

BOULDER BAY COVERAGE SUMMARY

PARCELS

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALTERNATIVE C Coverage		ALTERNATIVE D Coverage		ALTERNATIVE E Coverage	
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage
Biltmore Overflow Parking Lot 123-042-02	18,276	0.42	3,655	20.0%	18,100	99.0%	18,100	99.0%	18,100	99.0%	18,100	99.0%
Restaurant 123-052-02	11,880	0.27	2,376	20.0%	11,162	94.0%	9,158	77.1%	8,633	72.7%	11,162	94.0%
Side Parking 123-052-03	12,171	0.28	2,434	20.0%	9,407	77.3%	5,184	42.6%	5,678	46.7%	9,407	77.3%
Casino 123-052-04	143,137	3.29	28,627	20.0%	125,779	87.9%	136,293	95.2%	141,994	99.2%	125,779	87.9%
Back Parking 123-053-02	60,903	1.40	10,267	16.9%	51,255	84.2%	44,503	73.1%	44,982	73.9%	51,255	84.2%
Horsebook 123-054-01	43,232	0.99	7,654	17.7%	22,831	52.8%	35,835	82.9%	36,173	83.7%	22,831	52.8%
Old Firehouse 123-053-04	8,192	0.19	1,638	20.0%	5,781	70.6%	0	0.0%	0	0.0%	5,781	70.6%
Behind Horsebook 123-071-04	27,892	0.64	279	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sierra Park Parcels - Banked	266,025	6.11	10,221	3.8%	70,229	26.4%	61,774	23.2%	68,326	25.7%	70,229	26.4%
Crystal Bay Motel/Office 123-042-01	34,230	0.79	6,846	20.0%	21,821	63.7%	12,621	36.9%	21,414	62.6%	21,821	63.7%
Total Parcel NV	625,938	14.37	73,998	11.8%	336,365	53.7%	323,468	51.7%	345,300	55.2%	336,365	53.7%

PUBLIC ROW W/IN PROJECT BOUNDARY

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALTERNATIVE C Coverage		ALTERNATIVE D Coverage		ALTERNATIVE E Coverage	
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage
Wassou North	23,256	0.53			10,435	44.9%	7,694	33.1%	7,694	33.1%	10,435	44.9%
Wassou South	18,205	0.42			18,170	99.8%	0	0.0%	0	0.0%	18,170	99.8%
Reservoir Road	17,732	0.41			14,449	81.5%	120	0.7%	120	0.7%	14,449	81.5%
Stataline Road	20,665	0.47			18,397	89.0%	19,149	92.7%	19,149	92.7%	18,397	89.0%
Lakeview Avenue	2,642	0.06			2,068	78.3%	5,612	212.4%	5,612	212.4%	2,068	78.3%
Total ROW	82,500	1.89			63,519	77.0%	32,575	39.5%	32,575	39.5%	63,519	77.0%
Total Existing (w/in Project Bound)	708,438	16.26			399,884	56.4%	356,043	50.3%	377,875	53.3%	399,884	56.4%
	15.52	12.20	NSCP				% excluding Washoe ROW	47.9%	% excluding Washoe ROW	51.1%	% excluding Washoe ROW	52.2%
		3.32	Outside									

EIP PROJECT W/IN NSCP

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALTERNATIVE C Coverage		ALTERNATIVE D Coverage		ALTERNATIVE E Coverage	
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage
California Parcel (090-305-016)	Area Not Included		3,278	20.0%	15,000	100.0%	-	-	-	-	15,000	100.0%
Total EIP Project					15,000	100.0%	-	0.0%	-	0.0%	15,000	100.0%

OFFSITE COVERAGE W/IN NSCP

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALTERNATIVE C Coverage		ALTERNATIVE D Coverage		ALTERNATIVE E Coverage	
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage
State Route 28	Area Not Included				17,012	100.0%	7,536		12,047		17,012	
Total Offsite Coverage Existing					17,012	100.0%	7,536	0.0%	12,047	0.0%	17,012	0.0%

TOTAL BOULDER BAY PROJECT	708,438	16.26			431,896	61.0%	363,579	51.3%	389,922	55.0%	431,896	61.0%
<i>NSCP Coverage Reduction</i>							68,317	15.8%	41,974	9.7%	-	0.0%

