

Appendix G

Recommended 2009 Traffic Impact Fees

MEMORANDUM

TO: Rich Walter, Jones and Stokes
 FROM: Mark E. Spencer, DKS Associates
 DATE: July 27, 2007
 SUBJECT: Carmel Valley Impact Fee Update

P 05126-000

The purpose of this memorandum is to summarize DKS Associates' findings on the Traffic Impact Fee Update as part of the Carmel Valley Master Plan SEIR. The fees established in 1995 for the Carmel Valley Master Plan area under resolution 95-140 were based upon a per unit structure. Fees were collected from new development lots, and lots historically recorded in the books. The unit of measure is different depending on the type of development. New lots, discretionary lots, and lots of record are based upon dwelling units. Service and commercial developments are assessed per 1000 square feet, and visitor accommodations are assessed on a per room basis. The fee structure values adopted in 1995 shown in **Table 1**.

Table 1. 1995 EIR Impact Fee Structure (1992 Costs)

Traffic Mitigation Fee (per Resolution 95-410) Carmel Valley and Expanded Area		
Development on Existing Lots of Record (before 08/25/92)	CVMP Area	Expanded Area
Market Rate	\$8,000	\$4,000
Senior	\$4,000	\$2,000
Caretaker/2 nd Units	\$8,000	\$4,000
Low / Moderate Income	\$0	\$0
Development on New Lots of Record (after 08/25/92)		
Market Rate	\$16,000	\$8,000
Senior	\$8,000	\$4,000
Caretaker/2 nd Units	\$16,000	\$8,000
Low / Moderate Income	\$0	\$0
New Hotel / Motel Units (per room)	\$17,400	\$8,700
Existing Hotel / Motel Expansion (per room)	\$8,500	\$4,250
Commercial Uses (per 1000 sq. ft.)	\$4,200	\$2,100
Service Centers (per 1000 sq. ft.)	\$2,100	\$1,050

Source: Resolution No. 95-410, County of Monterey, California (995cvfee.res)

Fees were based on capital improvement project costs identified in the CVMP area and the amount of federal aid/ subsidy provided for regional development. Values range from \$2,100 for a service center, to \$17,400 for a new hotel / motel unit on new lots to be developed.

Per Resolution No. 95-410, Monterey County has updated the fee schedule on a yearly basis based upon numerous factors including the ENR (Engineering News Record) index.

Table 2. 2007 – 2008 Traffic Mitigation Fees (adopted in FY 2007-2008)

Fiscal Year 2007 – 2008 Traffic Mitigation Fees Carmel Valley and Expanded Area		
Development on Existing Lots of Record (before 8/25/92)	CVMP Area	Expanded Area
Market Rate Unit	\$11,038	\$5,519
Senior Unit	\$5,519	\$2,760
Caretaker Unit	\$11,038	\$5,519
2 nd Unit / Apartment	\$11,038	\$5,519
Low / Moderate Income Unit	\$0	\$0
Development on New Lots of Record (after 8/25/92)		
Market Rate Unit	\$22,076	\$11,038
Senior Unit	\$11,038	\$5,519
Caretaker Unit	\$22,076	\$11,038
2 nd Unit / Apartment	\$22,076	\$11,038
Low / Moderate Income Unit	\$0	\$0
Commercial		
New Hotel / Motel Unit (per room)	\$24,008	\$12,004
Existing Hotel / Motel Expansion (per room)	\$11,729	\$5,865
Commercial Uses (per 1,000 sf)	\$5,795	\$2,898
Service Centers (per 1,000 sf)	\$2,898	\$1,449

Source: Monterey County, Department of Planning.
<http://www.co.monterey.ca.us/pbi/docs/ordinances/carmelvalleyfees03-04.pdf>

The fee structure represented above is an expansion of the impact fee program adopted in 1995. DKS Associates created an updated impact fee structure beginning with the original capital improvement project list created in 1995. New capital improvement projects were added to the expenditures that were assumed for an updated impact fee, bringing the total number of projects up from six (6) to sixteen (16). **Table 3** shows the updated projects and their approximate costs.

Table 3. 2007 Project List and Costs as of Today.

