Industrial - General (including Business Parks)	\$5.33 / sq ft	\$5.43 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$2.13 / sq ft	\$2.17 / sq ft
Industrial - Research & Development	\$4.26 / sq ft	\$4.34 / sq ft
Office - Low Rise (up to 5 stories)	\$10.65 / sq ft	\$10.86 / sq ft
Office - High Rise (6 or more stories)	\$9.06 / sq ft	\$9.23 / sq ft
Recreation - Golf Course	\$3,729 / acre	\$3,800 / acre
Other	\$532.67 / trip	\$542.83 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>MOUNTAIN EMPIRE LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$2,596 / unit	\$2,709 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$1,731 / unit	\$1,806 / unit
Residential - Retirement Community	\$865 / unit	\$903 / unit
Commercial - General (including Retail & Dining)	\$8.65 / sq ft	\$8.13 / sq ft
Commercial - Regional Shopping Center	\$10.82 / sq ft	\$8.58 / sq ft
Commercial - Community Shopping Center	\$17.31 / sq ft	\$15.80 / sq ft
Commercial - Neighborhood Shopping Center	\$25.96 / sq ft	\$13.55 / sq ft
Industrial - General (including Business Parks)	\$2.16 / sq ft	\$2.26 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$0.87 / sq ft	\$0.90 / sq ft
Industrial - Research & Development	\$1.73 / sq ft	\$1.81 / sq ft
Office - Low Rise (up to 5 stories)	\$4.33 / sq ft	\$4.52 / sq ft
Office - High Rise (6 or more stories)	\$3.68 / sq ft	\$3.84 / sq ft
Recreation - Golf Course	\$1,514 / acre	\$1,580 / acre
Other	\$216.33 / trip	\$225.75 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>NORTH COUNTY METRO LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$6,239 / unit	\$6,383 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$4,159 / unit	\$4,255 / unit
Residential - Retirement Community	\$2,080 / unit	\$2,128 / unit
Commercial - General (including Retail & Dining)	\$20.80 / sq ft	\$19.15 / sq ft
Commercial - Regional Shopping Center	\$26.00 / sq ft	\$20.21 / sq ft
Commercial - Community Shopping Center	\$41.59 / sq ft	\$37.23 / sq ft
Commercial - Neighborhood Shopping Center	\$62.39 / sq ft	\$31.92 / sq ft
Industrial - General (including Business Parks)	\$5.20 / sq ft	\$5.32 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$2.08 / sq ft	\$2.13 / sq ft
Industrial - Research & Development	\$4.16 / sq ft	\$4.26 / sq ft
Office - Low Rise (up to 5 stories)	\$10.40 / sq ft	\$10.64 / sq ft
Office - High Rise (6 or more stories)	\$8.84 / sq ft	\$9.04 / sq ft
Recreation - Golf Course	\$3,639 / acre	\$3,723 / acre
Other	\$519.92 / trip	\$531.92 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>NORTH MOUNTAIN LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$2,596 / unit	\$2,709 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$1,731 / unit	\$1,806 / unit
Residential - Retirement Community	\$865 / unit	\$903 / unit
Commercial - General (including Retail & Dining)	\$8.65 / sq ft	\$8.13 / sq ft
Commercial - Regional Shopping Center	\$10.82 / sq ft	\$8.58 / sq ft
Commercial - Community Shopping Center	\$17.31 / sq ft	\$15.80 / sq ft
Commercial - Neighborhood Shopping Center	\$25.96 / sq ft	\$13.55 / sq ft
Industrial - General (including Business Parks)	\$2.16 / sq ft	\$2.26 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$0.87 / sq ft	\$0.90 / sq ft
Industrial - Research & Development	\$1.73 / sq ft	\$1.81 / sq ft
Office - Low Rise (up to 5 stories)	\$4.33 / sq ft	\$4.52 / sq ft
Office - High Rise (6 or more stories)	\$3.68 / sq ft	\$3.84 / sq ft
Recreation - Golf Course	\$1,514 / acre	\$1,580 / acre
Other	\$216.33 / trip	\$225.75 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>OTAY LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$3,423 / unit	\$3,530 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$2,282 / unit	\$2,353 / unit
Residential - Retirement Community	\$1,141 / unit	\$1,177 / unit
Commercial - General (including Retail & Dining)	\$11.41 / sq ft	\$10.59 / sq ft
