

EXHIBIT A
TRANSPORTATION IMPACT MITIGATION FEES FOR THE ORCUTT PLANNING AREA (revised 2/10/15)

LAND USE TYPE	Unit	fee
RESIDENTIAL		
Single Family Detached	per unit	\$3,400
Condominium	per unit	\$1,769
Apartments	per unit	\$2,140
Mobile Homes	per unit	\$1,866
Retirement Community	per unit	\$1,903
Elderly Housing - Attached	per unit	\$950
Elderly Housing - Detached	per unit	\$3,228
Congregate Care Facility	per unit	\$273
Convalescent/Nursing (per bed)	per unit	\$582
OFFICE		
Research & Development	per 1,000 SF	\$3,637
Medical-Dental Office	per 1,000 SF	\$13,861
Corporate Headquarters Bldg.	per 1,000 SF	\$4,758
Single Tennant Office Bldg.	per 1,000 SF	\$5,877
business Park	per 1,000 SF	\$5,026
Office Park	per 1,000 SF	\$5,128
General Office 50,000 SF	per 1,000 SF	\$7,612
General Office 50,001-100,000 SF	per 1,000 SF	\$6,353
General Office 100,001-200,000 SF	per 1,000 SF	\$5,299
COMMERCIAL		
Building Material-Lumber Store	per 1,000 SF	\$9,441
Free Standing Discount Supers	per 1,000 SF	\$8,438
Discount Store	per 1,000 SF	\$9,605
Hardware-Paint Store	per 1,000 SF	\$10,497
Garden Center (Nursery)	per 1,000 SF	\$12,474
Furniture Store	per 1,000 SF	\$1,260
24 hr. Convenience Market	per 1,000 SF	\$8,397
Convenience Store (other)	per 1,000 SF	\$54,024
Auto Care Center (# Stalls)	per 1,000 SF	\$6,635
Shopping Center <=50,000 SF	per 1,000 SF	\$14,907
Shopping Center 50,000-100,000 SF	per 1,000 SF	\$11,591
Shopping Center 100,001-200,000 SF	per 1,000 SF	\$11,591
Shopping Center 200,001-300,000 SF	per 1,000 SF	\$9,998
Shopping Center >300,000 SF	per 1,000 SF	\$8,317
Supermarket	per 1,000 SF	\$20,375

LAND USE TYPE	Unit	fee
INSTITUTIONAL		
Private School (K-12)	per student	\$442
Churches	per 1,000 SF	\$2,448
Day Care Center	per child	\$2,890
Nursing Home	per bed	\$714
INDUSTRIAL		
Light Industrial	per 1,000 SF	\$3,326
Industrial Park	per 1,000 SF	\$3,091
Manufacturing	per 1,000 SF	\$2,547
Heavy Industrial	per 1,000 SF	\$644
Warehousing	per 1,000 SF	\$2,515
Rental Self-Storage	per vault	\$102
RESTAURANT		
Quality	per 1,000 SF	\$16,319
High Turnover (sit down)	per 1,000 SF	\$26,335
Fast Food w/ drive through	per 1,000 SF	\$77,333
Fast Food w/out drive through	per 1,000 SF	\$60,402
Delicatessen	per 1,000 SF	\$13,453
MISCELLANEOUS Land Uses		
Hotel	per 1,000 SF	\$2,481
Motel	per 1,000 SF	\$1,957
Service Station	per pump	\$25,699
Service Station w/ convenience market	per pump	\$20,000
Bank/Savings and Loan w/ drive through	per 1,000 SF	\$36,747
Bank/Savings and Loan walk in	per 1,000 SF	\$22,243
Auto Dealership	per 1,000 SF	\$8,901