

Amador County Regional Traffic Mitigation Fee Program Annual Status Report for Fiscal Year 2021/22

The purpose of this Annual Report is to document Regional Traffic Mitigation Fee (RTMF) program history, describe project obligations, identify approved expenditures, account for new revenues, and describe new program modifications.

RTMF Program History

In 2006, the County of Amador and all five (5) incorporated cities adopted a Memorandum of Understanding (MOU) with the Amador County Transportation Commission (ACTC) to establish the RTMF program to collect fees on new building construction within Amador County for the purpose of mitigating traffic impacts on the regional roadway system. By statute, these fees can only be spent on a specified list of projects subject to a Nexus Plan that describes the relationship between the 'project' and its 'impact'.

Pursuant to the original 2006 RTMF program agreement, fees collected by the cities and the County were set at a rate of \$283.20 per trip end. In Fiscal Year (FY) 07/08, the cities and County increased the fee (due to inflation) to \$304.00 per trip end. In FY 14/15, the fee schedule was modified again, increasing the Residential trip rate to \$388/trip end and reducing specific high-volume Commercial trip rates to \$167/trip end. The updated MOU, Fee Schedule (Attachment D), and Capital Improvement Program (Attachment C) was approved in FY 15/16 by the County and all five (5) member cities.

Since its inception, the RTMF program has helped to fund construction of seven (7) regionally significant transportation projects, shown below:

1. SR 88/104 (Martell – County)
2. Mission Boulevard (City of Jackson)
3. Court Street/SR 88 (City of Jackson)
4. SR 49/Main Street (City of Jackson)
5. Sutter-Ione Road (City of Sutter Creek)
6. SR 104/Prospect Drive-Bowers Drive (Sutter Creek)
7. SR 49/Main Street Roundabout (City of Plymouth)

In addition, the Program has obligated contributions toward the following projects currently in the planning or project development phase:

8. Sutter Street Extension/SR 49-88 (City of Jackson)
9. Western Ione Roadway Improvement Strategy (WIRIS) – (City of Ione)
10. Argonaut Lane/SR 49-88 (Martell - County)
11. Wicklow Way Extension

The RTMF Oversight Committee (OC) is comprised of one (1) appointed representative from each City and the County. The ACTC also appoints a representative. The OC meets annually to review the prior FY Annual Report, and provide recommendations for any funding, project, or other program adjustments to be considered for adoption by member agencies. In 2014/15, the cities and County agreed to modify the original MOU to state that the ACTC member would be a representative of the County.

At the June 13, 2022 RTMF Oversight Committee meeting no actions were taken to modify any RTMF program elements.

As required by the MOU, each city and the County submits RTMF revenues to ACTC for deposit into an account solely designated for the RTMF program. In FY 21/22, the RTMF program received revenue from member jurisdictions (including interest earned) totaling \$698,777. Those FY 21/22 contributions are shown below:

• Amador County	=	\$ 186,810
• Ione	=	\$ 415,388
• Jackson	=	\$ 34,920
• Sutter Creek	=	\$ 11,634
• Plymouth	=	\$ 46,560
• Amador City	=	\$ 0

On Attachment A these contributions from member jurisdictions bring fund revenue since program inception to total \$10,899,975. Attachment B lists RTMF project revenue, approved expenditures, current obligations, and project status. (The projects shown as “Completed” were constructed with final expenditures recorded prior to FY 14/15.)

The following summary outlines the current status of RTMF-funded projects, current funding obligations, and actions of the RTMF OC through FY 21/22:

SR 104 - Prospect Drive/Bowers Drive Intersection/Realignment

The RTMF OC approved this project with the condition that the Gold Rush Ranch development project would repay the RTMF program for the entire cost of the project - \$1,482,127.

