

RESOLUTION NO. 25-R-1285

A RESOLUTION ESTABLISHING METHODOLOGIES FOR THE CITY OF BROOKINGS'S SYSTEM DEVELOPMENT CHARGES FOR THE WATER SYSTEM, WASTEWATER SYSTEM, STORMWATER SYSTEM, TRANSPORTATION SYSTEM, AND PARKS SYSTEM; AND REPEALING RESOLUTION 09-R-914

WHEREAS, the City of Brookings Municipal Code (BMC) Chapter 13.25 provides for the establishing of SDCs upon completion of an analysis of capital improvements already constructed and projected capital improvements to be constructed and adoption of a methodology explaining how the SDCs are calculated; and,

WHEREAS, BMC Chapter 13.25.040 specifies that such charges shall be revised by separate Resolution of the Brookings City Council following a public hearing; and,

WHEREAS, Oregon Revised Statutes (ORS) 223.297 – 223.314 provide the framework for establishing an SDC, and for notification and public hearing of the City of Brookings's intent to impose SDCs; and,

WHEREAS, the Brookings City Council has adopted a Capital Improvement Plan (CIP) for water, wastewater, stormwater, transportation, and parks via Resolution No. 25-R-1284 on August 11, 2025, which includes a list of proposed capital improvements which affect SDCs; and,

WHEREAS, the Brookings City Council concludes it is appropriate to update the City's schedule of SDCs for water, wastewater, stormwater, transportation, and parks, consistent with the methodology requirements established in BMC Chapter 13.25.050; and,

WHEREAS the City has prepared the methodology and schedule of SDCs; and,

WHEREAS the City provided 90 days' written notice to interested persons of the proposed change to the methodology and made the methodology available at least 60 days prior to the public hearing, as required by ORS 223.304(7); and,

WHEREAS, the Brookings City Council has determined the methodology and rates hereinafter specified and established are just reasonable, and necessary.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BROOKINGS HEREBY RESOLVES AS FOLLOWS:

Section 1: Amendment and updating of SDCs. In accordance with BMC Chapter 13.25, this Resolution establishes the methodology and provides the basis for water, wastewater, stormwater, transportation, and parks SDCs that consists of a reimbursement, improvement, and compliance fee.

Section 2: Scope of amendment and update of SDCs. The SDCs established by this Resolution are separate from, and in addition to, any other applicable taxes, fees, assessments, or charges, including but not limited to SDCs, which are required by the City of Brookings or represent a condition of a land use or development approval.

Section 3: Methodology. The methodology for the SDCs adopted by the City Council are hereby made a part of this Resolution. The City amends and updates it's SDCs as described in the attached Exhibit "A," hereby made a part of this Resolution.

Section 4: Effective Date. This Resolution shall become effective upon its adoption by the Brookings City Council.

Section 5: Review. This Resolution may be reviewed at the pleasure of the City Council, and the rates may be amended as appropriate.

Section 6: Repeal of existing SDC methodology and fees. Resolution 09-R-914 is hereby repealed in its entirety and replaced with this Resolution 25-R-1285.

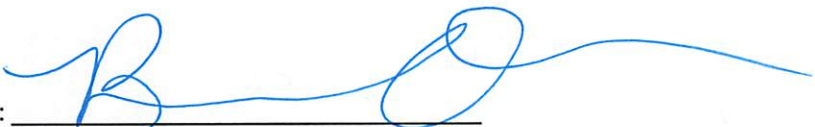
PASSED AND ADOPTED by the City Council this 10th day of November 2025 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF BROOKINGS, OREGON



Issac Hodges, Mayor

Attest: _____



Brooklyn Osterhage, City Recorder

EXHIBIT "A"

Adopted Schedule of System Development Charges for Water, Wastewater, Stormwater,
Transportation, and Parks

November 10, 2025

Schedule of Water SDCs:

Meter Size	AWWA Rated Flow (GPM)*	Flow Factor Equivalence	Proposed Schedule of Water SDCs		
			Reimbursement	Improvement	Total
<i>Small/residential meters:</i>					
0.625" x 0.75" - Displacement or Multi-jet	30	1.00	\$ 2,186	\$ 2,251	\$ 4,437
0.75"x 0.75" - Displacement or Multi-jet	30	1.00	2,186	2,251	4,437
1.00 inch - Displacement or Multi-jet	50	1.67	3,643	3,752	7,395
1.50 inch - Displacement or Class I Turbine	100	3.33	7,287	7,503	14,790
2.00 inch - Displacement or Class I & II Turbine	160	5.33	11,659	12,005	23,664
<i>Large/commercial & industrial meters:</i>					
<i>3 inch meters:</i>					
Displacement	300	10.00	21,860	22,510	44,370
compound	320	10.67	23,317	24,011	47,328
Class I & II turbine	350	11.67	25,503	26,262	51,765
<i>4 inch meters:</i>					
Displacement or Compound	500	16.67	36,433	37,517	73,950
Class I turbine	600	20.00	43,720	45,020	88,740
<i>6 inch meters:</i>					
Displacement or Compound	1000	33.33	72,867	75,033	147,900
Class I turbine	1250	41.67	91,083	93,792	184,875
<i>8 inch meters:</i>					
Compound	1600	53.33	116,587	120,053	236,640
Class I turbine	1800	60.00	131,160	135,060	266,220
<i>10 inch meters:</i>					
Compound	2300	76.67	167,593	172,577	340,170
Class I turbine	2900	96.67	211,313	217,597	428,910

* - AWWA Manual of Practice M6; Water Meters - Selection, Installation, Testing, and Maintenance; Table 2-2 Total Quantities Registered

Schedule of Wastewater SDCs:

Meter Size	AWWA Rated Flow (GPM)*	Flow Factor Equivalence	Proposed Schedule of Water SDCs		
			Reimbursement	Improvement	Total
<i>Small/residential meters:</i>					
0.625" x 0.75" - Displacement or Multi-jet	30	1.00	\$ 2,347	\$ 10,152	\$ 12,499
0.75"x 0.75" - Displacement or Multi-jet	30	1.00	2,347	10,152	12,499
1.00 inch - Displacement or Multi-jet	50	1.67	3,912	16,920	20,832
1.50 inch - Displacement or Class I Turbine	100	3.33	7,823	33,840	41,663
2.00 inch - Displacement or Class I & II Turbine	160	5.33	12,517	54,144	66,661
<i>Large/commercial & industrial meters:</i>					
<i>3 inch meters:</i>					
Displacement	300	10.00	23,470	101,520	124,990
compound	320	10.67	25,035	108,288	133,323
Class I & II turbine	350	11.67	27,382	118,440	145,822
<i>4 inch meters:</i>					
Displacement or Compound	500	16.67	39,117	169,200	208,317
Class I turbine	600	20.00	46,940	203,040	249,980
<i>6 inch meters:</i>					
Displacement or Compound	1000	33.33	78,233	338,400	416,633
Class I turbine	1250	41.67	97,792	423,000	520,792
<i>8 inch meters:</i>					
Compound	1600	53.33	125,173	541,440	666,613
Class I turbine	1800	60.00	140,820	609,120	749,940
<i>10 inch meters:</i>					
Compound	2300	76.67	179,937	778,320	958,257
Class I turbine	2900	96.67	226,877	981,360	1,208,237

* - AWWA Manual of Practice M6; Water Meters - Selection, Installation, Testing, and Maintenance; Table 2-2 Total Quantities Registered

Schedule of Stormwater SDCs:

Line Item Description	Per ESU	Per Sq. Foot of Impervious Surface
Proposed SDC components:		
Improvement fee	\$ 289	\$ 0.1156
Reimbursement & Compliance fee:		
Reimbursement fee	155	0.0620
Compliance fee	28	0.0112
Total proposed stormwater SDC	\$ 472	\$ 0.1888
Current SDC components:		
Reimbursement fee	\$ 662	0.2648
Improvement fee	475	0.1900
Compliance	-	-
Total current stormwater SDC	\$ 1,137	\$ 0.4548

ESU – Equivalent Service Unit equals 2,500 square feet of impervious surface

Schedule of Transportation SDCs:

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked and pass-by Trip Adjustment	Primary Trip Ends	Improvement	Reimbursement	Compliance	Total SDC	Basis for Calculating a Customer's SDC
Port and Terminal (Land Uses 000-099)											
010	Waterport/Marine Terminal* (ITE 10th edition)	17.15	0.00%	0.00%	-	17.15	21,389	18,605	1,046	41,040	Berth
021	Commercial Airport	10.28	0.00%	0.00%	-	10.28	12,819	11,151	627	24,597	Employee
022	General Aviation Airport	1.57	0.00%	0.00%	-	1.57	1,958	1,703	96	3,757	Employee
030	Intermodal Truck Terminal	1.87	0.00%	0.00%	-	1.87	2,332	2,028	114	4,474	1,000 square feet of gross floor area
090	Park-an-Ride Lot with Bus Service	0.49	0.00%	0.00%	-	0.49	611	532	30	1,173	Parking space
093	Light Rail Transit Station with Parking (ITE 10th edition)	1.24	0.00%	0.00%	-	1.24	1,546	1,345	76	2,967	Parking space
Industrial (Land Uses 100-199)											
110	General light industrial	0.65	0.00%	0.00%	-	0.65	811	705	40	1,556	1,000 square feet of gross floor area
120	General heavy industrial (ITE 10th edition)	0.68	0.00%	0.00%	-	0.68	848	738	41	1,627	1,000 square feet of gross floor area
130	Industrial park	0.34	0.00%	0.00%	-	0.34	424	369	21	814	1,000 square feet of gross floor area
140	Manufacturing	0.74	0.00%	0.00%	-	0.74	923	803	45	1,771	1,000 square feet of gross floor area
150	Warehousing	0.18	0.00%	0.00%	-	0.18	224	195	11	430	1,000 square feet of gross floor area
151	Mini-warehouse	0.15	0.00%	0.00%	-	0.15	187	163	9	359	1,000 square feet of gross floor area
154	High-Cube transload & short-term warehouse	0.10	0.00%	0.00%	-	0.10	125	108	6	239	1,000 square feet of gross floor area
155	High-Cube fulfillment center warehouse	0.16	0.00%	0.00%	-	0.16	200	174	10	384	1,000 square feet of gross floor area
156	High-Cube Parcel hub warehouse	0.64	0.00%	0.00%	-	0.64	798	694	39	1,531	1,000 square feet of gross floor area
157	High-Cube cold storage warehouse	0.12	0.00%	0.00%	-	0.12	150	130	7	287	1,000 square feet of gross floor area
160	Data center	0.09	0.00%	0.00%	-	0.09	112	98	5	215	1,000 square feet of gross floor area
170	Utilities	2.16	0.00%	0.00%	-	2.16	2,694	2,343	132	5,169	1,000 square feet of gross floor area
180	Specialty trade contractor	1.93	0.00%	0.00%	-	1.93	2,407	2,093	118	4,618	1,000 square feet of gross floor area
190	Marijuana cultivation & processing facility	0.64	0.00%	0.00%	-	0.64	798	694	39	1,531	1,000 square feet of gross floor area
Residential (Land Uses 200-299)											
210	Single family detached housing	0.94	0.00%	0.00%	-	0.94	1,172	1,020	57	2,249	Dwelling unit
215	Single family attached housing	0.57	0.00%	0.00%	-	0.57	711	618	35	1,364	Dwelling unit
220	Multifamily low-rise	0.51	0.00%	0.00%	-	0.51	636	553	31	1,220	Dwelling unit
221	Multifamily mid-rise	0.39	0.00%	0.00%	-	0.39	486	423	24	933	Dwelling unit
222	Multifamily high-rise	0.32	0.00%	0.00%	-	0.32	399	347	20	766	Dwelling unit
223	Affordable housing	0.45	0.00%	0.00%	-	0.45	561	488	27	1,076	Dwelling unit
225	Off-Campus student apartment low-rise	0.24	0.00%	0.00%	-	0.24	299	260	15	574	Bedrooms
226	Off-Campus student apartment mid-rise	0.21	0.00%	0.00%	-	0.21	262	228	13	503	Bedrooms
227	Off-Campus student apartment high-rise	0.04	0.00%	0.00%	-	0.04	50	43	2	95	Bedrooms
230	Low-Rise residential w/1st-floor commercial	0.36	0.00%	0.00%	-	0.36	449	390	22	861	Bedrooms
231	Mid-Rise residential w/1st-floor commercial	0.17	0.00%	0.00%	-	0.17	212	184	10	406	Dwelling unit
232	High-Rise Residential w/1st-floor commercial	0.21	0.00%	0.00%	-	0.21	262	228	13	503	Dwelling unit
240	Mobile home park	0.58	0.00%	0.00%	-	0.58	723	629	35	1,387	Dwelling unit
251	Senior Adult Housing - Detached	0.30	0.00%	0.00%	-	0.30	374	325	18	717	Dwelling unit
252	Senior Adult Housing - Attached	0.25	0.00%	0.00%	-	0.25	312	271	15	598	Dwelling unit
253	Congregate Care Facility	0.18	0.00%	0.00%	-	0.18	224	195	11	430	Dwelling unit
254	Assisted living	0.24	0.00%	0.00%	-	0.24	299	260	15	574	Bed
255	Continuing Care Retirement Community	0.19	0.00%	0.00%	-	0.19	237	206	12	455	Unit
260	Recreational Homes	0.29	0.00%	0.00%	-	0.29	362	315	18	695	Dwelling unit
265	Timeshare	0.63	0.00%	0.00%	-	0.63	786	683	38	1,507	Dwelling unit
270	Residential Planned Unit Development	0.69	0.00%	0.00%	-	0.69	860	748	42	1,650	Dwelling unit