Commercial - Regional Shopping Center	\$14.26 / sq ft	\$11.18 / sq ft
Commercial - Community Shopping Center	\$22.82 / sq ft	\$20.59 / sq ft
Commercial - Neighborhood Shopping Center	\$34.23 / sq ft	\$17.65 / sq ft
Industrial - General (including Business Parks)	\$2.85 / sq ft	\$2.94 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.14 / sq ft	\$1.18 / sq ft
Industrial - Research & Development	\$2.28 / sq ft	\$2.35 / sq ft
Office - Low Rise (up to 5 stories)	\$5.71 / sq ft	\$5.88 / sq ft
Office - High Rise (6 or more stories)	\$4.85 / sq ft	\$5.00 / sq ft
Recreation - Golf Course	\$1,997 / acre	\$2,059 / acre
Other	\$285.25 / trip	\$294.17 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>PALA-PAUMA LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$5,723 / unit	\$5,902 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$3,815 / unit	\$3,935 / unit
Residential - Retirement Community	\$1,908 / unit	\$1,967 / unit
Commercial - General (including Retail & Dining)	\$19.08 / sq ft	\$17.71 / sq ft
Commercial - Regional Shopping Center	\$23.85 / sq ft	\$18.69 / sq ft
Commercial - Community Shopping Center	\$38.15 / sq ft	\$34.43 / sq ft
Commercial - Neighborhood Shopping Center	\$57.23 / sq ft	\$29.51 / sq ft
Industrial - General (including Business Parks)	\$4.77 / sq ft	\$4.92 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.91 / sq ft	\$1.97 / sq ft
Industrial - Research & Development	\$3.82 / sq ft	\$3.93 / sq ft
Office - Low Rise (up to 5 stories)	\$9.54 / sq ft	\$9.84 / sq ft
Office - High Rise (6 or more stories)	\$8.11 / sq ft	\$8.36 / sq ft
Recreation - Golf Course	\$3,338 / acre	\$3,443 / acre
Other	\$476.92 / trip	\$491.83 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>PENDLETON- DE LUZ LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$4,738 / unit	\$4,864 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$3,159 / unit	\$3,243 / unit
Residential - Retirement Community	\$1,579 / unit	\$1,621 / unit
Commercial - General (including Retail & Dining)	\$15.79 / sq ft	\$14.59 / sq ft
Commercial - Regional Shopping Center	\$19.74 / sq ft	\$15.40 / sq ft
Commercial - Community Shopping Center	\$31.59 / sq ft	\$28.37 / sq ft
Commercial - Neighborhood Shopping Center	\$47.38 / sq ft	\$24.32 / sq ft
Industrial - General (including Business Parks)	\$3.95 / sq ft	\$4.05 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.58 / sq ft	\$1.62 / sq ft
Industrial - Research & Development	\$3.16 / sq ft	\$3.24 / sq ft
Office - Low Rise (up to 5 stories)	\$7.90 / sq ft	\$8.11 / sq ft
Office - High Rise (6 or more stories)	\$6.71 / sq ft	\$6.89 / sq ft
Recreation - Golf Course	\$2,764 / acre	\$2,837 / acre
Other	\$394.83 / trip	\$405.33 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>RAINBOW LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$8,590 / unit	\$8,813 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$5,727 / unit	\$5,875 / unit
Residential - Retirement Community	\$2,863 / unit	\$2,938 / unit
Commercial - General (including Retail & Dining)	\$28.63 / sq ft	\$26.44 / sq ft
Commercial - Regional Shopping Center	\$35.79 / sq ft	\$27.91 / sq ft
Commercial - Community Shopping Center	\$57.27 / sq ft	\$51.41 / sq ft
Commercial - Neighborhood Shopping Center	\$85.90 / sq ft	\$44.07 / sq ft
Industrial - General (including Business Parks)	\$7.16 / sq ft	\$7.34 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$2.86 / sq ft	\$2.94 / sq ft
Industrial - Research & Development	\$5.73 / sq ft	\$5.88 / sq ft
Office - Low Rise (up to 5 stories)	\$14.32 / sq ft	\$14.69 / sq ft
Office - High Rise (6 or more stories)	\$12.17 / sq ft	\$12.49 / sq ft
Recreation - Golf Course	\$5,011 / acre	\$5,141 / acre
Other	\$715.83 / trip	\$734.42 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>RAMONA LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$7,980 / unit	\$7,973 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$5,320 / unit	\$5,315 / unit