COVERAGE REDUCTION BY LAND CAPABILITY

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALTERNATIVE C			ALTERNATIVE D			ALTERNATIVE E		
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Class 4	Class 2	Class 1a	Class 4	Class 2	Class 1a	Class 4	Class 2	Class 1a
Parcels Verified Coverage			266,136		-	70,229	281,012	26,995	15,461	297,409	27,270	20,621	266,136	-	70,229
Public ROW Coverage			56,672		6,847		20,920	-	11,655	20,920	-	11,655	56,672	-	6,847
Total Coverage w/in Project Boundary			322,808		77,076		301,932	26,995	27,116	318,329	27,270	32,276	322,808	-	77,076
					399,884				356,043			377,875			399,884
EIP Project			15,000		-	-	-	-	-	-	-	-	15,000	-	-
Offsite Coverage			14,005		3,007		5,773	1,755	8	6,188	821	5,038	14,005	-	3,007
Total Coverage Off-site Coverage			29,005		3,007		5,773	1,755	8	6,188	821	5,038	29,005	-	3,007
					32,012				7,536			12,047			32,012
Total Coverage			351,813		-	80,083	307,705	28,750	27,124	324,517	28,091	37,314	351,813	-	80,083
					431,896				363,579			389,922			431,896
Coverage Reduction w/in NSCP Area							68,317		15.8%	41,974		9.7%	-		0.0%
Class 4							44,108		12.5%	27,296		7.8%	-		0.0%
Class 1a/2							24,209		30.2%	14,678		18.3%	-		0.0%

EXCESS LAND COVERAGE MITIGATION FEE

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALTERNATIVE C			ALTERNATIVE D			ALTERNATIVE E		
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Class 4	Class 2	Class 1a	Class 4	Class 2	Class 1a	Class 4	Class 2	Class 1a
Total Land area						15.52	402,859	63,111	209,893	402,859	63,111	209,893	367,107	63,111	214,701
Allowable Coverage (%)							20%	1%	1%	20%	1%	1%	20%	1%	1%
Base Allowable Land Coverage							80,572	631	2,099	80,572	631	2,099	73,421	631	2,147
Existing Land Coverage							301,888	-	65,421	301,888	-	65,421	266,136	-	70,229
Excess Land Coverage							221,316	(631)	63,322	221,316	(631)	63,322	192,715	(631)	68,082
									284,007			284,007			260,165
Construction Cost Estimate									\$ 11,472,930			\$ 12,846,094			\$ 6,519,525
Excess Coverage Reduction Factor (Ch 20.5.A Table A)									0.05			0.05			0.05
Excess Coverage to be Mitigated									71,706			80,288			40,747
Verified Coverage Permanently Retired SF									68,317			41,974			-
Remaining Coverage to be Mitigated SF									3,389			38,314			40,747
Agate Bay Mitigation Fee per SF									\$ 18			\$ 18			\$ 18
Excess Coverage Mitigation Fee									\$ 60,999			\$ 689,654			\$ 733,447

BOULDER BAY COVERAGE SUMMARY

PARCELS

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALLOWABLE COVERAGE								
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Class 4 (20%)		Class 2 (1%)		Class 1A (1%)		Total		
							Total	Allowable	Total	Allowable	Total	Allowable	Total	Allowable	Percentage
Billmore Overflow Parking Lot 123-042-02	18,276	0.42	3,655	20.0%	18,100	99.0%	18,276	3,655	-	-	-	-	3,655	20.0%	
Restaurant 123-052-02	11,880	0.27	2,376	20.0%	11,162	94.0%	11,880	2,376	-	-	-	-	2,376	20.0%	
Side Parking 123-052-03	12,171	0.28	2,434	20.0%	9,407	77.3%	12,171	2,434	-	-	-	-	2,434	20.0%	
Casino 123-052-04	143,137	3.29	28,627	20.0%	125,779	87.9%	143,137	28,627	-	-	-	-	28,627	20.0%	
Back Parking 123-053-02	60,903	1.40	10,267	16.9%	51,255	84.2%	60,932	10,166	-	-	10,071	101	10,267	16.9%	
Horsebook 123-054-01	43,232	0.99	7,654	17.7%	22,831	52.8%	38,009	7,602	-	-	5,223	52	7,654	17.7%	
Old Firehouse 123-053-04	8,192	0.19	1,638	20.0%	5,781	70.6%	8,192	1,638	-	-	-	-	1,638	20.0%	
Behind Horsebrook 123-071-04	27,892	0.64	279	1.0%	0	0.0%	-	-	-	-	27,892	279	279	1.0%	
Sierra Park Parcels - Banked	266,025	6.11	10,221	3.8%	70,229	26.4%	39,794	7,959	63,111	631	163,120	1,631	10,221	3.8%	
Crystal Bay Motel/Office 123-042-01	34,230	0.79	6,846	20.0%	21,821	63.7%	34,230	6,846	-	-	-	-	6,846	20.0%	
Total Parcel NW	625,938	14.37	73,998	11.8%	336,365	53.7%	356,521	71,394	63,111	631	206,306	2,063	73,998	11.8%	

