

**Sacramento County Department of Transportation
Development Fee and Transit Impact Fee (SCTDF/TIF)
Annual and Five Year Reports**

- 1. SCTDF Annual Report (FY 2019/20)**
- 2. SCTDF Five Year Report (FY 2015/16 – FY 2019/20)**
- 3. TIF Annual Report (FY 2019-20)**
- 4. SCTDF/TIF Annual Administrative Report (FY 2019/20)**

Prepared for:

**County of Sacramento
Board of Supervisors**

Prepared By:

**County of Sacramento
Department of Transportation**

**Sacramento County Transportation Development Fee
And Transit Impact Fee (SCTDF/TIF)
Annual and Five Year Reports**

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SCTDF Annual Report (FY 2019-20)

A. Brief description of the type of fee in the fund:

The Sacramento County Transportation Development Fee (SCTDF) Program was established to fund improvements to the County's major roadway, transit, bicycle and pedestrian facilities needed to accommodate travel demand generated by new land development in the unincorporated portion of Sacramento County.

On April 9, 2019, the Board adopted Ordinance No. SCC-1639 amending Chapter 16.87 of the Sacramento County Code (SCC) to incorporate a comprehensive nexus update. This update included adoption of Resolution No. 2019-0231 renaming the SCTDF Program to include the Transit Impact Fee (TIF). The County collects TIF on behalf of Sacramento Regional Transit (SacRT). The TIF funds are held by the County in a separate TIF account for disbursement to SacRT for their TIF Projects. Therefore, the TIF annual report is included, but separate from the SCTDF annual reporting.

SCTDF fees are calculated by fee district (see Map, Appendix A, Page 11) based on the development land use category; this provides a relationship to the relative impacts on the transportation system. The SCTDF fee program is to provide an equitable means of ensuring that future development contributes their fair share towards future growth impacts on transportation infrastructure. The SCTDF funding helps assure the County's General Plan Circulation policies and quality of life can be maintained.

Some SCTDF roadway projects are also included in various Special District Finance programs, therefore SCTDF fees are adjusted to eliminate the overlap and double collection of fees.

B. Amount of the fee:

See the attached SCTDF fee schedules (Appendix B, Pages 12-14) that were effective on June 22, 2019. The "Low Income Housing" fees (Page 14), are 32% of the corresponding SCTDF shown on Page 12.

C. Beginning and Ending Fund Balance FY 2019/20:

Beginning Fund Balance (7/1/19): \$10,843,572.61

Ending Fund Balance (6/30/20): \$14,328,544.34

D. Amount of fees collected and Interest Earned, FY 2019/20:

Amount of Fees Collected: \$7,040,043.35

Interest Earned: \$237,523.00

E. List of public improvements on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees:

SCTDF District	Public Improvement Project Title	SCTDF Spent FY 2019/20 *	% Funded With SCTDF Fees
1	SCTDF Update	\$8,839.95	100%
1	Elkhorn And Rio Linda Intersect.	\$500,000.00	100%
1	Elverta Rd Widening: Watt to Dutch Haven	\$162,554.12	100%
2	SCTDF Update	\$36,463.76	100%
2	Hazel Ave Phase 2	\$667,788.07	100%
2	Fair Oaks Blvd: Landis Ave to Engle Rd	\$2,797.02	100%
2	Fair Oaks Blvd: Phase 3, Marconi to Landis	\$1,598,111.91	59%
3	SCTDF Update	\$184.00	100%
3	Sac Capital SE Connector Expwy.	\$11,250.00	100%
4	SCTDF Update	\$38,581.00	100%
4	Sac Capital SE Connector Expwy.	\$11,250.00	100%
4	Bradshaw Rd / Kiefer Blvd Traffic Signal Improve. (Reimburse.)	\$562,980.50	100%
4	Bradshaw Rd at Jackson Rd Intersection Improvements	\$161,283.47	79%
5	SCTDF Update	\$3,775.00	100%
5	Sac Capital SE Connector Expwy.	\$22,500.00	100%
6	SCTDF Update	\$4,235.82	100%
Total SCTDF Expended FY 2019/20		\$3,792,594.62	78%

* For multi-year projects this amount may represent activity that overlaps multiple fiscal years.