Conditions of Approval for the Gold Rush Ranch development project (City of Sutter Creek) required Gold Rush Ranch to repay the RTMF program for the total cost incurred for the SR 104 - Prospect Drive/Bowers Drive Intersection/Realignment project and to complete additional lane(s) and signalization before the first Gold Rush building permit could be approved. These Conditions mitigated impacts generated by additional traffic from the Gold Rush development pursuant to the Gold Rush Ranch EIR and project approval documents.

The Gold Rush Ranch Tentative Map is now expired. ACTC is in discussions with Sutter Creek representatives to consider appropriate mechanisms for repayment of Prospect Drive/Bowers Drive project costs.

SR 49/Main Street, Plymouth

The RTMF OC recommended \$200,000 to be programmed as a local match for the City of Plymouth’s SR 49/Main Street intersection project. This expenditure has been recorded. The Project was constructed at a cost of \$3.8 million.

Sutter Street Extension, Jackson

In past years, the RTMF OC obligated \$1,300,000 to the Sutter Street Extension project. In 2006, the City of Jackson spent \$387,586 acquiring a key piece of ROW leaving an obligated balance of \$912,414. In FY 08/09, the OC authorized the City of Jackson to initiate project development efforts utilizing the \$912,414 programmed balance.

Remediation efforts by the California Environmental Protection Agency (EPA) and Department of Toxic Substances Control to retrofit the dam at the existing terminus of Sutter Street temporarily suspended project development efforts. In 2015, EPA approved a Phase 2 Removal Action. With the subsequent confirmation of satisfactory restoration of residential properties, EPA cleared the way for development efforts on the Sutter Street Extension project to recommence in 2019.

During this time period, a total of \$175,121 was expended leaving a balance of \$737,294 available for future project development efforts. In the past three (3) fiscal years, the City has expended an additional \$346,345.70 on continued project development work (of which, \$246,019.70 was reimbursed in FY 22/23 and will be recorded in the FY 22/23 RTMF Annual Report). This leaves a balance of \$330,439 available from the original programmed commitment for continued project development work.

Western Ione Roadway Improvement System (WIRIS)

The WIRIS project, identified as mitigation in the Ione General Plan and cited in prior development approvals, received an initial obligation of \$618,975 from the RTMF program. In FY 09/10, at a cost of \$124,185, Dokken Engineering completed a Project Study Report (PSR) selecting a preferred alignment and funding strategy. At that time, the PSR estimated the total cost for the WIRIS to be \$113.4 million.

In FY 09/10, given reduced expectations for funding at the Federal, State, and Local level, the OC recommended continued funding for development of the WIRIS project at a cost not to exceed \$177,000. After work to revise the PSR work was undertaken, that effort was suspended after incurring an additional \$45,000 in expenditures.

During FY 14/15, the City again revised its planning effort to focus on a down-scaled WIRIS project - OC authorized \$131,721 for continued work on the WIRIS project. This effort was to focus on improvements to existing roadway alignments for use as a bypass alternative. In FY 16/17, the City of Ione requested an additional \$80,000 in RTMF funding to prepare the updated WIRIS Project Report. The WIRIS Project Report was completed in FY 17/18 and the City was reimbursed in the amount of \$211,721.

Project alternatives developed by the Report were presented to the Ione Planning Commission and may be presented to the Ione City County for its consideration of formal adoption of a preferred, alternative alignment. The OC agreed not to provide additional RTMF funding until the Ione City Council takes further action on the Project.

Argonaut Lane-SR 49/88 Intersection

In FY 07/08, citing Right of Way and Project Cost constraints, the OC recommended the project development process be suspended.

Wicklow Way Extension

In FY 15/16, the RTMF OC loaned up to 50% of funding from the Sutter Street Extension project to begin preliminary engineering for the Wicklow Way Extension project.

County staff estimated a cost of \$284,500 to prepare a Project Study Report (conduct environmental assessments and initiate preliminary engineering and design) for the Wicklow Way Extension project. To date, the Study has not been initiated and \$284,500 remains obligated to the project.

The \$284,500 loan was repaid to the Sutter Street Extension project utilizing subsequent, annual contributions to the RTMF program.