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked and pass-by Trip		Primary Trip Ends	Improvement	Reimbursement	Compliance	Total SDC	Basis for Calculating a Customer's SDC
					Adjustment							
Lodging (Land Uses 300-399)												
310	Hotel	0.59	0.00%	0.00%	-		0.59	736	640	36	1,412	Room
311	All Suites Hotel	0.36	0.00%	0.00%	-		0.36	449	390	22	861	Room
312	Business Hotel	0.31	0.00%	0.00%	-		0.31	387	336	19	742	Occupied Room
320	Motel	0.36	0.00%	0.00%	-		0.36	449	390	22	861	Room
330	Resort Hotel	0.41	0.00%	0.00%	-		0.41	511	445	25	981	Room
Recreational (Land Uses 400-499)												
411	Public park	0.11	0.00%	0.00%	-		0.11	137	119	7	263	Acre
416	Campground/Recreational Vehicle Park	0.98	0.00%	0.00%	-		0.98	1,222	1,063	60	2,345	Acre
420	Marina	0.21	0.00%	0.00%	-		0.21	262	228	13	503	Berth
430	Golf course	2.91	0.00%	0.00%	-		2.91	3,629	3,157	178	6,964	Hole
431	Miniature Golf Course	0.33	0.00%	0.00%	-		0.33	412	358	20	790	Hole
432	Golf Driving Range	1.25	0.00%	0.00%	-		1.25	1,559	1,356	76	2,991	Tees/Driving Position
433	Batting Cages	2.22	0.00%	0.00%	-		2.22	2,768	2,408	135	5,311	Cage
434	Rock climbing gym	1.64	0.00%	0.00%	-		1.64	2,045	1,779	100	3,924	1,000 square feet of gross floor area
435	Multipurpose Recreational Facility	3.58	0.00%	0.00%	-		3.58	4,464	3,883	218	8,565	1,000 square feet of gross floor area
436	Trampoline park	1.50	0.00%	0.00%	-		1.50	1,871	1,627	92	3,590	1,000 square feet of gross floor area
437	Bowling Alley	1.30	0.00%	0.00%	-		1.30	1,621	1,410	79	3,110	Bowling lane
440	Adult Cabaret	2.93	0.00%	0.00%	-		2.93	3,654	3,178	179	7,011	1,000 square feet of gross floor area
445	Movie theater	6.17	0.00%	0.00%	-		6.17	7,694	6,693	376	14,763	1,000 square feet of gross floor area
452	Horse Racetrack	0.06	0.00%	0.00%	-		0.06	75	65	4	144	Seat
453	Automobile Racetrack - Saturday peak hour	0.28	0.00%	0.00%	-		0.28	349	304	17	670	Attendee
454	Dog Racetrack	0.15	0.00%	0.00%	-		0.15	187	163	9	359	Attendee
460	Arena* (ITE 10th edition)	0.47	0.00%	0.00%	-		0.47	586	510	29	1,125	1,000 square feet of gross floor area
462	Professional baseball stadium	0.15	0.00%	0.00%	-		0.15	187	163	9	359	Attendee
465	Ice Skating Rink	1.33	0.00%	0.00%	-		1.33	1,659	1,443	81	3,183	1,000 square feet of gross floor area
466	Snow Ski Area	33.77	0.00%	0.00%	-		33.77	42,111	36,631	2,060	80,802	Lifts
470	Bingo hall	0.82	0.00%	0.00%	-		0.82	1,023	889	50	1,962	1,000 square feet of gross floor area
473	Casino/Video Lottery Establishment	22.61	0.00%	0.00%	-		22.61	28,195	24,525	1,379	54,099	1,000 square feet of gross floor area
480	Amusement Park	3.95	0.00%	0.00%	-		3.95	4,926	4,285	241	9,452	Acre
482	Water slide park Saturday peak hour generator	22.92	0.00%	0.00%	-		22.92	28,581	24,862	1,398	54,841	Acre
488	Soccer Complex	16.43	0.00%	0.00%	-		16.43	20,488	17,822	1,002	39,312	Field
490	Tennis Courts	4.21	0.00%	0.00%	-		4.21	5,250	4,567	257	10,074	Court
491	Racquet/Tennis Club	3.82	0.00%	0.00%	-		3.82	4,764	4,144	233	9,141	Court
492	Health/Fitness Club	3.45	0.00%	0.00%	-		3.45	4,302	3,742	210	8,254	1,000 square feet of gross floor area
493	Athletic Club	6.29	0.00%	0.00%	-		6.29	7,844	6,823	384	15,051	1,000 square feet of gross floor area
495	Recreational Community Center	2.50	0.00%	0.00%	-		2.50	3,118	2,712	153	5,983	1,000 square feet of gross floor area