F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

Not Applicable

G. A description of each interfund transfer or loan made from the account or fund:

None

H. The amount of any SCTDF fee refunds made FY 2019/20:

None

**SCTDF Five Year Report
Fiscal Years 2015/16 – 2019/20**

A. Identify the purpose to which the fee is to be put.

The purpose of the Sacramento County Transportation Development Fee (SCTDF) Program is to help fund improvements to the County's major roadway, bicycle and pedestrian facilities needed to accommodate travel demand generated by new land development in the unincorporated portion of Sacramento County through 2050.

In April 2019, the SCTDF Program had a major nexus update including the addition of a "Transit Impact Fee" (TIF) for specific SacRT transit projects also triggered by future development impacts. Therefore the SCTDF was renamed to the SCTDF/TIF. The County began collection of the TIF on June 22, 2019, on behalf of SacRT. The TIF is kept in its own account and dispersed to SacRT twice a year for use towards their SCTDF/TIF transit projects, as such the SCTDF and the TIF have their own separate annual reports. Since Fiscal Year 2019/20 was the first year of collecting the TIF, the TIF is not included in this Five Year Report.

B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

The SCTDF roadway capacity improvements identified in the 2019 SCTDF/TIF program are intended to meet new travel demand associated with 2050 development forecasts prepared by the Sacramento Council of Governments (SACOG).

This projected growth will increase travel demand throughout the unincorporated County and thereby require infrastructure improvements for all travel modes to sustain an acceptable level of service (LOS).

For roadways and intersections that currently operate at LOS E or better conditions, the entire cost of the capacity improvements (minus funding from other sources) are allocated to the SCTDF Program. For existing deficiencies (roadways that currently operate at LOS F), the cost of the improvement that is allocated to the SCTDF Program is equal to the percentage of the total change in volume/capacity (v/c) ratio due to the improvement that is needed to return the v/c ratio to current levels.

For each of the roadway improvement projects, the estimated percentage of new vehicle trips by fee district that would use those roadways determines each district's cost responsibility for the improvements. The percentage use of new vehicle trips on roadways operating at LOS F was used to allocate the

cost responsibility of transit, ITS, walkway and bikeway improvements along those congested roadways.

In the allocation of costs to various types of developments, each development type is assigned a “dwelling unit equivalent” or “DUE” rate, which measures how the trip-making characteristics of a land use compare to a single-family residential unit. The cost responsibility for each fee district was divided by the dwelling unit equivalents (DUEs) in that district to determine the cost per DUE.

The County has development fee programs in several “special financing districts” to fund major infrastructure within or near those districts including roadway improvements. Some of the roadway capacity improvements that are funded by the special financing districts are also included in the SCTDF/TIF Program Update. The cost responsibility for each special financing district was reduced in the SCTDF/TIF by the amount that is funded by that district to eliminate any overlap between the fee programs.

The total amount of the SCTDF (non-TIF) transportation improvements that would be funded through the SCTDF/TIF Program is about \$2.84 billion. The total cost responsibility for each fee district was divided by the dwelling unit equivalents (DUEs) in that district. The SCTDF fee for each fee district, special financing district, and fees for Affordable Housing are provided in Exhibit B, Pages 12-14.

C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in the SCTDF.

The SCTDF roadway related projects (non-transit) in the 2019 SCTDF/TIF were determined from a 30 year nexus impact study through 2050, to identify transportation infrastructure needs triggered by these new development impacts. The projected roadway impacts will require \$2,844,421,583 in SCTDF project funding to mitigate (see table below).

