

Proposed Kings Beach Benefit Assessment District Assessment Calculation

2014/15 Maximum Assessment Rate per Special Benefit Point: \$58.40

Parcel's Annual Assessment	=	Assessment Rate (List Above)	x	(A) Parcel's Total Special Benefit Points
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(A) Parcel's Total Special Benefit Points	=	(B) Parcel's Total Aesthetics Points	+	(C) Parcel's Total Safety Points	+	(D) Parcel's Total Economic & Livability Points
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(B) Parcel's Total Aesthetic Points	=	Parcel's Assigned Aesthetic Benefit Points (Table 2)	x	(E) Linear Factor
(C) Parcel's Total Safety Points	=	Parcel's Assigned Safety Benefit Points (Table 2)	x	(E) Linear Factor
(D) Parcel's Total Economic & Livability Points	=	Parcel's Assigned Economic & Livability Benefit Points (Table 2)	x	((F) + (G)) (Lot Factor + Building Factor)

(E) Linear Factor	=	Parcel's Assigned Linear Frontage	/	25.00
(F) Lot Factor	=	Parcel's Assigned Lot Square Footage	/	3,125
(G) Building Factor	=	Non-Residential: Assigned Building Square Footage / 1,000 Residential: Unit Count	x	Trip Generation Multiplier (Table 1)

Table 1:

Land Use	Trip Generation Multiplier	Basis for Multiplier
Non-Residential	1.00	Per 1,000 Building Square Feet
Residential – SFR	0.20	Per Unit
Residential – MFR/Mobile	0.10	Per Unit
Vacant, Recreational and Utility Parcels	0.00	Parcel

Table 2:

Parcel Land Use Classification	Assigned Aesthetic Benefit Points	Assigned Safety Benefit Points	Assigned Economic & Livability Benefit Points
Non-Residential with Sidewalk Frontage	1.50	1.50	2.00
Residential with Sidewalk Frontage	1.50	1.50	2.00
Non-Residential with Partial Sidewalk Frontage	1.25	1.25	1.50
Residential with Partial Sidewalk Frontage	1.25	1.25	1.50
Non-Residential without Sidewalk Frontage	1.00	1.00	1.00
Residential without Sidewalk Frontage	1.00	1.00	1.00
Non-Residential Vacant	0.50	0.50	0.50
Residential Vacant	0.50	0.50	0.50
Recreational	0.50	0.50	0.50
Utility	0.25	0.25	0.25
Common Area/Roads	0.00	0.00	0.00