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked	Primary Trip Ends	Improvement	Reimbursement	Compliance	Total SDC	Basis for Calculating a Customer's SDC
					and pass-by Trip Adjustment						
Institutional (Land Uses 500-599)											
501	Military Base	0.39	0.00%	0.00%	-	0.39	486	423	24	933	Employee
520	Elementary School	0.16	0.00%	0.00%	-	0.16	200	174	10	384	Students
522	Middle School/Junior High School	0.15	0.00%	0.00%	-	0.15	187	163	9	359	Students
525	High School	0.14	0.00%	0.00%	-	0.14	175	152	9	336	Students
528	School district office	2.04	0.00%	0.00%	-	2.04	2,544	2,213	124	4,881	1,000 square feet of gross floor area
530	Private School (K-8)	0.26	0.00%	0.00%	-	0.26	324	282	16	622	Students
532	Private School (K-12)	0.17	0.00%	0.00%	-	0.17	212	184	10	406	Students
534	Private High School	0.19	0.00%	0.00%	-	0.19	237	206	12	455	Students
536	Charter elementary school	0.16	0.00%	0.00%	-	0.16	200	174	10	384	Students
538	Charter school (k-12)	0.73	0.00%	0.00%	-	0.73	910	792	45	1,747	Students
540	Junior/Community College	0.11	0.00%	0.00%	-	0.11	137	119	7	263	Students
550	University/College	0.15	0.00%	0.00%	-	0.15	187	163	9	359	Students
560	Church	0.49	0.00%	0.00%	-	0.49	611	532	30	1,173	1,000 square feet of gross floor area
561	Synagogue - Friday	2.92	0.00%	0.00%	-	2.92	3,641	3,167	178	6,986	1,000 square feet of gross floor area
562	Mosque - Friday	4.22	0.00%	0.00%	-	4.22	5,262	4,577	257	10,096	1,000 square feet of gross floor area
565	Day Care Center	0.79	32.00%	44.00%	0.60	0.19	236	206	12	454	1,000 square feet of gross floor area
566	Cemetery	0.46	0.00%	0.00%	-	0.46	574	499	28	1,101	Acres
571	Adult detention facility	0.48	0.00%	0.00%	-	0.48	599	521	29	1,149	1,000 square feet of gross floor area
575	Fire and rescue station	0.48	0.00%	0.00%	-	0.48	599	521	29	1,149	1,000 square feet of gross floor area
580	Museum	0.18	0.00%	0.00%	-	0.18	224	195	11	430	1,000 square feet of gross floor area
590	Library	8.16	0.00%	0.00%	-	8.16	10,176	8,851	498	19,525	1,000 square feet of gross floor area
Medical (Land Uses 600-699)											
610	Hospital	0.86	0.00%	0.00%	-	0.86	1,072	933	52	2,057	1,000 square feet of gross floor area
620	Nursing Home	0.59	0.00%	0.00%	-	0.59	736	640	36	1,412	1,000 square feet of gross floor area
630	Clinic	3.69	0.00%	0.00%	-	3.69	4,601	4,003	225	8,829	1,000 square feet of gross floor area
640	Animal Hospital/Veterinary Clinic	3.53	0.00%	0.00%	-	3.53	4,402	3,829	215	8,446	1,000 square feet of gross floor area
650	Free-Standing emergency room	1.52	0.00%	0.00%	-	1.52	1,895	1,649	93	3,637	1,000 square feet of gross floor area
Office (Land Uses 700-799)											
710	General office building	1.44	0.00%	0.00%	-	1.44	1,796	1,562	88	3,446	1,000 square feet of gross floor area
712	Small office building	2.16	0.00%	0.00%	-	2.16	2,694	2,343	132	5,169	1,000 square feet of gross floor area
714	Corporate Headquarters Building	1.30	0.00%	0.00%	-	1.30	1,621	1,410	79	3,110	1,000 square feet of gross floor area
715	Single Tenant Office Building	1.76	0.00%	0.00%	-	1.76	2,195	1,909	107	4,211	1,000 square feet of gross floor area
720	Medical-dental office building	3.93	0.00%	0.00%	-	3.93	4,901	4,263	240	9,404	1,000 square feet of gross floor area
730	Government Office Building	1.71	0.00%	0.00%	-	1.71	2,132	1,855	104	4,091	1,000 square feet of gross floor area
731	State Motor Vehicles Department	5.20	0.00%	0.00%	-	5.20	6,484	5,641	317	12,442	1,000 square feet of gross floor area
732	United States Post Office	11.21	0.00%	0.00%	-	11.21	13,979	12,160	684	26,823	1,000 square feet of gross floor area
733	Government Office Complex (ITE 10th edition)	2.82	0.00%	0.00%	-	2.82	3,517	3,059	172	6,748	1,000 square feet of gross floor area
750	Office park	1.30	0.00%	0.00%	-	1.30	1,621	1,410	79	3,110	1,000 square feet of gross floor area
760	Research and development center	0.98	0.00%	0.00%	-	0.98	1,222	1,063	60	2,345	1,000 square feet of gross floor area
770	Business park	1.22	0.00%	0.00%	-	1.22	1,521	1,323	74	2,918	1,000 square feet of gross floor area