Improvement Type (Table 22, 2019 SCTDF/TIF)	Total Funded by SCTDF SCTDF/TIF - Table 22	Source 2019 SCTDF/TIF
Roadway Capacity	\$2,478,050,826	Table C-5 & 6
Bike and Walkways	\$250,974,830	Appendix E
ITS	\$95,670,000	Table D-1
Rural Roadways	\$19,725,926	Table F-1
TOTAL SCTDF (Thru 2050)	\$2,844,421,583	Table 1

In addition to this projected SCTDF funding from new development fees, the County will supplement the \$2,844,421,583 with an additional \$817,127,776 of funding from other sources (per 2019 SCTDF/TIF, Tables 18 and 19). These

additional funding sources can include: Measure A Sales Tax; State and Federal Grants; SB1; Special Finance Districts, adjacent jurisdictions, and other miscellaneous sources. The entire list of SCTDF projects for the next 30 years are identified in the SCTDF/TIF nexus study as noted in the table above.

The County identifies the highest priority roadway needs listed in the 30 year list of SCTDF roadway projects into an annual five year plan, the "Capital Improvement Plan" (CIP). The currently approved Fiscal Year 2020-21 CIP identifies \$79,103,000 of SCTDF funding that is anticipated for the following high priority SCTDF Projects from Fiscal Year 2020/21 through 2024/25:

Five Year Projection of SCTDF Funding Needs for CIP Projects (x \$1,000)						
CIP Project	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	Total
Bradshaw Rd at Jackson Rd Intersect. Imp.	\$728	\$1,450	\$2,915	-	-	\$5,093
Capital S.E. Connector	-	-	-	\$2,200	-	\$2,200
Elverta Rd Widening - Dutch Haven to Watt Ave	\$1,016	\$2,591	\$2,241	\$746	-	\$6,594
Fair Oaks Blvd Improve. Ph 3	\$4,639	-	-	-	-	\$4,639
Hazel Ave Phase 3 - Sunset Ave to Madison Ave	\$1,253	\$835	-	-	-	\$2,088
Hazel & Hwy 50 Interchnng	\$142	\$3,247	\$7,609	\$10,933	\$12,317	\$34,248
I-5 Aux Lane SR99 to Metro Air Pkwy	\$1,498	\$2,285	-	-	-	\$3,783
Madison Ave Widening, Fair Oaks Blvd to Hazel Ave	-	-	-	\$6,267	\$3,134	\$9,401
Power Line Rd Improve. At Sky King Rd	\$2,213	\$4,500	-	-	-	\$6,713
S. Watt Widening - Florin Rd to SR 16	-	-	\$2,344	\$2,000	-	\$4,344
Total	\$11,489	\$14,908	\$15,109	\$22,146	\$15,451	\$79,103

D. Designate approximate dates when revenue in Part C (above) is expected

As shown in the table above, the SCTDF revenue needed to satisfy the Fiscal Year 2020/21 CIP for the next five years would be \$79,103,000. At the beginning of Fiscal Year 2020/21, there was a beginning available SCTDF fund balance of \$10,843,572.61. In Fiscal Year 2019/20 the County collected \$7,040,043 in SCTDF funds, and \$237,523 in annual interest was earned, totaling \$7,277,566. However, over the last five years (per table below) the County has collected an average of \$7,507,399 (SCTDF fees and interest).

SCTDF Collected and Interest Earned						
	FY2015/16	FY2016/17	FY2017/18	FY2018/19	FY2019/20	Average
SCTDF Collected	\$5,857,056	\$8,232,640	\$10,622,769	\$4,969,199	\$7,040,043	\$7,344,341
Interest	\$49,359	\$96,685	\$152,255	\$279,269	\$237,523	\$163,018
Total	\$5,906,415	\$8,329,325	\$10,775,024	\$5,248,468	\$7,277,566	\$7,507,359

Assuming this previous five year average shown above were to continue for the next five years (through FY 2024/25), then only \$48,380,367 (5 x \$7,507,359 + \$10,843,572) would be available to satisfy the Fiscal Year 2024/25 CIP projection of \$79,103,000. If this shortfall were to occur, then certain projects may need to be delayed and/or additional funding sources would need to be secured, such as state and federal project grants.

TIF Annual Report (FY 2019-20)

(A) A brief description of the type of fee in the account or fund.