2007 Project List and Costs (2007 Dollars)		
Project Name	Project Cost (millions)	Status
<i>Carmel Valley Road 4-Lane widening</i>		Finished
<i>Rio Rd Extension</i>	\$1.71	Deleted
<i>Channelization</i>	\$1.6	Partially
<i>Laureles Grade Shoulder Addition</i>	\$3.6	Not Started
<i>Laureles Grade Climbing Lane</i>	\$7.1	Not Started
<i>Minor Interchanges</i>	\$4.7	Not Started
Class II Bike Lanes	\$0.1	Partially
Left-Turn Channelization - west of Ford Drive	\$2.3	Partially
Sight Distance Improvements at Dorris Drive	\$2.7	Not Started
Shoulder Widening Between Laureles Grade and Ford Road [on Carmel Valley Road]	\$2.6	Not Started
Paved Turnouts and Signs on Laureles Grade [north of Carmel Valley Road]	\$0.9	Partially
Grade Separation at Laureles Grade / Carmel Valley Road	\$4.1	Not Started
Signalization or Widening of Laureles Grade / Carmel Valley Road intersection (prior to Grade Separation)	\$0.250	Not Started
Passing Lanes in front of September Ranch	\$6.6	Not Started
Passing Lanes opposite Garland Park	\$3.5	Not Started
Passing Lanes for CVMP Roadway Segment 6 and 7	\$1.1	Not Started

Source: DKS Associates, 2007.

Projects that are in italicized lettering are carried over from the 1995 fee. The Rio Road extension project has been deleted from the updated fee program, as it was determined by analysis that it would no longer be essential to accommodate growth in the CVMP area. The widening of Carmel Valley Road near State Route 1, from two to four lanes, has been completed. In addition, signalization or widening of Laureles Grade & Carmel Valley Road intersection prior to the grade separation project has been added. The original project costs from the 1995 EIR were inflated by an annual rate of 3.66 percent, which is consistent with various measures of inflation including the ENR for California. **Table 4** shows the project list and their anticipated year of completion, with approximate total costs upon year of completion.

Table 4. Project List Total Costs and Year of Completion.

Project Anticipated Year of Completion and Total Cost at Time of Completion		
Project Name	Total Project Cost (millions)	Year of Completion
<i>Carmel Valley Road 4-Lane widening</i>	-	-
<i>Rio Rd Extension</i>	-	-
<i>Channelization</i>	\$0.332	2008
<i>Laureles Grade Shoulder Addition</i>	\$6.925	2024
<i>Laureles Grade Climbing Lane</i>	\$15.578	2027
<i>Minor Interchanges</i>	\$5.332	2010
Class II Bike Lanes	\$0.026	2008
Left-Turn Channelization - west of Ford Road	\$0.476	2008
Sight Distance Improvements at Dorris Drive	\$3.184	2011
Shoulder Widening Between Laureles Grade and Ford Road [on Carmel Valley Road]	\$4.948	2023
Paved Turnouts and Signs on Laureles Grade [north of Carmel Valley Road]	\$0.184	2008
Signalization or Widening of Laureles Grade / Carmel Valley Road intersection (prior to Grade Separation)	\$0.281	2010
Grade Separation at Laureles Grade / Carmel Valley Road	\$7.890	2024
Passing Lanes in front of September Ranch	\$9.717	2017
Passing Lanes opposite Garland Park	\$5.639	2019
Passing Lanes for CVMP Roadway Segment 6 and 7	\$1.640	2018
Total	\$61.557	-

Source: DKS Associates, 2007.

The total costs of the projects at each project’s year completion would be approximately \$61,557,000. The completion years were assumed to vary in order to spread the capital costs over time. The targeted completion years reflect what would occur should new homes be constructed at an even rate over the twenty year period. If all projects were to be built and completed by 2008, it would cost the county approximately \$42,750,000. However, it is not realistic to assume that all sixteen projects would be built and completed within a year. Conversely, if all projects are postponed for twenty years, then built and completed in 2027, the total cost to the County would be approximately \$90,100,000. In addition, approximately \$295,000 would be spent on administrative costs within the County related to these projects, over 20 years.

Table 5 illustrates the recommended updated impact fee structure assuming that the County’s impact fee fund breaks even at the end of the fiscal year in 2027. All projects listed in **Table 4** are assumed in this fee schedule.

DKS assumed that the amount of federal funding would not continue at the levels assumed in 1995.

The commercial category required the conversion of employee data from the AMBAG model to employees per 1000 per square feet units as in the 2003-2004 impact fee structure. ITE Trip Generation Handbook rates indicate that approximately four employees per 1000 square feet is the average. This value is an average of common land use codes found under the retail, office, and government categories.