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked and pass-by Trip Adjustment	Primary Trip Ends	Improvement	Reimbursement	Compliance	Total SDC	Basis for Calculating a Customer's SDC
Retail (Land Uses 800-899)											
810	Tractor Supply Store	1.40	0.00%	0.00%	-	1.40	1,746	1,519	85	3,350	1,000 square feet of gross floor area
811	Construction Equipment Rental Store	0.99	0.00%	0.00%	-	0.99	1,235	1,074	60	2,369	1,000 square feet of gross floor area
812	Building Materials and Lumber Store	2.25	0.00%	0.00%	-	2.25	2,806	2,441	137	5,384	1,000 square feet of gross floor area
813	Free Standing Discount Super Store	4.33	0.00%	29.00%	1.26	3.07	3,834	3,335	188	7,357	1,000 square feet of gross floor area
814	Variety Store	6.70	0.00%	34.00%	2.28	4.42	5,514	4,797	270	10,581	1,000 square feet of gross floor area
815	Free Standing Discount Store	4.86	39.17%	20.00%	2.88	1.98	2,475	2,153	121	4,749	1,000 square feet of gross floor area
816	Hardware/Paint Store	2.98	29.50%	26.00%	1.65	1.33	1,654	1,438	81	3,173	1,000 square feet of gross floor area
817	Nursery (Garden Center)	6.94	0.00%	0.00%	-	6.94	8,654	7,528	423	16,605	1,000 square feet of gross floor area
818	Nursery (Wholesale)	5.24	0.00%	0.00%	-	5.24	6,534	5,684	320	12,538	1,000 square feet of gross floor area
820	Shopping Center	3.40	26.21%	22.04%	1.64	1.76	2,194	1,909	107	4,210	1,000 square feet of gross leasable area
821	Shopping Plaza (40 - 150k)	9.03	22.67%	40.00%	5.66	3.37	4,204	3,657	206	8,067	1,000 square feet of gross leasable area
822	Strip Retail Plaza (<40k)	6.59	0.00%	0.00%	-	6.59	8,218	7,148	402	15,768	1,000 square feet of gross leasable area
823	Factory Outlet Center	2.29	0.00%	0.00%	-	2.29	2,856	2,484	140	5,480	1,000 square feet of gross floor area
840	Automobile Sales (New)	2.42	0.00%	0.00%	-	2.42	3,018	2,625	148	5,791	1,000 square feet of gross floor area
841	Automobile Sales (Used)	3.75	0.00%	0.00%	-	3.75	4,676	4,068	229	8,973	1,000 square feet of gross floor area
842	Recreational Vehicle Sales	0.77	0.00%	0.00%	-	0.77	960	835	47	1,842	1,000 square feet of gross floor area
843	Automobile Parts Sales	4.90	13.00%	43.00%	2.74	2.16	2,689	2,339	132	5,160	1,000 square feet of gross floor area
848	Tire Store	3.75	5.00%	25.00%	1.13	2.63	3,273	2,847	160	6,280	1,000 square feet of gross floor area
849	Tire Superstore	2.11	0.00%	0.00%	-	2.11	2,631	2,289	129	5,049	1,000 square feet of gross floor area
850	Supermarket	8.95	28.14%	24.00%	4.67	4.28	5,341	4,646	261	10,248	1,000 square feet of gross floor area
851	Convenience Market	49.11	6.47%	51.00%	28.23	20.88	26,043	22,654	1,274	49,971	1,000 square feet of gross floor area
853	Convenience Market with Gasoline Pumps (ITE 10th edition)	49.29	17.80%	66.00%	41.31	7.98	9,957	8,661	487	19,105	1,000 square feet of gross floor area