Residential - Retirement Community	\$2,660 / unit	\$2,658 / unit
Commercial - General (including Retail & Dining)	\$26.60 / sq ft	\$23.92 / sq ft
Commercial - Regional Shopping Center	\$33.25 / sq ft	\$25.25 / sq ft
Commercial - Community Shopping Center	\$53.20 / sq ft	\$46.51 / sq ft
Commercial - Neighborhood Shopping Center	\$79.80 / sq ft	\$39.87 / sq ft
Industrial - General (including Business Parks)	\$6.65 / sq ft	\$6.64 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$2.66 / sq ft	\$2.66 / sq ft
Industrial - Research & Development	\$5.32 / sq ft	\$5.32 / sq ft
Office - Low Rise (up to 5 stories)	\$13.30 / sq ft	\$13.29 / sq ft
Office - High Rise (6 or more stories)	\$11.31 / sq ft	\$11.30 / sq ft
Recreation - Golf Course	\$4,655 / acre	\$4,651 / acre
Other	\$665.00 / trip	\$664.42 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>SAN DIEGUITO LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$7,529 / unit	\$7,731 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$5,019 / unit	\$5,154 / unit
Residential - Retirement Community	\$2,510 / unit	\$2,577 / unit
Commercial - General (including Retail & Dining)	\$25.10 / sq ft	\$23.19 / sq ft
Commercial - Regional Shopping Center	\$31.37 / sq ft	\$24.48 / sq ft
Commercial - Community Shopping Center	\$50.19 / sq ft	\$45.10 / sq ft
Commercial - Neighborhood Shopping Center	\$75.29 / sq ft	\$38.66 / sq ft
Industrial - General (including Business Parks)	\$6.27 / sq ft	\$6.44 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$2.51 / sq ft	\$2.58 / sq ft
Industrial - Research & Development	\$5.02 / sq ft	\$5.15 / sq ft
Office - Low Rise (up to 5 stories)	\$12.55 / sq ft	\$12.89 / sq ft
Office - High Rise (6 or more stories)	\$10.67 / sq ft	\$10.95 / sq ft
Recreation - Golf Course	\$4,392 / acre	\$4,510 / acre
Other	\$627.42 / trip	\$644.25 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>SPRING VALLEY LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$3,421 / unit	\$3,532 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$2,281 / unit	\$2,355 / unit
Residential - Retirement Community	\$1,140 / unit	\$1,177 / unit
Commercial - General (including Retail & Dining)	\$11.40 / sq ft	\$10.60 / sq ft
Commercial - Regional Shopping Center	\$14.25 / sq ft	\$11.18 / sq ft
Commercial - Community Shopping Center	\$22.81 / sq ft	\$20.60 / sq ft
Commercial - Neighborhood Shopping Center	\$34.21 / sq ft	\$17.66 / sq ft
Industrial - General (including Business Parks)	\$2.85 / sq ft	\$2.94 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.14 / sq ft	\$1.18 / sq ft
Industrial - Research & Development	\$2.28 / sq ft	\$2.35 / sq ft
Office - Low Rise (up to 5 stories)	\$5.70 / sq ft	\$5.89 / sq ft
Office - High Rise (6 or more stories)	\$4.85 / sq ft	\$5.00 / sq ft
Recreation - Golf Course	\$1,996 / acre	\$2,060 / acre
Other	\$285.08 / trip	\$294.33 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>SWEETWATER LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$3,945 / unit	\$4,101 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$2,630 / unit	\$2,734 / unit
Residential - Retirement Community	\$1,315 / unit	\$1,367 / unit
Commercial - General (including Retail & Dining)	\$13.15 / sq ft	\$12.30 / sq ft
Commercial - Regional Shopping Center	\$16.44 / sq ft	\$12.99 / sq ft
Commercial - Community Shopping Center	\$26.30 / sq ft	\$23.92 / sq ft
Commercial - Neighborhood Shopping Center	\$39.45 / sq ft	\$20.51 / sq ft
Industrial - General (including Business Parks)	\$3.29 / sq ft	\$3.42 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$1.32 / sq ft	\$1.37 / sq ft
Industrial - Research & Development	\$2.63 / sq ft	\$2.73 / sq ft
Office - Low Rise (up to 5 stories)	\$6.58 / sq ft	\$6.84 / sq ft
Office - High Rise (6 or more stories)	\$5.59 / sq ft	\$5.81 / sq ft
Recreation - Golf Course	\$2,301 / acre	\$2,392 / acre
Other	\$328.75 / trip	\$341.75 / trip