Table 5. Recommended 2009 Impact Fee Structure

Fiscal Year 2008 – 2009 Traffic Mitigation Fees Carmel Valley and Expanded Area		
Development on Existing Lots of Record (before 8/25/92)	CVMP Area	Expanded Area
Market Rate Unit	\$13,052	\$6,526
Senior Unit	\$6,526	\$3,263
Caretaker Unit	\$13,052	\$6,526
2 nd Unit / Apartment	\$13,052	\$6,526
Low / Moderate Income Unit	\$0	\$0
Development on New Lots of Record (after 8/25/92)		
Market Rate Unit	\$26,104	\$13,052
Senior Unit	\$13,052	\$6,526
Caretaker Unit	\$26,104	\$13,052
2 nd Unit / Apartment	\$26,104	\$13,052
Low / Moderate Income Unit	\$0	\$0
Commercial		
New Hotel / Motel Unit (per room)	\$26,104	\$13,052
Existing Hotel / Motel Expansion (per room)	\$12,752	\$6,376
Commercial Uses (per 1,000 sf)	\$6,526	\$3,263
Service Centers (per 1,000 sf)	\$3,263	\$1,632

Source: DKS Associates, 2007.

Values range from \$3,263 for Service Centers, to \$26,104 for new market rate units developed in the Carmel Valley Master Plan Area. From the 1,188 lots forecasted, 259 were recorded before August 1992. These lots were priced at \$13,052 which is half of a lot of record developed after 1992. Impact fee values in **Table 2**, leaving a total of 929 new lots to be developed after August 1992. Also, in order to avoid double counting under the commercial category, the number of visitor accommodations employees was removed from the commercial category calculations. The fee structure also had an assumption that revenue generated would have an interest of six percent. With this recommended updated fee structure, it is expected that the County would be able to fund all capital improvement projects within the Carmel Valley Master Plan area and have the funding fee program break even.

Laureles Grade Mitigation Sensitivity Analysis

The intersection of Laureles Grade & Carmel Valley Road has various mitigation possibilities. The one included in the 1995 CIP is the Grade Separation Project; alternatively, DKS also recommended a signal installation. **Table 6** shows the changes in the fees in comparison to the fee structure for 2007 – 2008.

Table 6. 2008 – 2009 Traffic Mitigation Fee Sensitivity for Laureles Grade & Carmel Valley Road Mitigation Measures.

Fiscal Year 2008 – 2009 Traffic Mitigation Fees								
	2007 - 2008		Grade Sep + Signal		Grade Sep Only		Signal Only	
	CVMP Area	Expanded Area	CVMP Area	Expanded Area	CVMP Area	Expanded Area	CVMP Area	Expanded Area
Development on Existing Lots of Record (before 8/25/92)								
Market Rate Unit	\$11,038	\$5,519	\$13,052	\$6,526	\$12,942	\$6,471	\$11,682	\$5,841
Senior Unit	\$5,519	\$2,760	\$6,526	\$3,263	\$6,471	\$3,235	\$5,841	\$2,921
Caretaker Unit	\$11,038	\$5,519	\$13,052	\$6,526	\$12,942	\$6,471	\$11,682	\$5,841
2 nd Unit / Apartment	\$11,038	\$5,519	\$13,052	\$6,526	\$12,942	\$6,471	\$11,682	\$5,841
Low / Moderate Income Unit	\$0	\$0	\$13,052	\$6,526	\$12,942	\$6,471	\$11,682	\$5,841
Development on New Lots of Record (after 8/25/92)								
Market Rate Unit	\$22,076	\$11,038	\$26,104	\$13,052	\$25,883	\$12,942	\$23,364	\$11,682
Senior Unit	\$11,038	\$5,519	\$13,052	\$6,526	\$12,942	\$6,471	\$11,682	\$5,841
Caretaker Unit	\$22,076	\$11,038	\$26,104	\$13,052	\$25,883	\$12,942	\$23,364	\$11,682
2 nd Unit / Apartment	\$22,076	\$11,038	\$26,104	\$13,052	\$25,883	\$12,942	\$23,364	\$11,682
Low / Moderate Income Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial								
New Hotel / Motel Unit (per room)	\$24,008	\$12,004	\$26,104	\$13,052	\$25,883	\$12,942	\$23,364	\$11,682
Existing Hotel / Motel Expansion (per room)	\$11,729	\$5,865	\$12,752	\$6,376	\$12,644	\$6,322	\$11,413	\$5,707
Commercial Uses (per 1,000 sf)	\$5,795	\$2,898	\$6,526	\$3,263	\$6,471	\$3,235	\$5,841	\$2,921
Service Centers (per 1,000 sf)	\$2,898	\$1,449	\$3,263	\$1,632	\$3,263	\$1,632	\$3,263	\$1,632