PUBLIC ROW W/IN PROJECT BOUNDARY

EXISTING	Site Area		Allowable Coverage		Existing Coverage		ALLOWABLE COVERAGE								
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage	Class 4 (20%)		Class 2 (1%)		Class 1A (1%)		Total		
							Total	Allowable	Total	Allowable	Total	Allowable	Total	Allowable	Percentage
Wassou North	23,256	0.53	-	-	10,435	44.9%	11,150	2,230	-	-	12,106	121	2,351	10.1%	
Wassou South	18,205	0.42	-	-	18,170	99.8%	18,205	3,641	-	-	-	-	3,640	20.0%	
Reservoir Road	17,732	0.41	-	-	14,449	81.5%	17,207	3,441	-	-	525	5	3,447	19.4%	
Stalene Road	20,665	0.47	-	-	18,397	89.0%	20,665	4,133	-	-	-	-	4,133	20.0%	
Lakeview Avenue	2,642	0.06	-	-	2,068	78.3%	31	6	-	-	2,611	26	32	1.2%	
Total ROW	82,500	1.89	-	-	63,519	77.0%	67,266	13,451	-	-	15,242	152	13,693	16.5%	
Total Existing w/in Project Bc	15.52	12.20	NSCP	3.32	399,884	56.4%	423,779	84,755	63,111	631	221,548	2,215	87,601	12.4%	

EIP PROJECT W/IN NSCP

EXISTING	Site Area		Allowable Coverage		Existing Coverage	
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage
California Parcel (090-305-016)	Area Not Included	-	3,278	20.0%	15,000	100.0%
Total EIP Project					15,000	100.0%

OFFSITE COVERAGE W/IN NSCP

EXISTING	Site Area		Allowable Coverage		Existing Coverage	
	Sq ft	Acres	Sq ft	Percentage	Sq ft	Percentage
State Route 28	Area Not Included	-	-	-	17,012	100.0%
Total Offsite Coverage Existing					17,012	100.0%

TOTAL BOULDER BAY PROJECT

NSCP Coverage Reduction	708,438	16.26	-	-	431,896	61.0%	423,779	84,755	63,111	631	221,548	2,215	87,601	12.4%	
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COVERAGE REDUCTION BY LAND CAPABILITY

	Class 4		Class 2		Class 1a	
	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage
Parcels Verified Coverage	266,136	-	-	-	70,229	-
Public ROW Coverage	56,872	-	-	-	6,847	-
Total Coverage with Project Boundary	322,908	-	-	-	77,076	-
EIP Project	15,000	-	-	-	3,007	-
Offsite Coverage	14,005	-	-	-	3,007	-
Total Coverage Off-site Coverage	29,005	-	-	-	3,007	-
Total Coverage	351,813	-	-	-	80,083	-
Coverage Reduction w/in NSCP Area	-	-	-	-	-	-
Class 4	-	-	-	-	-	-
Class 1a/2	-	-	-	-	-	-

EXCESS LAND COVERAGE MITIGATION FEE

EXISTING		Total Land area	15.52
Allowable Coverage (%)	Base Allowable Land Coverage		
Existing Land Coverage	Existing Land Coverage		
Excess Land Coverage	Excess Land Coverage		
Construction Cost Estimate	Excess Coverage Reduction Factor (Ch 20.5.A Table A)		
Excess Coverage to be Mitigated	Verified Coverage Permanently Retired SF		
Remaining Coverage to be Mitigated SF	Agate Bay Mitigation Fee per SF		
Excess Coverage Mitigation Fee			

EXISTING COVERAGE

EXISTING	Building		Parking		Road		Walkway		Total	
	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a
Billmore Overflow Parking Lot 123-042-02	-	-	18,100	-	-	-	-	-	18,100	-
Restaurant 123-052-02	9,040	-	1,117	-	-	-	1,005	-	11,162	-
Side Parking 123-052-03	210	-	6,938	-	-	-	2,259	-	9,407	-
Casino 123-052-04	41,401	-	68,250	-	-	-	16,525	-	125,779	-
Back Parking 123-053-02	1,755	-	49,244	-	-	-	256	-	51,255	-
Horsebook 123-054-01	2,556	-	20,275	-	-	-	-	-	22,831	-
Old Firehouse 123-053-04	1,522	-	2,615	-	-	-	1,644	-	5,781	-
Behind Horsebrook 123-071-04	-	-	-	-	-	-	-	-	-	-
Sierra Park Parcels - Banked	-	70,229	-	-	-	-	-	-	-	70,229
Crystal Bay Motel/Office 123-042-01	6,457	-	14,809	-	-	-	555	-	21,821	-
Total Parcel NW	62,941	70,229	181,348	-	-	-	22,244	-	266,136	70,229