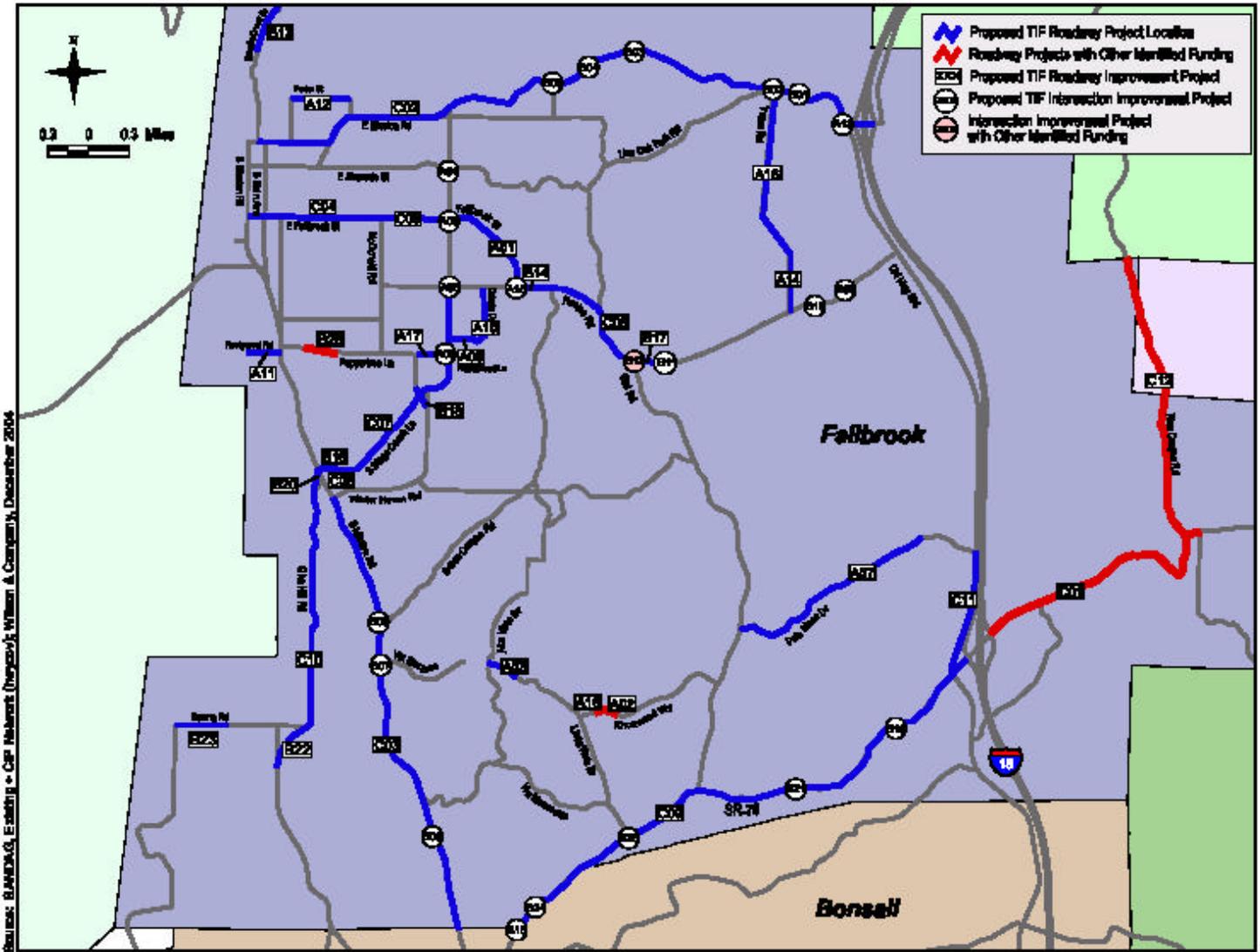
<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