SR 88 / Pine Grove Improvements

During FY 17/18, the RTMF OC authorized programming \$1,000,000 in RTMF funding to be commitment to Construction costs for the Pine Grove Improvements project. This funding amount had been previously approved through adoption of the 2015 Amador County Regional Transportation Plan as shown on the attached RTP Tier I / RTMF Project list.

Memorandum of Understanding (MOU) modification – ATTACHMENT F

At its May 3, 2018 meeting, the RTMF OC recommended that the RTMF MOU be modified to designate the agreement as “binding” among participant jurisdictions. This action was taken in response to:

- 1) The City of Ione agreement with a developer resulting in the deferral/loss of \$504,000 to the RTMF program.
- 2) The lack of a formal mechanism to reimburse the RTMF program for costs related to the Bowers Dr/Prospect Dr project in the City of Sutter Creek.

The OC committee intention with the action is to ‘bind’ member jurisdictions to requirements, stated in the MOU under Exhibit D “Administrative Policies and Procedures”, that any recommendations for deferrals, reimbursements, and/or adjustments to RTMF fees be brought before the RTMF OC for review and approval.

No new funding actions or amendments to RTMF policies were approved during FY 21/22.

FY 21/22 RTMF Fund Balance

During FY 21/22, the RTMF program received additional revenue from its member jurisdictions (with interest) totaling \$698,777 (Attachment A). Attachment B shows total remaining unprogrammed fund balance of after accounting for current funding obligations. As of June 30, 2022, \$2,897,544 is available for programming to eligible RTMF projects.

Attachment C lists current funding commitments toward projects on the RTMF Capital Improvement Program (CIP). (As approved through its adopted Nexus Study, the RTMF program maintains flexibility to fund any of the projects shown on the CIP Tier I listing.)

Attachment D shows the currently-adopted Fee Schedule. Also included with the packet are vicinity maps for RTMF-funded projects.

ATTACHMENT A
Amador County Regional Traffic Mitigation Fee Program
Revenue Report Fiscal Year 2021/22

	Amador County	Jackson Rancheria	Buena Vista	lone	Jackson	Sutter Creek	Plymouth	Amador City	Interest	Totals
Beg Balance	966,381	0		234,921	234,604	427,000	0	0	24,786	1,887,692
02/03 Revenue	81,288	0		8,298	10,823	15,611	0	0	5,879	121,899
03/04 Revenue	293,707	112,614		34,186	58,426	15,084	0	0	17,868	531,885
04/05 Revenue	348,772	0		36,152	158,670	13,450	0	0	38,164	595,208
05/06 Revenue	445,646	0		165,675	77,653	185,473	0	0	67,515	941,962
06/07 Revenue	771,585	0		178,732	89,125	40,023	0	0	102,906	1,182,371
07/08 Revenue	317,795	0		4,410	85,726	5,660	0	0	131,323	544,914
08/09 Revenue	172,115	0		7,811	7,669	0	0	0	94,227	281,822
09/10 Revenue	90,072	0		0	9,413	0	0	0	43,684	143,169
10/11 Revenue	86,601	0		0	15,158	0	0	0	20,905	122,664
11/12 Revenue	48,906	0		3,059	0	0	0	0	12,842	64,807
12/13 Revenue	58,480	0		898	95,097	0	0	0	7,596	162,071
13/14 Revenue	82,050	0		233,707	0	0	0	0	1,610	317,367
14/15 Revenue	104,918	0		10,431	3,042	0	0	0	4,512	122,903
15/16 Revenue	115,085	0		72,692	0	33,440	0	9,120	6,036	236,373
16/17 Revenue	117,269	0		94,390	25,763	16,013	0	0	6,784	260,219
17/18 Revenue	141,586	0		304,527	37,397	14,937	62,080	0	2,496	563,024
18/19 Revenue	87,213	0		262,354	20,852	19,390	85,360	0	3,208	478,377
19/20 Revenue	147,144	0		151,170	134,152	0	58,200	0	1,882	492,548
20/21 Revenue	132,851	0	572,395	368,998	17,635	3,878	46,560	0	7,606	1,149,923
21/22 Revenue	186,810			415,388	34,920	11,634	46,560	0	3,465	698,777
Total Revenue	\$4,796,275	\$112,614	\$572,395	\$2,587,799	\$1,116,125	\$801,593	\$298,760	\$9,120	\$605,294	\$10,899,975