854	Discount Supermarket (ITE 10th edition)	8.38	23.20%	21.00%	3.70	4.68	5,831	5,072	285	11,188	1,000 square feet of gross floor area
857	Discount Club	4.19	0.00%	34.00%	1.42	2.77	3,448	3,000	169	6,617	1,000 square feet of gross floor area
858	Farmers market - weekday pm peak hour	179.84	0.00%	0.00%	-	179.84	224,260	195,075	10,970	430,305	Acres
860	Wholesale Market	1.76	0.00%	0.00%	-	1.76	2,195	1,909	107	4,211	1,000 square feet of gross floor area
861	Sporting Goods Superstore	2.14	0.00%	0.00%	-	2.14	2,669	2,321	131	5,121	1,000 square feet of gross floor area
862	Home Improvement Superstore	2.29	6.00%	42.00%	1.10	1.19	1,485	1,292	73	2,850	1,000 square feet of gross floor area
863	Electronics Superstore	4.25	33.00%	40.00%	3.10	1.15	1,431	1,245	70	2,746	1,000 square feet of gross floor area
864	Toy/Children's Superstore	5.00	0.00%	0.00%	-	5.00	6,235	5,424	305	11,964	1,000 square feet of gross floor area
865	Baby Superstore	1.82	0.00%	0.00%	-	1.82	2,270	1,974	111	4,355	1,000 square feet of gross floor area
866	Pet Supply Superstore	3.55	0.00%	0.00%	-	3.55	4,427	3,851	217	8,495	1,000 square feet of gross floor area
867	Office Supply Superstore	2.77	0.00%	0.00%	-	2.77	3,454	3,005	169	6,628	1,000 square feet of gross floor area
868	Book Superstore	15.83	0.00%	0.00%	-	15.83	19,740	17,171	966	37,877	1,000 square feet of gross floor area
869	Discount Home Furnishing Superstore	1.57	0.00%	0.00%	-	1.57	1,958	1,703	96	3,757	1,000 square feet of gross floor area
872	Bed and Linen Superstore	2.22	0.00%	0.00%	-	2.22	2,768	2,408	135	5,311	1,000 square feet of gross floor area
875	Department Store	1.95	0.00%	0.00%	-	1.95	2,432	2,115	119	4,666	1,000 square feet of gross floor area
876	Apparel Store	4.12	0.00%	0.00%	-	4.12	5,138	4,469	251	9,858	1,000 square feet of gross floor area
879	Arts and Crafts Store	6.21	0.00%	0.00%	-	6.21	7,744	6,736	379	14,859	1,000 square feet of gross floor area
880	Pharmacy/Drugstore without Drive-Through	8.51	4.67%	53.00%	4.91	3.60	4,492	3,908	220	8,620	1,000 square feet of gross floor area
881	Pharmacy/Drugstore with Drive-Through	10.25	13.00%	49.00%	6.36	3.90	4,857	4,225	238	9,320	1,000 square feet of gross floor area
882	Marijuana Dispensary	18.92	0.00%	0.00%	-	18.92	23,593	20,523	1,154	45,270	1,000 square feet of gross floor area
890	Furniture Store	0.52	10.33%	53.00%	0.33	0.19	238	207	12	457	1,000 square feet of gross floor area
895	Beverage container recycling depot -PM peak hr.	10.10	0.00%	0.00%	-	10.10	12,595	10,956	616	24,167	1,000 square feet of gross floor area
897	Medical Equipment Store	1.24	0.00%	0.00%	-	1.24	1,546	1,345	76	2,967	1,000 square feet of gross floor area
899	Liquor store	16.62	0.00%	0.00%	-	16.62	20,725	18,028	1,014	39,767	1,000 square feet of gross floor area