<b>VALLE DE ORO LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$6,679 / unit	\$7,033 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$4,453 / unit	\$4,689 / unit
Residential - Retirement Community	\$2,226 / unit	\$2,344 / unit
Commercial - General (including Retail & Dining)	\$22.26 / sq ft	\$21.10 / sq ft
Commercial - Regional Shopping Center	\$27.83 / sq ft	\$22.27 / sq ft
Commercial - Community Shopping Center	\$44.53 / sq ft	\$41.03 / sq ft
Commercial - Neighborhood Shopping Center	\$66.79 / sq ft	\$35.17 / sq ft
Industrial - General (including Business Parks)	\$5.57 / sq ft	\$5.86 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$2.23 / sq ft	\$2.34 / sq ft
Industrial - Research & Development	\$4.45 / sq ft	\$4.69 / sq ft
Office - Low Rise (up to 5 stories)	\$11.13 / sq ft	\$11.72 / sq ft
Office - High Rise (6 or more stories)	\$9.46 / sq ft	\$9.96 / sq ft
Recreation - Golf Course	\$3,896 / acre	\$4,103 / acre
Other	\$556.58 / trip	\$586.08 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

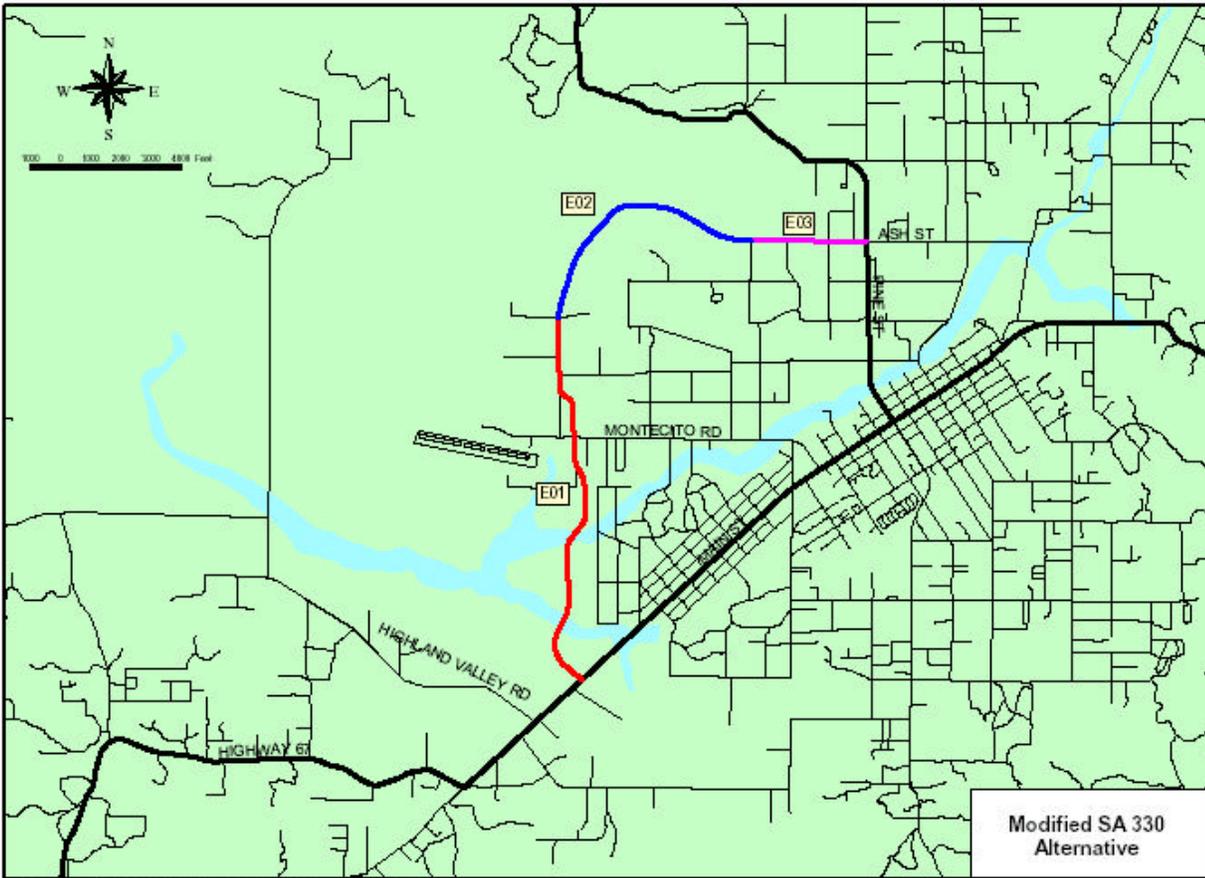
<b>VALLEY CENTER LAND USE</b>	<b>ORIGINAL PROPOSAL</b>	<b>ALTERNATIVE PROPOSAL</b>
Residential - Single Family	\$6,961 / unit	\$7,139 / unit
Residential - Condominium & Multi-Family <sup>(1)</sup>	\$4,641 / unit	\$4,759 / unit
Residential - Retirement Community	\$2,320 / unit	\$2,380 / unit
Commercial - General (including Retail & Dining)	\$23.20 / sq ft	\$21.42 / sq ft
Commercial - Regional Shopping Center	\$29.00 / sq ft	\$22.61 / sq ft
Commercial - Community Shopping Center	\$46.41 / sq ft	\$41.64 / sq ft
Commercial - Neighborhood Shopping Center	\$69.61 / sq ft	\$35.70 / sq ft
Industrial - General (including Business Parks)	\$5.80 / sq ft	\$5.95 / sq ft
Industrial - Manufacturing, Storage & Warehousing	\$2.32 / sq ft	\$2.38 / sq ft
Industrial - Research & Development	\$4.64 / sq ft	\$4.76 / sq ft
Office - Low Rise (up to 5 stories)	\$11.60 / sq ft	\$11.90 / sq ft
Office - High Rise (6 or more stories)	\$9.86 / sq ft	\$10.11 / sq ft
Recreation - Golf Course	\$4,061 / acre	\$4,164 / acre
Other	\$580.08 / trip	\$594.92 / trip