ATTACHMENT B

Amador County Regional Traffic Mitigation Fee (RTMF) Program Income by Customer / Expenditures-Obligations by Project Summary As of June 30, 2022

Jurisdiction	Revenue	MOU Status
Amador City	\$9,120	Approved
Amador County	\$4,796,275	Approved
lone	\$2,587,799	Approved
Jackson	\$1,116,125	Approved
Jackson Rancheria	\$112,614	
Buena Vista	\$572,395	
Plymouth	\$298,760	Approved
Sutter Creek	\$801,593	Approved
Interest	\$605,294	
Total Revenue	<u>\$10,899,975</u>	

Project	Expenditures	Project Status
Prospect Drive-SR 104	\$1,482,127	Completed
Mission Boulevard	\$847,851	Completed
Court Street (Jackson)	\$67,293	Completed
SR 49-Main Street (Jackson)	\$757,000	Completed
Sutter/lone Road-SR 49 (Sutter Creek)	\$1,200,000	Completed
SR 88-Ridge Road	\$100,967	Completed
Sutter Street Extension	\$994,637	Planning
lone Bypass PSR I (WIRIS)	\$124,187	Suspended
lone Bypass PSR II (WIRIS)	\$45,279	Suspended
lone Bypass PSR III (WIRIS)	\$211,226	Planning
SR 49-Main Street (Plymouth)	\$200,000	Completed
Argonaut Lane-SR 49/88	\$118,642	Suspended
Total Expenses	<u>\$6,149,208</u>	

Obligations	Project	Project Status
	Sutter Street Extension	Planning
	Sutter St. Ext. Loan Repayment	Planning
	lone WIRIS	Planning
	Wicklow Way Extension	Planning
	SR 88 / Pine Grove Improvements	PS&E/ROW
Total Obligations	<u>\$1,853,223</u>	

Total Un-obligated Balance	<u>\$2,897,544</u>
TOTAL RTMF Fund Balance	<u>\$4,750,767</u>

Attachment C Amador County Regional Transportation Plan

Table 5: Regional Roadway Capital Improvement Program with Multi-Modal Components