New development in the unincorporated Sacramento County, and cities within Sacramento County, will increase the demand for Sacramento Regional Transit's (SacRT) transit services and the need for improvements to the regional transit system. To accommodate new development, SacRT will need to increase frequency on some current transit (bus and light rail) routes, extend transit routes and add new transit routes.

The expanded transit service will require additional buses and light rail vehicles. The increased transit fleet will require additional maintenance facilities and equipment. Thus new development will need to contribute to specific new transit infrastructure and equipment, through a Transit Impact Fee (TIF). The SCTDF/TIF Program assumes that the cost of this new transit infrastructure will be partially funded by growth in unincorporated areas of Sacramento County based on an assessment of its usage of expanded transit services versus the usage from growth in cities in Sacramento County.

SCTDF and TIF Fees are calculated by fee district (see Map, Appendix A, Page 11) and differentiated by type of development in relationship to their relative impacts on the transportation system.

(B) The amount of the fee.

See the attached SCTDF/TIF fee schedule (Appendix B, Page 12-14) that went into effect on June 22, 2019, showing the TIF fee for each fee district and land use category.

(C) The beginning and ending balance of the account or fund.

Beginning Fund Balance (6/22/2019): \$0.00
Ending Fund Balance (6/30/2020): \$951,022.86

(D) The amount of the fees collected and the interest earned.

Amount of Fees Collected: \$946,492.49
Interest Earned: \$4,530.37

(E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

N/A, The fund has not yet been applied to any TIF Projects

(F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Not Applicable

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

Not Applicable

(H) The amount of any TIF fee refunds made FY 2019/20:

Not Applicable

SCTDF/TIF Annual Administrative Report (FY 2019-20)

A. Brief description of the type of fee in the fund:

The SCTDF Administration Fee was established to finance the administration of the Sacramento County Transportation Development Fee and Transit Impact Fee Program.