2007 County Proposed Financing Program

Grade Separation plus Signalization of Laureles Grade & Carmel Valley Road Scenario

		DEVELOPMENT																				
		YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Present Yr	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
FAS			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
FAU			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
NEW LOTS (per dwelling unit)			67	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59
	Market Rate		19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	Senior Unit		10	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
	Caretaker Unit		19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	2nd Unit / Apartment		19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
VISITOR ACCOMODATIONS (per room)							250					50					50					43
	New Hotel/Motel Unit						168					34					34					29
	Existing Hotel/Motel Expansion						82					16					16					14
COMMERICAL (per 1000 sq. ft.)			222	222	37	37	37					62					93					93
DISCRETIONARY (per dwelling unit)			10	10	10	10	10	5	5	5	5	5	2	3	2	3	2	3	2	3	2	3
LOTS OF RECORD (per dwelling unit)			13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	12
	Market Rate		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3
	Senior Unit		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
	Caretaker Unit		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3
	2nd Unit / Apartment		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3

		Income (\$mil of dils) no inflation																				
		\$ Millions	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
FAS		0																				
FAU		0																				
NEW LOTS		\$0	1.62	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44
	Market Rate	0.026	\$26,104	0.50	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
	Senior Unit	0.013	\$13,052	0.13	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	Caretaker Unit	0.026	\$26,104	0.50	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
	2nd Unit / Apartment	0.026	\$26,104	0.50	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
VISITOR ACCOMODATIONS		\$0																				
	New Hotel/Motel Unit	0.026	\$26,104					4.39				0.89					0.89					0.76
	Existing Hotel/Motel Expansion	0.013	\$12,752					1.05				0.20					0.20					0.18
COMMERICAL		0.007	\$6,526	1.45	1.45	0.24	0.24	0.24				0.40					0.60					0.60
DISCRETIONARY		\$0																				
LOTS OF RECORD		\$0	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.14
	Market Rate	0.013	\$13,052	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
	Senior Unit	0.007	\$6,526	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02
	Caretaker Unit	0.013	\$13,052	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
	2nd Unit / Apartment	0.013	\$13,052	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
Total Income / Revenue per year			3.23	3.05	1.84	1.84	7.27	1.60	1.60	1.60	1.60	3.09	1.60	1.60	1.60	1.60	3.30	1.60	1.60	1.60	1.60	3.11