<sup>(1)</sup> Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.



Sources: BARNES, E. et al. • City of Fallbrook (2004); Wilson & Company, December 2004

Fallbrook TIF Facilities



SOURCE: SANDAG, County of San Diego, and Boyle Engineering Corporation.

**COMMUNITY:** Ramona  
**FACILITY ID NO:** E01  
**DESCRIPTION:** Modified SA 330 (future) - from SR-67 to Sonora Wy  
**TB PAGE & GRID:** 1152 C5-1172 C2

**LOCAL/REGIONAL:** Local

<u>ITEM DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>Surface Improvements</b>				
▪ Roadway - Level Terrain	lane-miles	9.13	\$810,000	\$7,396,000
<b>Intersections/Signals</b>				
▪ Intersection - State Route	each	1	\$700,000	\$700,000
▪ Intersection - Major Road	--	--	--	--
▪ Signal - New	each	1	\$150,000	\$150,000
▪ Signal - Modification	--	--	--	--
<hr/>				
<b>Subtotal</b>				\$8,246,000
<b>Bridge/Retaining Wall Structures</b>	square feet	33,200	\$200	\$6,640,000
<b>Right-of-Way</b>				
▪ Undeveloped	acres	17.45	\$150,000	\$2,617,000
<b>Utilities</b>				
▪ Minor	5%	of subtotal		\$412,000
<b>Environmental</b>				
▪ High	45%	of subtotal		\$3,711,000
<b>Planning</b>	10%	of subtotal		\$825,000
<b>Engineering</b>	20%	of subtotal		\$1,649,000
<b>Contingency</b>	10%	of subtotal		\$825,000
<b>Project Administration</b>	5%	of subtotal		\$412,000
<hr/>				
<b>TOTAL (in September 2004 dollars)</b>				<b>\$25,337,000</b>