Location	Project Description	Time Frame	Cost Est.	Revenue					Other Source (MSIP, ATP, etc.)
				STIP RIP	IIP	SHOPP Minor	RTMF	RSTP	
<i>Tier I Full Funding Potentially Available within 5 Years</i>									
Plymouth	SR 48/Main St/Shenandoah Rd.-Construct roundabout-	2-Year	\$3.6m			\$1.3m	\$200k		\$2.6m
Jackson	SR 88/Sutter Street Realign & Signalize Intersection	4-Year	\$637k			\$422k			\$215k
County	Ridge Rd./New York Ranch Rd.-Signalize Intersection	4-Year	\$2.2m						\$2.2m
Sutter-C.	Ridge Rd./Sutter Hill Rd.-Realign Intersection	4-Year	\$974k						\$974k
County	Shake Ridge Rd.-S-Turn-outs	2-Year	\$772k						\$772k
Sutter-C.	Sutter Creek Bridges- Bridge replacement	2-Year	\$2.7m						\$2.7m
County	Fiddletown Rd.-Bridges- Bridge replacement	6-Year	\$2.8m						\$2.8m
Jackson	SR 88/French Bar- Signalize Intersection	4-Year	\$2m			\$2m			
County	Fiddletown Rd./Shenandoah Rd.- Realign Intersection	2-Year	\$4.6m					200k	\$4.6m
SR 88 Pine Grove Corridor Improvement Project (\$39.5m total)									
Pine Grove	PS&E	3 Year	\$1.6m	\$1.6m					
	ROW	5 Year	\$2.7m	\$2.7m					
Sub-total ² :			\$4.3m	\$3.6m					\$4.3m
SR 88 Pine Grove Corridor Improvement Project (\$39.5m total)									
Pine Grove	A. SR 88: Berry St to Hilltop Rd. Rehabilitation and widening of SR 88. Signalize intersections, ped crossing, revise school access, add sidewalks.	(+/-20 year)	\$10.8m	\$10.8m					
Ione	SR 104; E. Main to Elementary School: Sidewalks, bike lanes, school access & safety	10 Year	\$350k						\$350k
SR 49/88 Jackson Corridor Improvement Project (\$33.1m total)									
Jackson	PA&E	10 Year	\$1.2m	\$1.2m					
	PS&E	10 Year	\$1.4m	\$1.4m					
	A. SR 49/88 from "Jackson Local Collector" to Main St: Curb ramps & sidewalks	20 Year	\$2.4m						\$2.4m
	C. SR 49/88 Intersection: Widen bridge & add LA. turn pockets, improve ped crossing	20 Year	\$6.4m						\$6.4m
	D. SR 49 from SR 88 to Clinton Rd.: Sidewalks from SR 88 to Schober Ave. & from South Ave. Bridge to French Bar, add SB lane & sidewalk from French Bar Rd. to Clinton	20 Year	\$3.6m						\$3.6m
Sutter Street Extension (\$6m total)									
Jackson	A. Connect Sutter Street to Hoffman	(+/-20 year)	\$5.2m	\$2.2m			\$3.2m		\$2.6m
	B. Hoffman from Sutter Street to Argonaut: Improve to Collector Standards	(+/-20 year)	\$2.8m						
Wicklow Way Extension (\$11.6m total)									
County	B. Wicklow Way to Stony Creek: Construct Collector w/ New Development	(+/-20 year)	\$4.2m	\$2m			\$2.2m		
	C. Stony Creek from Argonaut to Wicklow: Improve to Collector Standards	(+/-20 year)	\$2.6m						\$2.6m
County	Shenandoah Rd. @ Bell Rd./PM 3.80: Improve shoulders/drainage, pavement rehab	(+/-20 year)	\$1.3m						\$1.3m
County	Fiddletown Rd. @ PM 9.0: Improve shoulders, pavement rehab, curve corrections	(+/-20 year)	\$1.1m						\$1.1m
County	New York Ranch Corridor: Improve shoulders, pavement rehab, curve corrections	(+/-20 year)	\$731k						\$731k
County	Michigan Bar Rd. Corridor: Improve shoulders, pavement rehab, curve corrections	(+/-20 year)	\$416k						\$416k
County	Latrebe Rd.; Various Locations: Widen roadway & shoulders	+20 year	\$676k	\$676k					
County	Shenandoah Rd.; Various Locations: Widen shoulders, improve drainage, overlay	+20 year	\$937k						\$937k
SR 49 Plymouth Corridor Improvement Project (\$16.5m total)									
Plymouth	PA&E	20 Year	\$1.3m	\$1.3m					
	C. SR 49/Empire: Intersection & multimodal improvements	20 Year	\$3.6m	\$1.5m			\$2m		
	D. SR 49/Zinfandel Rd.: Intersection & multimodal improvements	20 Year	\$2.6m						\$2.6m
Western Ione Roadway Strategy (\$108.2m)									
Ione	SR 104/Golf Links Dr.: Intersection Improvements	20 Year	\$1.5m	\$1.5m					
	A. Construct Collector w/ New Development	20 Year	\$6.9m						\$6.9m
	B. Construct Collector w/ New Development	20 Year	\$6m						\$6m
	C. Upgrade To Collector Standard	20 Year	\$722k						
	D. Upgrade To Collector Standard(bridge)	20 Year	\$629k				\$3m		\$1.1m
Ione	E. Upgrade To Collector Standard	20 Year	\$2.7m						
Ione	SR 124/Howard Park/Ione Parkway Dr.: Turn Pockets and Intersection Improvements	20 Year	\$1.5m	\$1.5m					
County	Latrebe Rd. @ Lorentz Rd.: Curve correction, widen shoulders, overlay	10 Year	\$559k	\$559k					
Drytown	SR 49; SR 16 to Drytown: Widen shoulders, improve ped crossing, safety signage	20 Year	\$250k			\$250k			
Jackson	China Grove Yard Rd.: Widen shoulders, drainage, shoulders, safety signage, overlay	10 Year	\$320k						\$320k
Ione	SR 104; Shakey Ln to Sutter Ln; sidewalks and bike signage	10 Year	\$250k						\$250k
Ione	Shakey Ln; Sidewalks and bike signage	10 Year	\$550k						\$550k
County	SR 16/Latrebe Rd.: Add WB RT turn lane & EB receiving pocket	10 Year	\$750k			\$750k			
Ione	SR 124; E. Main St. to Howard Park: Complete sidewalks & pedestrian crossings	20 Year	\$175k						\$175k
County	SR 88/Buckhorn Ridge Rd.: Widen EB shoulder, correct sight distance	20 Year	\$300k			\$300k			
County	SR 88; Columbia Dr. to Antelope Dr.: Nob Hill curve correction	20 Year	\$2.5m			\$2.5m			
County	SR 49/Bell Rd.: Curve correction, widen shoulders	20 Year	\$200k			\$200k			
County	SR 88/SR 104/Jackson Valley Rd. (E.): Signalize Intersection	(+/-20 year)	\$1.5m			(X)			(X)
Sub-total:				\$34.7m	\$4m	\$10.8m			\$39.5m
Total				\$27.7m	\$4m	\$10.8m	\$300k		\$48.33m
TIER I TOTAL:				\$97.315M		\$97.315M			