B. Amount of the fee: See the attached schedules (Appendix B, Page 12-14)

C. Beginning fund balance FY 2019/20: \$153,067.04

D. Amount of Administrative fee collected FY 2019/20: \$461,823.13

E. Interest Earned FY 2019/20: \$6,629.00

F. Administrative Expenditures FY 2019/20: \$115,147.53

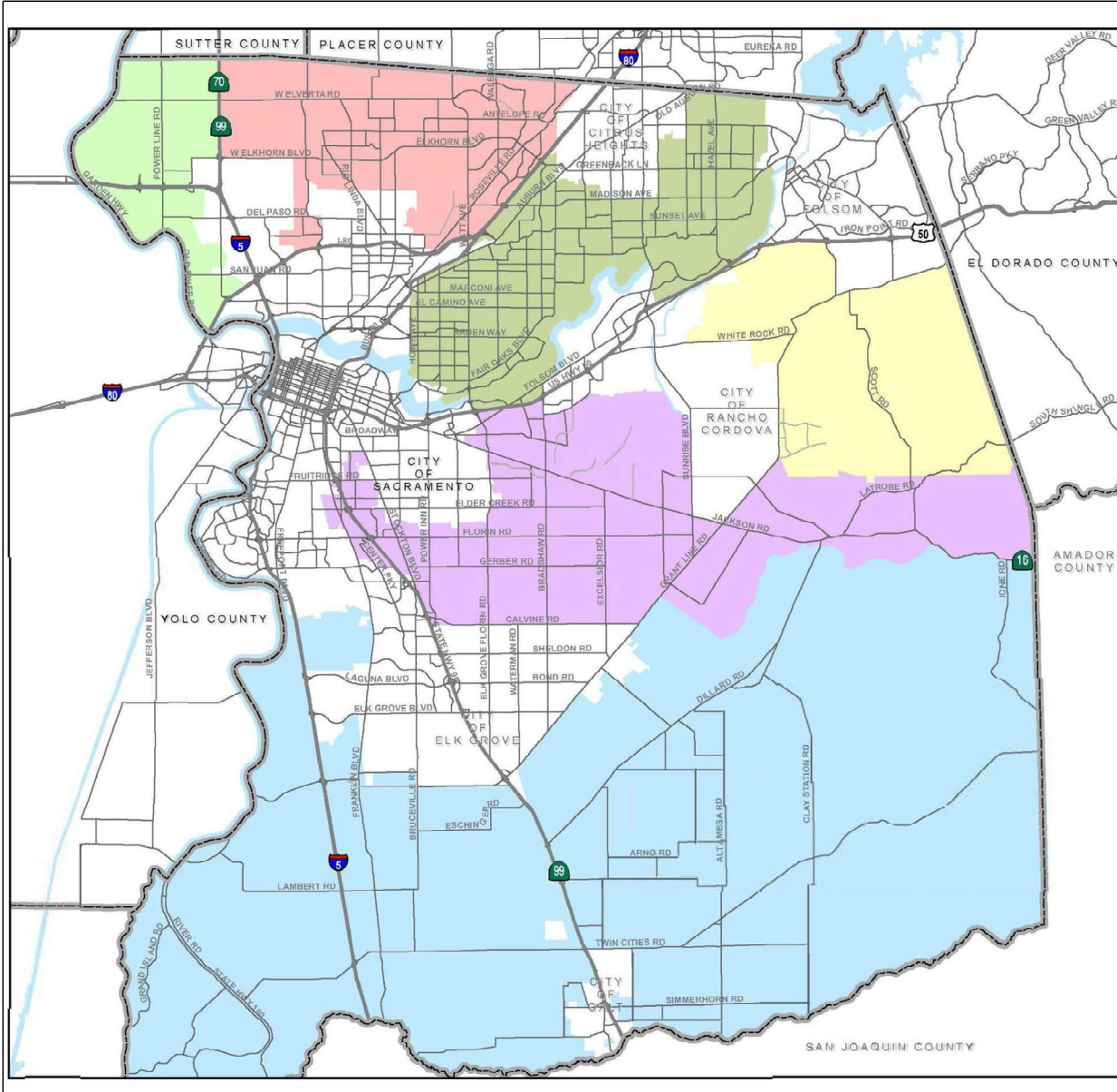
G. Ending Fund balance FY 2019/20: \$506,371.64

H. List of administrative costs on which development impact fees were expended and the amount of the expenditures on each, including the total percentage of the administrative costs that was funded with the fees:

Authorized Expenditures	Amount Spent FY 2019/20	% Funded with Fees
Program administration, SCTDF/TIF Update, accounting, fee collection costs	\$115,147.53	100%

Appendix A

Map of Fee Districts



Fee Districts SCTDF/TIF Program

Notes:

1. Precise Fee District boundaries can be determined using GIS files available at County Department of Transportation
2. Remaining unincorporated portion of Sacramento County in Delta area not shown on map is part of Fee District 5

