

EXHIBIT A – Final Proposed Grass Valley Traffic Impact Fees

Typical Use	Final Proposed Fee (with Inflation)
Residential (Dwelling Unit)	
Single Family	
Small (<1,500 sq.ft.)	\$3,201
Medium (1,500-2,500 sq.ft.)	\$3,866
Large (<2,500 sq.ft.)	\$4,287
Multi-Family	
Small (<1,500 sq.ft.)	\$1,862
Medium (1,500-2,500 sq.ft.)	\$2,249
Large (<2,500 sq.ft.)	\$2,492
Mobile Home	
Small (<1,500 sq.ft.)	\$2,919
Medium (1,500-2,500 sq.ft.)	\$3,526
Large (<2,500 sq.ft.)	\$3,909
Senior Housing	
Small (<1,500 sq.ft.)	\$1,548
Medium (1,500-2,500 sq.ft.)	\$1,870
Large (<2,500 sq.ft.)	\$2,073
Accessory Dwelling Unit (ADU)	
< 750 sq.ft.	Exempt
> 750 sq.ft.	Fee is based on the ratio of its floor area in relation to the primary unit, multiplied by the fee that the primary unit would pay, if it was being built today.

Typical Use	Final Proposed Fee (with Inflation)
Non-Residential	
Office	\$1,633
Industrial	\$608
Warehouse	\$456
Retail/Service - Low	\$2,767
Retail/Service - Medium	\$6,465
Retail/Service - High	\$11,768
* Lodging	\$539
** Public & Quasi-Public	Exempt
** School K-8th Grade	Exempt
** School 9-12th Grade	Exempt
** Public College	Exempt

* The unit of analysis for this category is "rooms".

** Public-sector land uses are generally exempt from local fees