		Expenditures (\$mil of dils) Projects increase in inflation by 3.66%																				
		\$ millions	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Project Name	2007 Status																					
CVR 4-Lane widening	Finished	14.5																				
Rio Rd Extension	Deleted	1.71																				
Channelization	Partially	1.6	1.66	1.72	1.78	1.85	1.92	1.99	2.06	2.13	2.21	2.29	2.38	2.46	2.55	2.65	2.74	2.84	2.95	3.06	3.17	3.28
LGR Shoulder addition	Not Started	3.6	3.68	3.82	3.96	4.10	4.25	4.41	4.57	4.74	4.91	5.09	5.28	5.47	5.67	5.88	6.10	6.32	6.55	6.79	7.04	7.30
LGR climbing lane	Not Started	7.1	7.37	7.64	7.92	8.21	8.51	8.82	9.14	9.48	9.83	10.19	10.56	10.94	11.34	11.76	12.19	12.64	13.10	13.58	14.08	14.59
Minor Interchanges	Not Started	4.7	4.91	5.09	5.28	5.47	5.67	5.88	6.10	6.32	6.55	6.79	7.04	7.30	7.56	7.84	8.13	8.42	8.73	9.05	9.38	9.73
Class II Bike Lanes	Partially	0.1	0.13	0.14	0.14	0.15	0.15	0.16	0.16	0.17	0.18	0.18	0.19	0.20	0.20	0.21	0.22	0.23	0.24	0.24	0.25	0.26
Left-Turn Channelization - west of Ford	Partially	2.3	2.37	2.46	2.55	2.64	2.74	2.84	2.94	3.05	3.16	3.28	3.40	3.52	3.65	3.79	3.93	4.07	4.22	4.37	4.53	4.70
Sight Distance Improvements at Dorris Drive	Not Started	2.7	2.82	2.92	3.03	3.14	3.26	3.38	3.50	3.63	3.76	3.90	4.04	4.19	4.34	4.50	4.67	4.84	5.01	5.20	5.39	5.59
Shoulder Widening Between Laureles and Ford [on CVR]	Not Started	2.6	2.74	2.84	2.94	3.05	3.16	3.28	3.40	3.52	3.65	3.78	3.92	4.07	4.22	4.37	4.53	4.70	4.87	5.05	5.23	5.42
Paved Turnouts on Laureles & Signs [north of CVR]	Partially	0.9	0.91	0.95	0.98	1.02	1.05	1.09	1.13	1.17	1.22	1.26	1.31	1.36	1.41	1.46	1.51	1.57	1.62	1.68	1.74	1.81
Grade Separation at Laureles / CVR	Not Started	4.1	4.20	4.35	4.51	4.68	4.85	5.03	5.21	5.40	5.60	5.80	6.02	6.24	6.46	6.70	6.95	7.20	7.46	7.74	8.02	8.31
Passing Lanes in front of September Ranch	Not Started	6.6	6.80	7.05	7.31	7.58	7.86	8.14	8.44	8.75	9.07	9.40	9.75	10.10	10.47	10.86	11.26	11.67	12.09	12.54	13.00	13.47
Passing Lanes opposite Garland Park	Not Started	3.5	3.65	3.78	3.92	4.07	4.22	4.37	4.53	4.70	4.87	5.05	5.23	5.42	5.62	5.83	6.04	6.26	6.49	6.73	6.97	7.23
Passing Lanes Segment 6 and 7	Not Started	1.1	1.10	1.14	1.19	1.23	1.27	1.32	1.37	1.42	1.47	1.53	1.58	1.64	1.70	1.76	1.83	1.89	1.96	2.03	2.11	2.19
Laureles Grade & Carmel Valley Road Signalization	Not Started	0.3	0.25	0.27	0.28	0.29	0.30	0.31	0.32	0.33	0.35	0.36	0.37	0.38	0.40	0.41	0.43	0.44	0.46	0.48	0.49	0.51
Total Project Cost			1.015	0.000	5.558	3.143	0.000	0.000	0.000	0.000	0.000	9.404	1.582	5.422	0.000	0.000	6.945	4.695	6.550	0.000	0.000	14.591
Admin costs / year			0.012	0.012	0.013	0.013	0.013	0.013	0.014	0.014	0.014	0.014	0.015	0.015	0.015	0.016	0.016	0.017	0.017	0.018	0.018	0.018
Total Cost per year			1.027	0.012	5.571	3.156	0.013	0.013	0.014	0.014	0.014	9.418	1.597	5.437	0.015	0.016	6.961	4.711	6.567	0.017	0.018	14.609

		Expenditures (\$mil of dils) Projects increase in inflation by 4%																				
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Revenues		1.228	4.461	3.050	1.841	1.841	7.272	1.599	1.599	1.599	1.599	3.094	1.599	1.599	1.599	1.599	3.295	1.599	1.599	1.599	1.599	3.113
Expenditures			1.027	0.012	5.571	3.156	0.013	0.013	0.014	0.014	0.014	9.418	1.597	5.437	0.015	0.016	6.961	4.711	6.567	0.017	0.018	14.609
Net Annual Balance			3.433	3.038	-3.730	-1.315	7.259	1.586	1.585	1.585	1.585	-6.324	0.002	-3.838	1.584	1.583	-3.666	-3.112	-4.968	1.582	1.581	-11.496
Interest Income @ 6%			0.134	0.180	0.287	0.153	0.341	0.626	0.759	0.900	1.049	0.969	0.838	0.773	0.752	0.892	0.883	0.733	0.534	0.465	0.588</	

2007 County Proposed Financing Program

Grade Separation Only of Laureles Grade & Carmel Valley Road Scenario

	YEAR	DEVELOPMENT																				
		Present Yr	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
FAS		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
FAU		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
NEW LOTS (per dwelling unit)		67	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59
	Market Rate	19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	Senior Unit	10	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
	Caretaker Unit	19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	2nd Unit / Apartment	19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
VISITOR ACCOMODATIONS (per room)						250					50					50						43
	New Hotel/Motel Unit					168					34					34						29
	Existing Hotel/Motel Expansion					82					16					16						14
COMMERICAL (per 1000 sq. ft.)		222	222	37	37	37					62					93						93
DISCRETIONARY (per dwelling unit)		10	10	10	10	10	5	5	5	5	5	2	3	2	3	2	3	2	3	2	3	2
LOTS OF RECORD (per dwelling unit)		13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	12
	Market Rate	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	Senior Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
	Caretaker Unit	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3
	2nd Unit / Apartment	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3