Legend

DISTRICTS

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6



SCTDF & TIF Fee Schedule, Effective June 22, 2019

SACRAMENTO COUNTY TRANSPORTATION DEVELOPMENT FEES													
DISTRICT	Infrastructure Type	L A N D U S E T Y P E											
		Residential					Commercial					Lodging	
		Single Family less than 1,200 sf (DU)	Single Family 1,200 to 2,499 sf (DU)	Single Family 2,500 or more (DU)	Multi-Family (DU)	Residential Accessory (DU)	Residential Age-Restricted (DU)	General Commercial less than 175,000 sf (SF)	General Commercial 175,000 sf or more (SF)	Car Sales (SF)	Gas Station (Fueling Positions)		Hotel/Motel (Rooms)
1	SCTDF	\$13,992.56	\$15,900.64	\$18,603.75	\$9,063.36	\$4,770.19	\$4,134.17	\$17.33	\$24.17	\$121.94	\$17,172.69	\$8,745.35	\$4,611.19
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$15,311.90	\$17,399.89	\$20,357.87	\$9,317.93	\$5,219.96	\$4,523.98	\$18.96	\$26.44	\$24.00	\$18,791.88	\$9,569.94	\$5,045.97
2	SCTDF	\$14,339.22	\$16,294.56	\$19,064.64	\$9,287.90	\$4,888.37	\$4,236.59	\$17.76	\$24.77	\$22.49	\$17,598.13	\$8,962.01	\$4,725.42
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$15,658.56	\$17,793.81	\$20,818.76	\$10,142.47	\$5,338.14	\$4,626.40	\$19.39	\$27.04	\$24.55	\$19,217.32	\$9,786.60	\$5,160.20
3	SCTDF	\$18,600.77	\$21,137.24	\$24,730.57	\$12,048.23	\$6,341.17	\$5,495.68	\$23.04	\$32.13	\$29.17	\$22,828.22	\$11,625.48	\$6,129.80
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$19,920.11	\$22,636.49	\$26,484.69	\$12,902.80	\$6,790.94	\$5,885.49	\$24.67	\$34.40	\$31.23	\$24,447.41	\$12,450.07	\$6,564.58
4	SCTDF	\$15,360.40	\$17,454.99	\$20,422.34	\$9,949.35	\$5,236.50	\$4,538.30	\$19.03	\$26.53	\$24.09	\$18,851.39	\$9,600.25	\$5,061.95
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$16,679.74	\$18,954.24	\$22,176.46	\$10,803.92	\$5,686.27	\$4,928.11	\$20.66	\$28.80	\$26.15	\$20,470.58	\$10,424.84	\$5,496.73
5	SCTDF	\$10,749.52	\$12,215.36	\$14,291.97	\$6,962.75	\$3,664.61	\$3,175.99	\$13.31	\$18.57	\$16.86	\$13,192.59	\$6,718.45	\$3,542.45
	TIF	\$89.24	\$101.41	\$118.65	\$57.80	\$30.42	\$26.37	\$0.11	\$0.15	\$0.14	\$109.52	\$55.78	\$29.41
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$11,217.96	\$12,747.68	\$14,914.78	\$7,266.17	\$3,824.30	\$3,314.40	\$13.89	\$19.37	\$17.59	\$13,767.49	\$7,011.23	\$3,696.82
6	SCTDF	\$6,998.39	\$7,952.72	\$9,304.68	\$4,533.05	\$2,385.82	\$2,067.71	\$8.67	\$12.09	\$10.97	\$8,568.94	\$4,374.00	\$2,306.29
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$8,317.73	\$9,451.97	\$11,058.80	\$5,387.62	\$2,835.59	\$2,457.52	\$10.30	\$14.36	\$13.03	\$10,208.13	\$5,198.59	\$2,741.07
Antelope	SCTDF	\$9,288.07	\$10,564.63	\$12,348.92	\$6,016.14	\$3,166.39	\$2,744.20	\$11.50	\$16.04	\$14.57	\$11,399.00	\$5,805.05	\$3,060.84
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$10,607.41	\$12,053.88	\$14,103.04	\$6,870.71	\$3,616.16	\$3,134.01	\$13.13	\$18.31	\$16.63	\$13,018.19	\$6,629.64	\$3,495.62
Vineyard	SCTDF	\$5,758.49	\$6,543.74	\$7,656.18	\$3,729.93	\$1,963.12	\$1,701.37	\$7.13	\$9.95	\$9.03	\$7,067.24	\$3,599.06	\$1,897.68
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$7,077.83	\$8,042.99	\$9,410.30	\$4,584.50	\$2,412.89	\$2,091.18	\$8.76	\$12.22	\$11.09	\$8,686.43	\$4,423.65	\$2,332.46
North Vineyard Station	SCTDF	\$195.10	\$221.70	\$259.39	\$126.37	\$66.51	\$57.64	\$0.24	\$0.34	\$0.31	\$239.44	\$121.94	\$64.29
	TIF	\$268.38	\$304.98	\$356.83	\$173.84	\$91.49	\$79.29	\$0.33	\$0.46	\$0.42	\$329.38	\$167.74	\$88.44
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$842.68	\$957.59	\$1,120.38	\$545.83	\$287.27	\$248.97	\$1.04	\$1.45	\$1.32	\$1,034.20	\$526.68	\$277.69
Mather	SCTDF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIF	\$940.14	\$1,068.34	\$1,249.96	\$608.95	\$320.50	\$277.77	\$1.16	\$1.62	\$1.47	\$1,153.81	\$587.59	\$309.82
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62	\$129.27	\$112.04	\$0.47	\$0.65	\$0.59	\$465.38	\$237.00	\$124.96
	Total	\$1,319.34	\$1,499.25	\$1,754.12	\$854.57	\$449.77	\$389.81	\$1.63	\$2.27	\$2.06	\$1,619.19	\$824.59	\$434.78