		Total Trip	Diverted/Linked	Pass-by	Diverted/Linked	Primary					
ITE Code	Land Use	Ends	Trips	Trips	and pass-by Trip	Trip Ends	Improvement	Reimbursement	Compliance	Total SDC	Basis for Calculating a Customer's SDC
Services (Land Uses 900-999)											
911	Walk-in Bank	12.13	0.00%	0.00%	-	12.13	15,126	13,158	740	29,024	1,000 square feet of gross floor area
912	Drive-in Bank	21.01	19.57%	35.00%	11.47	9.54	11,902	10,353	582	22,837	1,000 square feet of gross floor area
918	Hair Salon	1.45	0.00%	0.00%	-	1.45	1,808	1,573	88	3,469	1,000 square feet of gross floor area
920	Copy, Print and Express Ship Store	7.42	0.00%	0.00%	-	7.42	9,253	8,049	453	17,755	1,000 square feet of gross floor area
926	Food Cart Pod	6.16	0.00%	0.00%	-	6.16	7,682	6,682	376	14,740	Food Cart
930	Fast Casual Restaurant	12.55	0.00%	0.00%	-	12.55	15,650	13,613	766	30,029	1,000 square feet of gross floor area
931	Quality Restaurant	7.80	13.50%	44.00%	4.49	3.32	4,134	3,596	202	7,932	1,000 square feet of gross floor area
932	High-Turnover (Sit Down) Restaurant	9.05	25.88%	43.00%	6.23	2.82	3,513	3,055	172	6,740	1,000 square feet of gross floor area
933	Fast-food restaurant without drive-through	33.21	0.00%	0.00%	-	33.21	41,413	36,023	2,026	79,462	1,000 square feet of gross floor area
934	Fast-food restaurant with drive-through	33.03	19.17%	55.00%	24.50	8.53	10,640	9,256	520	20,416	1,000 square feet of gross floor area
935	Fast-food restaurant with drive-through and no indoor seating	59.50	26.00%	31.00%	33.92	25.59	31,904	27,752	1,561	61,217	1,000 square feet of gross floor area
936	Coffee/donut shop without drive-through	32.29	0.00%	0.00%	-	32.29	40,266	35,025	1,970	77,261	1,000 square feet of gross floor area
937	Coffee/donut shop with drive-through	38.99	0.00%	0.00%	-	38.99	48,621	42,293	2,378	93,292	1,000 square feet of gross floor area
938	Coffee/donut kiosk	15.08	0.00%	98.00%	14.78	0.30	376	327	18	721	Drive through lanes
941	Quick Lubrication Vehicle Shop	8.70	0.00%	0.00%	-	8.70	10,849	9,437	531	20,817	Servicing Position
942	Automobile Care Center	3.11	0.00%	0.00%	-	3.11	3,878	3,373	190	7,441	1,000 sq. ft. of occupied gross leasable area
943	Automobile Parts and Service Center	2.06	0.00%	0.00%	-	2.06	2,569	2,235	126	4,930	1,000 sq. ft. of occupied gross leasable area
944	Gasoline/service station	13.91	31.42%	57.00%	12.30	1.61	2,009	1,748	98	3,855	Vehicle fueling positions
945	Gasoline/service station with convenience market	18.42	27.83%	70.10%	18.04	0.38	475	413	23	911	Vehicle fueling positions
947	Self-Service Car Wash	5.54	0.00%	0.00%	-	5.54	6,908	6,009	338	13,255	Wash stall
948	Automated Car Wash	14.20	0.00%	0.00%	-	14.20	17,707	15,403	866	33,976	1,000 square feet of gross floor area
949	Car Wash and Detail Center	13.60	0.00%	0.00%	-	13.60	16,959	14,752	830	32,541	Wash stall
950	Truck Stop	15.42	0.00%	0.00%	-	15.42	19,229	16,726	941	36,896	Vehicle fueling positions
970	Wine tasting room	7.31	0.00%	0.00%	-	7.31	9,116	7,929	446	17,491	1,000 square feet of gross floor area
971	Brewery tap room	9.83	0.00%	0.00%	-	9.83	12,258	10,663	600	23,521	1,000 square feet of gross floor area
975	Drinking Place	11.36	0.00%	0.00%	-	11.36	14,166	12,322	693	27,181	1,000 square feet of gross floor area

* No ITE PM peak hour trip generation for this code/category, the trip generation shown is ITE weekday average divided by ten.

Source: ITE, Trip Generation Manual, 11th edition

PM peak vehicle trips expressed in trip ends on a weekday, peak hour of adjacent street traffic, one hour, between 4:00 pm and 6:00 pm unless otherwise noted

Schedule of Parks SDCs:

Line Item Description	Service Unit	Proposed	Current	Difference
<i>Parks:</i>	per detached SF residence			
Reimbursement & Compliance fee		\$278	\$278	\$ -
Improvement fee		<u>1,592</u>	<u>1,592</u>	<u>-</u>
Total		\$1,870	\$1,870	\$ -