Attachment D

Countywide Regional Traffic Mitigation Fees (adopted) 2016/17

Residential	Development Project Type	Adjusted Trip Rate	Fee Amount Residential \$388/trip end
Residential	Single Family Detached (Note: D.U. = Dwelling Unit)	10.0/D.U.	\$3,878/D.U.
	Multi-Family Attached Apartments, duplexes or condominiums are charged per dwelling unit without regard to square footage or number of bedrooms.	7.1/D.U.	\$2,753/D.U.
	Mobile Home Park or Subdivision An area or tract of land where more than two spaces are rented or individually owned to accommodate mobile homes. Retirement Community Five or more residential units, enforceably restricted to those 55 or over and designed for the elderly.	4.22/D.U.	\$1,637/D.U.
	Congregate Care Facility Congregate care facilities typically consist of one or more multi-unit buildings designed for elderly living; they may also contain common dining rooms, medical facilities and recreational facilities.	2.15/D.U.	\$834/D.U.
Non-Residential	Development Project Type	Adjusted Trip Rate	Commercial: \$167/Trip End
Retail Commercial	High Volume Retail: Drug Store Department Store Grocery Store Discount Store Mini Mart Automobile Sales Liquor Store Supermarket Laundromat Auto Parts Clothing/Apparel Store Delicatessen Bank Health Fitness Center Record/Video Rental & Sales Hardware Store Pharmacy Specialty Retail Center Small shopping centers that contain a variety of retail shops including apparel; hard goods; and services such as real estate offices, dance studios, florists, and small restaurants Shopping Center May contain Supermarkets, Drug Stores, Banks, Movie Theater and miscellaneous small retail shops.	20/1,000 S.F. (Note: Square Feet of the gross floor area, measured to the nearest square foot; applicable to structures only.)	\$3,344/1,000 S.F.
	Medium Volume Retail: Bakery Automobile Repair Child Care Club Store Dry Cleaner Shoe Store Gift Shop Lumber/Building Supplies Sporting Goods Store Nursery Jewelry Store Stationary Store Photo Store Print Shop (retail) Toy Store Electronics Store Book Store Factory Outlet Center Tire Store Health Food Store	13/1,000 S.F.	\$2,174/1,000 S.F.
	Low Volume Retail: Antique Store Boat/Equipment Repair Shop Appliance Store Furniture Store Gallery Museum Kennel Boat/RV/Mobile Home Sales Clock Store Repair Shop (TV, Radio, Vacuum, etc.) Wine or beer tasting rooms or product retail sales in conjunction with such	1.5/1,000 S.F.	\$251/1,000 S.F.
Food Services	Fast food standalone restaurant on a State highway	161/1,000 S.F.	\$26,919/1,000 S.F.