	\$ Millions	Fee	Income (\$mil of dils) no inflation																			
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
FAS	0	\$0																				
FAU	0	\$0																				
NEW LOTS		\$0	1.60	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42	1.42
	Market Rate	0.026	\$25,883	0.49	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
	Senior Unit	0.013	\$12,942	0.13	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	Caretaker Unit	0.026	\$25,883	0.49	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
	2nd Unit / Apartment	0.026	\$25,883	0.49	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44
VISITOR ACCOMODATIONS		\$0																				
	New Hotel/Motel Unit	0.026	\$25,883					4.35					0.88				0.88					0.75
	Existing Hotel/Motel Expansion	0.013	\$12,644					1.04					0.20				0.20					0.18
COMMERICAL	0.006	\$6,471	1.44	1.44	0.24	0.24	0.24					0.40					0.60					0.60
DISCRETIONARY		\$0																				
LOTS OF RECORD		\$0	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.14
	Market Rate	0.013	\$12,942	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
	Senior Unit	0.006	\$6,471	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02
	Caretaker Unit	0.013	\$12,942	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
	2nd Unit / Apartment	0.013	\$12,942	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
Total Income / Revenue per year			3.21	3.02	1.83	1.83	7.21	1.59	1.59	1.59	1.59	3.07	1.59	1.59	1.59	1.59	3.27	1.59	1.59	1.59	1.59	3.09

Project Name	\$ millions	2007 Status	Expenditures (\$mil of dils) Projects increase in inflation by 3.66%																			
			2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
CVR 4-Lane widening	14.5	Finished																				
Rio Rd Extension	1.71	Deleted																				
Channelization	1.6	Partially	1.66	1.72	1.78	1.85	1.92	1.99	2.06	2.13	2.21	2.29	2.38	2.46	2.55	2.65	2.74	2.84	2.95	3.06	3.17	3.28
LGR Shoulder addition	3.6	Not Started	3.68	3.82	3.96	4.10	4.25	4.41	4.57	4.74	4.91	5.09	5.28	5.47	5.67	5.88	6.10	6.32	6.55	6.79	7.04	7.30
LGR climbing lane	7.1	Not Started	7.37	7.64	7.92	8.21	8.51	8.82	9.14	9.48	9.83	10.19	10.56	10.94	11.34	11.76	12.19	12.64	13.10	13.58	14.08	14.59
Minor Interchanges	4.7	Not Started	4.91	5.09	5.28	5.47	5.67	5.88	6.10	6.32	6.55	6.79	7.04	7.30	7.56	7.84	8.13	8.42	8.73	9.05	9.38	9.73
Class II Bike Lanes	0.1	Partially	0.13	0.14	0.14	0.15	0.15	0.16	0.16	0.17	0.18	0.18	0.19	0.20	0.20	0.21	0.22	0.23	0.24	0.24	0.25	0.26
Left-Turn Channelization - west of Ford	2.3	Partially	2.37	2.46	2.55	2.64	2.74	2.84	2.94	3.05	3.16	3.28	3.40	3.52	3.65	3.79	3.93	4.07	4.22	4.37	4.53	4.70
Sight Distance Improvements at Dorris Drive	2.7	Not Started	2.82	2.92	3.03	3.14	3.26	3.38	3.50	3.63	3.76	3.90	4.04	4.19	4.34	4.50	4.67	4.84	5.01	5.20	5.39	5.59
Shoulder Widening Between Laureles and Ford [on CVR]	2.6	Not Started	2.74	2.84	2.94	3.05	3.16	3.28	3.40	3.52	3.65	3.78	3.92	4.07	4.22	4.37	4.53	4.70	4.87	5.05	5.23	5.42
Paved Turnouts on Laureles & Signs [north of CVR]	0.9	Partially	0.91	0.95	0.98	1.02	1.05	1.09	1.13	1.17	1.22	1.26	1.31	1.36	1.41	1.46	1.51	1.57	1.62	1.68	1.74	1.81
Grade Separation at Laureles / CVR	4.1	Not Started	4.20	4.35	4.51	4.68	4.85	5.03	5.21	5.40	5.60	5.80	6.02	6.24	6.46	6.70	6.95	7.20	7.46	7.74	8.02	8.31
Passing Lanes in front of September Ranch	6.6	Not Started	6.80	7.05	7.31	7.58	7.86	8.14	8.44	8.75	9.07	9.40	9.75	10.10	10.47	10.86	11.26	11.67	12.09	12.54	13.00	13.47
Passing Lanes opposite Garland Park	3.5	Not Started	3.65	3.78	3.92	4.07	4.22	4.37	4.53	4.70	4.87	5.05	5.23	5.42	5.62	5.83	6.04	6.26	6.49	6.73	6.97	7.23
Passing Lanes Segment 6 and 7	1.1	Not Started	1.10	1.14	1.19	1.23	1.27	1.32	1.37	1.42	1.47	1.53	1.58	1.64	1.70	1.76	1.83	1.89	1.96	2.03	2.11	2.19
Laureles Grade & Carmel Valley Road Signalization	0.3	Not Started	0.25	0.27	0.28	0.29	0.30	0.31	0.32	0.33	0.35	0.36	0.37	0.38	0.40	0.41	0.43	0.44	0.46	0.48	0.49	0.51
Total Project Cost			1.015	0.000	5.279	3.143	0.000	0.000	0.000	0.000	0.000	9.404	1.582	5.422	0.000	0.000	6.945	4.695	6.550	0.000	0.000	14.591
Admin costs / year			0.012	0.012	0.013	0.013	0.013	0.013	0.014	0.014	0.014	0.014	0.015	0.015	0.015	0.016	0.016	0.017	0.017	0.017	0.018	0.018
Total Cost per year			1.027	0.012	5.292	3.156	0.013	0.013	0.014	0.014	0.014	9.418	1.597	5.437	0.015	0.016	6.961	4.711	6.567	0.017	0.018	14.609