<b>Eligible TIF %</b>	Replaced without Northern Bypass
<b>Eligible TIF %</b>	Not recommended with Northern Bypass
<b>Eligible TIF %</b>	60% with Modified SA330
<b>Other Funding Source</b>	None Identified

COMMUNITY: Ramona  
 FACILITY ID NO: E02  
 DESCRIPTION: Modified SA 330 (future) - from Sonora Wy to Alice St  
 TB PAGE & GRID: 1152 C5-E4

LOCAL/REGIONAL: Local

<u>ITEM DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>Surface Improvements</b>				
▪ Roadway - Rolling Terrain	lane-miles	6.76	\$1,000,000	\$6,760,000
<b>Intersections/Signals</b>				
▪ Intersection - State Route	--	--	--	--
▪ Intersection - Major Road	each	1	\$450,000	\$450,000
▪ Signal - New	--	--	--	--
▪ Signal - Modification	--	--	--	--
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<b>Subtotal</b>				\$7,210,000
<b>Bridge/Retaining Wall Structures</b>				
	--	--	--	--
<b>Right-of-Way</b>				
▪ Undeveloped	acres	14.34	\$150,000	\$2,151,000
<b>Utilities</b>				
▪ Minor	5%	of subtotal		\$361,000
<b>Environmental</b>				
▪ High	45%	of subtotal		\$3,245,000
<b>Planning</b>	10%	of subtotal		\$721,000
<b>Engineering</b>	20%	of subtotal		\$1,442,000
<b>Contingency</b>	10%	of subtotal		\$721,000
<b>Project Administration</b>	5%	of subtotal		\$361,000
<hr/>				
<b>TOTAL (in September 2004 dollars)</b>				<b>\$16,212,000</b>

<b>Eligible TIF %</b>	Replaced without Northern Bypass
<b>Eligible TIF %</b>	Not Recommended with Northern Bypass
<b>Eligible TIF %</b>	60% with Modified SA330
<b>Other Funding Source</b>	None Identified

COMMUNITY: Ramona  
 FACILITY ID NO: E03  
 DESCRIPTION: Modified SA 330 (future) - from Alice St to SR-78  
 TB PAGE & GRID: 1152 E4-G4

LOCAL/REGIONAL: Local

<u>ITEM DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>Surface Improvements</b>				
▪ Roadway - Rolling Terrain	lane-miles	0.74	\$1,000,000	\$740,000
<b>Intersections/Signals</b>				
▪ Intersection - State Route	--	--	--	--
▪ Intersection - Major Road	--	--	--	--
▪ Signal - New	--	--	--	--
▪ Signal - Modification	--	--	--	--
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<b>Subtotal</b>				\$740,000
<b>Bridge/Retaining Wall Structures</b>				
	--	--	--	--
<b>Right-of-Way</b>				
▪ --	--	--	--	--
<b>Utilities</b>				
▪ Minor	5%	of subtotal		\$37,000
<b>Environmental</b>				
▪ Medium	20%	of subtotal		\$148,000
<b>Planning</b>	10%	of subtotal		\$74,000
<b>Engineering</b>	20%	of subtotal		\$148,000
<b>Contingency</b>	10%	of subtotal		\$74,000
<b>Project Administration</b>	5%	of subtotal		\$37,000
<hr/>				
<b>TOTAL (in September 2004 dollars)</b>				<b>\$1,258,000</b>

<b>Eligible TIF %</b>	Replaced without Northern Bypass
<b>Eligible TIF %</b>	Not Recommended with Northern Bypass
<b>Eligible TIF %</b>	60% with Modified SA330
<b>Other Funding Source</b>	None Identified