	Fast food drive-through restaurant within a shopping center or community (wherein fast food restaurant is not immediately adjacent to a State highway)	60/1,000 S.F.	\$10,032/1,000 S.F.
	Quality Sit-down Restaurant Drinking Establishment (Bar)	23/1,000 S.F.	\$3,846/1000 S.F.
Specialty Commercial	Gas Station with or without convenience store (Note: The number of fueling spaces is determined by the maximum number of vehicles capable of being fueled simultaneously.)	32/Fueling Space	\$5,350/Fueling Space
	Car Wash / Quick Lube	21/Stall	\$3,511/Stall
	Hotel/Motel/Resort/Bed and Breakfast (Note: Sleeping unit, dwelling unit, rental unit, or other component by which the development is marketed.)	5.2/Unit	\$869/Unit
Medical	Hospital	11.8/Bed	\$3,587/Bed
	Nursing Home / Convalescent Home	2.6/Bed	\$790/Bed
	Medical Office or Medical or Health Clinic providing diagnostic or treatment services	30/1,000 S.F.	\$9,120/1,000 S.F.
Non-Residential Category	Development Project Type	Adjusted Trip Rate¹	All Other Non-Residential: \$304/trip end
Office	General Office	11/1,000 S.F.	\$3,344/1,000 S.F.
Industrial	Light, including: Airport/Airstrip Livestock Feedlot/Auction Yard Material Testing Laboratory Meat Packing Facility Printing Plant Electronics Plant	6/1,000 S.F.	\$1,824/1,000 S.F.
	Heavy, including: Auto Wrecking and Junk Yard Foundry and Smelter Lumber Mill Mining Operation Refining Plant	1.5/1,000 S.F.	\$456/1,000 S.F.
	Manufacturing/Assembly/Agricultural Processing Manufacturing or assembly facilities where the primary activity is the conversion of raw materials, products or parts into finished commodities for sale or distribution, including a winery or brewery.	3/1,000 S.F.	\$912/1,000 S.F.
Institutional	Elementary School / Middle School Church or other place of worship	10/1,000 S.F.	\$3,040/1,000 S.F.
	High School	13/1,000 S.F.	\$3,952/1,000 S.F.
Public Utilities	Utilities (Publicly or privately owned) Production, generation, storage, transmission and treatment facilities, mechanical or industrial space, parts and equipment storage, repair areas, and office space in the same project and related to or used for these utility uses.	6/1,000 S.F.	\$1,824/1,000 S.F.
Warehousing/ Storage	Warehouse Facilities primarily devoted to the storage of materials, including wholesale distribution facilities.	5/1,000 S.F.	\$1,520/1,000 S.F.
	Mini-storage Facilities Buildings housing separate storage units or vaults used for storage.	2/1,000 S.F.	\$608/1,000 S.F.
Other	Golf Course	21/Hole	\$6,384/Hole
	Theater (Movie)	6.4/1,000 S.F.	\$1,946/1,000 S.F.
	Theater (Live)	1.5/1,000 S.F.	\$456/1,000 S.F.
	Recreational / Visitor Center	3.1/Parking Space	\$942/Parking Space