	2007	Expenditures (\$mil of dils) Projects increase in inflation by 4%																			
Revenues	1.228	4.433	3.024	1.825	1.825	7.210	1.585	1.585	1.585	1.585	3.067	1.585	1.585	1.585	1.585	3.267	1.585	1.585	1		

2007 County Proposed Financing Program

Signalization Only of Laureles Grade & Carmel Valley Road Scenario

	YEAR	DEVELOPMENT																				
		Present Yr	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
FAS		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
FAU		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
NEW LOTS (per dwelling unit)		67	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59
	Market Rate	19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	Senior Unit	10	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
	Caretaker Unit	19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	2nd Unit / Apartment	19	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
VISITOR ACCOMODATIONS (per room)							250				50					50					43	
	New Hotel/Motel Unit						168				34					34					29	
	Existing Hotel/Motel Expansion						82				16					16					14	
COMMERICAL (per 1000 sq. ft.)		222	222	37	37	37					62					93					93	
DISCRETIONARY (per dwelling unit)		10	10	10	10	10	5	5	5	5	5	2	3	2	3	2	3	2	3	2	3	
LOTS OF RECORD (per dwelling unit)		13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	12
	Market Rate	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3
	Senior Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
	Caretaker Unit	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3
	2nd Unit / Apartment	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3

	\$ Millions	Fee	Income (\$mil of dls) no inflation																			
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
FAS	0	\$0																				
FAU	0	\$0																				
NEW LOTS		\$0	1.45	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
	Market Rate	0.023	\$23,364	0.44	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
	Senior Unit	0.012	\$11,682	0.12	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
	Caretaker Unit	0.023	\$23,364	0.44	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
	2nd Unit / Apartment	0.023	\$23,364	0.44	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
VISITOR ACCOMODATIONS		\$0																				
	New Hotel/Motel Unit	0.023	\$23,364					3.93				0.79				0.79					0.68	
	Existing Hotel/Motel Expansion	0.011	\$11,413					0.94				0.18				0.18					0.16	
COMMERICAL	0.006	\$5,841	1.30	1.30	0.22	0.22	0.22				0.36				0.54						0.54	
DISCRETIONARY		\$0																				
LOTS OF RECORD		\$0	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.12
	Market Rate	0.012	\$11,682	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
	Senior Unit	0.006	\$5,841	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02
	Caretaker Unit	0.012	\$11,682	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
	2nd Unit / Apartment	0.012	\$11,682	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04
Total Income / Revenue per year			2.89	2.73	1.65	1.65	6.51	1.43	1.43	1.43	1.43	2.77	1.43	1.43	1.43	1.43	2.95	1.43	1.43	1.43	1.43	2.79

