

City of Sacramento
 Transportation Development Impact Fee (TDIF) Nexus Study
 Summary of TDIF by Subarea - Proposed Fee Rate

Land Use	North Natomas		Housing Incentive/Transit Center* Fee (Including Administration)				Delta Shores**	
	Baseline	North Natomas	Baseline	North Natomas	River District	Downtown		
				In Finance Plan Area				
Residential Land Use Categories								
	----- per unit -----		----- per unit -----					
Single-family	\$2,152	\$629	\$1,291	\$377	\$550	\$1,219	P	
Multifamily	\$1,236	\$362	\$742	\$217	\$315	\$700	P	
Nonresidential Land Use Categories								
	----- per sq. ft. -----		----- per sq. ft. -----					
Retail	First 5000 SF**	\$0.32	\$0.10	\$0.19	\$0.06	\$0.08	\$0.18	P
	5001 SF and above	\$3.23	\$0.95	\$1.94	\$0.57	\$0.83	\$1.83	P
Office	First 5000 SF	\$0.32	\$0.09	\$0.19	\$0.06	\$0.08	\$0.18	P
	5001 SF and above	\$3.19	\$0.94	\$1.91	\$0.56	\$0.81	\$1.81	P
Hospital	First 5000 SF	\$0.31	\$0.09	\$0.18	\$0.05	\$0.08	\$0.17	P
	5001 SF and above	\$3.07	\$0.90	\$1.84	\$0.54	\$0.78	\$1.74	P
Schools	First 5000 SF	\$0.12	\$0.04	\$0.07	\$0.02	\$0.03	\$0.07	P
	5001 SF and above	\$1.20	\$0.35	\$0.72	\$0.21	\$0.31	\$0.68	P
Church/Assembly	First 5000 SF	\$0.07	\$0.02	\$0.04	\$0.01	\$0.02	\$0.04	P
	5001 SF and above	\$0.67	\$0.20	\$0.40	\$0.12	\$0.17	\$0.38	P
Industrial	First 5000 SF	\$0.22	\$0.06	\$0.13	\$0.04	\$0.06	\$0.12	P
	5001 SF and above	\$2.19	\$0.64	\$1.31	\$0.38	\$0.56	\$1.24	P
Warehouse	First 5000 SF	\$0.10	\$0.03	\$0.06	\$0.02	\$0.03	\$0.06	P
	5001 SF and above	\$1.04	\$0.31	\$0.62	\$0.19	\$0.26	\$0.59	P
Gas Station	----- per pump -----		----- per pump -----					
		\$2,126	\$937	\$1,276	\$562	\$827	\$1,832	P
Hotel/Motel	----- per room -----		----- per room -----					
		\$888	\$260	\$533	\$156	\$227	\$502	P
Other (calculation to be based on City traffic analysis)	----- per trip -----		----- per trip -----					
		\$2,174	\$635	\$1,304	\$381	\$556	\$1,231	P

*See attached maps of areas

** P -- Under the terms of the *Cost Sharing Agreement: I-5 Interchange & Cosumnes River Boulevard Extension* (C2012-0059), the property owners for Delta Shores advanced payment and TDIF fees are not due until prepayment has been exhausted under the terms of the Agreement.