SCTDF & TIF Fee Schedule, Effective June 22, 2019

SACRAMENTO COUNTY TRANSPORTATION DEVELOPMENT FEES
Effective June 22, 2019

DISTRICT	Infrastructure Type	LAND USE TYPE											
		Office		Industrial					Miscellaneous				
		General Office (SF)	General Industrial (SF)	Warehouse (SF)	Mini Warehouse/ Self Storage (Unit/Space)	High Cube (SF)	Commercial Agricultural Building (SF)	Religious Center (SF)	Day Care Center (SF)	Convalescent Hospital (SF)	Congregate Care (DU)	Golf Course (Holes)	Private School (SF)
1	SCTDF	\$15.26	\$9.54	\$2.86	\$294.16	\$9.70	\$0.95	\$5.57	\$21.47	\$3.98	\$1,272.05	\$59,786.40	\$12.88
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$16.70	\$10.44	\$3.13	\$321.89	\$10.61	\$1.04	\$6.09	\$23.49	\$4.36	\$1,391.99	\$65,423.58	\$14.10
2	SCTDF	\$15.64	\$9.78	\$2.93	\$301.45	\$9.94	\$0.98	\$5.70	\$22.00	\$4.07	\$1,303.57	\$61,267.56	\$13.20
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$17.08	\$10.68	\$3.20	\$329.18	\$10.85	\$1.07	\$6.22	\$24.02	\$4.45	\$1,423.51	\$66,904.74	\$14.42
3	SCTDF	\$20.29	\$12.68	\$3.80	\$391.04	\$12.89	\$1.27	\$7.40	\$28.54	\$5.28	\$1,690.98	\$79,476.03	\$17.12
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$21.73	\$13.58	\$4.07	\$418.77	\$13.80	\$1.36	\$7.92	\$30.56	\$5.66	\$1,810.92	\$85,113.21	\$18.34
4	SCTDF	\$16.76	\$10.47	\$3.14	\$322.92	\$10.65	\$1.05	\$6.11	\$23.56	\$4.36	\$1,396.40	\$65,630.78	\$14.14
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$18.20	\$11.37	\$3.41	\$350.65	\$11.56	\$1.14	\$6.63	\$25.58	\$4.74	\$1,516.34	\$71,267.96	\$15.36
5	SCTDF	\$11.73	\$7.33	\$2.20	\$225.98	\$7.45	\$0.73	\$4.28	\$16.49	\$3.05	\$977.23	\$45,929.75	\$9.89
	TIF	\$0.10	\$0.06	\$0.02	\$1.88	\$0.06	\$0.01	\$0.04	\$0.14	\$0.03	\$8.11	\$381.30	\$0.08
	Adm. Total	\$12.24	\$7.65	\$2.30	\$235.83	\$7.77	\$0.77	\$4.47	\$17.21	\$3.19	\$1,019.81	\$47,931.27	\$10.32
6	SCTDF	\$7.63	\$4.77	\$1.43	\$147.13	\$4.85	\$0.48	\$2.78	\$10.74	\$1.99	\$636.22	\$29,902.22	\$6.44
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$9.07	\$5.67	\$1.70	\$174.86	\$5.76	\$0.57	\$3.30	\$12.76	\$2.37	\$756.16	\$35,539.40	\$7.66
Antelope	SCTDF	\$10.13	\$6.33	\$1.90	\$195.26	\$6.44	\$0.63	\$3.69	\$14.25	\$2.64	\$844.37	\$39,685.41	\$8.55
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$11.57	\$7.23	\$2.17	\$222.99	\$7.35	\$0.72	\$4.21	\$16.27	\$3.02	\$964.31	\$45,322.59	\$9.77
Vineyard	SCTDF	\$6.28	\$3.93	\$1.18	\$121.06	\$3.99	\$0.39	\$2.29	\$8.83	\$1.64	\$523.50	\$24,604.46	\$5.30
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$7.72	\$4.83	\$1.45	\$148.79	\$4.90	\$0.48	\$2.81	\$10.85	\$2.02	\$643.44	\$30,241.64	\$6.52
North Vineyard Station	SCTDF	\$0.21	\$0.13	\$0.04	\$4.10	\$0.14	\$0.01	\$0.08	\$0.30	\$0.06	\$17.74	\$833.59	\$0.18
	TIF	\$0.29	\$0.18	\$0.05	\$5.64	\$0.19	\$0.02	\$0.11	\$0.41	\$0.08	\$24.40	\$1,146.72	\$0.25
	Adm. Total	\$0.41	\$0.26	\$0.08	\$7.97	\$0.26	\$0.03	\$0.15	\$0.58	\$0.11	\$34.47	\$1,620.22	\$0.35
Mather	SCTDF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIF	\$1.03	\$0.64	\$0.19	\$19.76	\$0.65	\$0.06	\$0.37	\$1.44	\$0.27	\$85.47	\$4,016.96	\$0.87
	Adm. Total	\$1.44	\$0.90	\$0.27	\$27.73	\$0.91	\$0.09	\$0.52	\$2.02	\$0.38	\$119.94	\$5,637.18	\$1.22