Project Name	\$ millions	2007 Status	Expenditures (\$mil of dls) Projects increase in inflation by 3.66%																			
			2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
CVR 4-Lane widening	14.5	Finished																				
Rio Rd Extension	1.71	Deleted																				
Channelization	1.6	Partially	1.66	1.72	1.78	1.85	1.92	1.99	2.06	2.13	2.21	2.29	2.38	2.46	2.55	2.65	2.74	2.84	2.95	3.06	3.17	3.28
LGR Shoulder addition	3.6	Not Started	3.68	3.82	3.96	4.10	4.25	4.41	4.57	4.74	4.91	5.09	5.28	5.47	5.67	5.88	6.10	6.32	6.55	6.79	7.04	7.30
LGR climbing lane	7.1	Not Started	7.37	7.64	7.92	8.21	8.51	8.82	9.14	9.48	9.83	10.19	10.56	10.94	11.34	11.76	12.19	12.64	13.10	13.58	14.08	14.59
Minor Interchanges	4.7	Not Started	4.91	5.09	5.28	5.47	5.67	5.88	6.10	6.32	6.55	6.79	7.04	7.30	7.56	7.84	8.13	8.42	8.73	9.05	9.38	9.73
Class II Bike Lanes	0.1	Partially	0.13	0.14	0.14	0.15	0.15	0.16	0.16	0.17	0.18	0.18	0.19	0.20	0.20	0.21	0.22	0.23	0.24	0.24	0.25	0.26
Left-Turn Channelization - west of Ford	2.3	Partially	2.37	2.46	2.55	2.64	2.74	2.84	2.94	3.05	3.16	3.28	3.40	3.52	3.65	3.79	3.93	4.07	4.22	4.37	4.53	4.70
Sight Distance Improvements at Dorris Drive	2.7	Not Started	2.82	2.92	3.03	3.14	3.26	3.38	3.50	3.63	3.76	3.90	4.04	4.19	4.34	4.50	4.67	4.84	5.01	5.20	5.39	5.59
Shoulder Widening Between Laureles and Ford [on CVR]	2.6	Not Started	2.74	2.84	2.94	3.05	3.16	3.28	3.40	3.52	3.65	3.78	3.92	4.07	4.22	4.37	4.53	4.70	4.87	5.05	5.23	5.42
Paved Turnouts on Laureles & Signs [north of CVR]	0.9	Partially	0.91	0.95	0.98	1.02	1.05	1.09	1.13	1.17	1.22	1.26	1.31	1.36	1.41	1.46	1.51	1.57	1.62	1.68	1.74	1.81
Grade Separation at Laureles / CVR	4.1	Not Started	4.20	4.35	4.51	4.68	4.85	5.03	5.21	5.40	5.60	5.80	6.02	6.24	6.46	6.70	6.95	7.20	7.46	7.74	8.02	8.31
Passing Lanes in front of September Ranch	6.6	Not Started	6.80	7.05	7.31	7.58	7.86	8.14	8.44	8.75	9.07	9.40	9.75	10.10	10.47	10.86	11.26	11.67	12.09	12.54	13.00	13.47
Passing Lanes opposite Garland Park	3.5	Not Started	3.65	3.78	3.92	4.07	4.22	4.37	4.53	4.70	4.87	5.05	5.23	5.42	5.62	5.83	6.04	6.26	6.49	6.73	6.97	7.23
Passing Lanes Segment 6 and 7	1.1	Not Started	1.10	1.14	1.19	1.23	1.27	1.32	1.37	1.42	1.47	1.53	1.58	1.64	1.70	1.76	1.83	1.89	1.96	2.03	2.11	2.19
Laureles Grade & Carmel Valley Road Signalization	0.3	Not Started	0.25	0.27	0.28	0.29	0.30	0.31	0.32	0.33	0.35	0.36	0.37	0.38	0.40	0.41	0.43	0.44	0.46	0.48	0.49	0.51
Total Project Cost			1.015	0.000	5.558	3.143	0.000	0.000	0.000	0.000	0.000	9.404	1.582	5.422	0.000	0.000	0.000	4.695	6.550	0.000	0.000	14.591
Admin costs / year			0.012	0.012	0.013	0.013	0.013	0.013	0.014	0.014	0.014	0.014	0.015	0.015	0.015	0.016	0.016	0.017	0.017	0.017	0.018	0.018
Total Cost per year			1.027	0.012	5.571	3.156	0.013	0.013	0.014	0.014	0.014	9.418	1.597	5.437	0.015	0.016	0.016	4.711	6.567	0.017	0.018	14.609

	2007	Expenditures (\$mil of dls) Projects increase in inflation by 4%																				
Revenues	1.228	4.121	2.730	1.648	1.648	6.509	1.431	1.431	1.431	1.431	2.769	1.431	1.431	1.431	1.431	2.949	1.431	1.431	1.431	1.431	1.431	2.786