SACRAMENTO COUNTY TRANSPORTATION DEVELOPMENT FEES AFFORDABLE HOUSING Effective June 22, 2019					
DISTRICT	Infrastructure Type	Residential Type			
		Single Family less than 1,200 sf (DU)	Single Family 1,200 to 2,499 sf (DU)	Single Family 2,500 sf or more (DU)	Multi-Family (DU)
1	SCTDF	\$4,477.62	\$5,088.20	\$5,953.20	\$2,900.28
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$5,157.66	\$5,860.98	\$6,857.35	\$3,340.77
2	SCTDF	\$4,588.55	\$5,214.26	\$6,100.68	\$2,972.13
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$5,268.59	\$5,987.04	\$7,004.83	\$3,412.62
3	SCTDF	\$5,952.25	\$6,763.92	\$7,913.78	\$3,855.43
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$6,632.29	\$7,536.70	\$8,817.93	\$4,295.92
4	SCTDF	\$4,915.33	\$5,585.60	\$6,535.15	\$3,183.79
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$5,595.37	\$6,358.38	\$7,439.30	\$3,624.28
5	SCTDF	\$3,439.84	\$3,908.91	\$4,573.43	\$2,228.08
	TIF	\$28.56	\$32.45	\$37.97	\$18.50
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$3,847.60	\$4,372.27	\$5,115.56	\$2,492.20
6	SCTDF	\$2,239.49	\$2,544.87	\$2,977.50	\$1,450.58
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$2,919.53	\$3,317.65	\$3,881.65	\$1,891.07
Antelope	SCTDF	\$2,972.18	\$3,377.48	\$3,951.65	\$1,925.16
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$3,652.22	\$4,150.26	\$4,855.80	\$2,365.65
Vineyard	SCTDF	\$1,842.72	\$2,094.00	\$2,449.98	\$1,193.58
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$2,522.76	\$2,866.78	\$3,354.13	\$1,634.07
North Vineyard Station	SCTDF	\$62.43	\$70.94	\$83.00	\$40.44
	TIF	\$85.88	\$97.59	\$114.18	\$55.63
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$527.51	\$599.44	\$701.34	\$341.69
Mather	SCTDF	\$0.00	\$0.00	\$0.00	\$0.00
	TIF	\$300.84	\$341.87	\$399.99	\$194.87
	Adm.	\$379.20	\$430.91	\$504.16	\$245.62
	Total	\$680.04	\$772.78	\$904.15	\$440.49