EXISTING	Building		Parking		Road		Walkway		Total	
	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a
Wassou North	-	-	-	-	6,150	4,285	-	-	6,150	4,285
Wassou South	-	-	-	-	18,170	-	-	-	18,170	-
Reservoir Road	-	-	-	-	13,924	525	-	-	13,924	525
Stalene Road	-	-	-	-	18,397	-	-	-	18,397	-
Lakeview Avenue	-	-	-	-	31	2,037	-	-	31	2,037
Total ROW	-	-	-	-	56,672	6,847	-	-	56,672	6,847
Total Existing w/in Project Bc	62,941	70,229	181,348	-	56,672	6,847	22,244	-	322,808	77,076

EXISTING	Building		Parking		Road		Walkway		Total	
	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a
California Parcel (090-305-016)	-	-	15,000	-	-	-	-	-	15,000	-
Total EIP Project	-	-	15,000	-	-	-	-	-	15,000	-

EXISTING	Building		Parking		Road		Walkway		Total	
	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a	Class 4	Class 1a
State Route 28	-	-	-	-	14,005	3,007	-	-	14,005	3,007
Total Offsite Coverage Existing	-	-	-	-	14,005	3,007	-	-	14,005	3,007

Total Offsite Coverage Existing	62,941	70,229	196,348	-	70,677	9,854	22,244	-	351,813	80,083
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PARCELS						ALTERNATIVES A and B		ALTERNATIVE C		ALTERNATIVE D		ALTERNATIVE E	
EXISTING	Site Area		Allowable Coverage			Existing Coverage		Coverage		Coverage		Coverage	
	Sq ft	Acres	Sq ft	Land Class	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage
Restaurant 123-052-02	11,880	0.27	2,376	4	20.0%	11,162	94.0%	9,158	77.1%	8,633	72.7%	11,162	94.0%
Side Parking 123-052-03	12,171	0.28	2,434	4	20.0%	9,407	77.3%	5,184	42.6%	5,678	46.7%	9,407	77.3%
Casino 123-052-04	143,137	3.29	28,627	4	20.0%	125,779	87.9%	136,293	95.2%	141,994	99.2%	125,779	87.9%
Back Parking 123-053-02	50,832	1.17	10,166	4	20.0%	51,255	100.8%	43,319	85.2%	43,640	85.9%	51,255	100.8%
Back Parking 123-053-02	10,071	0.23	101	1a	1.0%	0	0.0%	1,184	0.0%	1,342	13.3%	0	0.0%
Horsebook 123-054-01	38,009	0.87	7,602	4	20.0%	22,831	60.1%	29,158	76.7%	28,901	76.0%	22,831	60.1%
Horsebook 123-054-01*	5,223	0.12	52	1a	1.0%	0	0.0%	6,677	127.8%	7,272	139.2%	0	0.0%
Old Firehouse 123-053-04	8,192	0.19	1,638	4	20.0%	5,781	70.6%	0	0.0%	0	0.0%	5,781	70.6%
Behind Horsebrook 123-071-04	27,892	0.64	279	1a	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sierra Park Parcels - Banked	39,794	0.91	7,959	4	20.0%	0	0.0%	27,227	68.4%	29,112	73.2%	0	0.0%
Sierra Park Parcels - Banked	63,111	1.45	631	2	1.0%	0	0.0%	26,995	42.8%	27,270	43.2%	0	0.0%
Sierra Park Parcels - Banked	163,120	3.74	1,631	1a	1.0%	70,229	43.1%	7,552	4.6%	11,944	7.3%	70,229	43.1%
Crystal Bay Motel/Office 123-042-01	34,230	0.79	6,846	4	20.0%	21,821	63.7%	12,621	36.9%	21,414	62.6%	21,821	63.7%
Biltmore Overflow Parking Lot 123-042-02	18,276	0.42	3,655	4	20.0%	18,100	99.0%	18,100	99.0%	18,100	99.0%	18,100	99.0%
Total Parcel NV	625,938	14.37	73,998		11.8%	336,365	53.7%	323,468	51.7%	345,300	55.2%	336,365	53.7%
PUBLIC ROW W/IN PROJECT BOUNDARY													
EXISTING	Site Area		Allowable Coverage			Existing Coverage		Coverage		Coverage		Coverage	
	Sq ft	Acres	Sq ft	Land Class	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage	Sq ft	Percentage
Wassou North	11,150	0.26	2,230	4	20.0%	6,150	55.2%					6,150	55.2%
Wassou North	12,106	0.28	121	1a	1.0%	4,285	35.4%	1,516		1,516		4,285	35.4%
Behind Horsebrook 123-071-04				1a				4,210		4,210			
Horsebook 123-054-01				1a				1,968		1,968			
Wassou South	18,205	0.42	3,641	4	20.0%	18,170	99.8%					18,170	99.8%
Reservoir Road	17,207	0.40	3,441	4	20.0%	13,924	80.9%					13,924	80.9%
Reservoir Road	525	0.01	5	1a	1.0%	525	100.0%	120		120		525	100.0%
Stateline Road	20,665	0.47	4,133	4	20.0%	18,397	89.0%	14,027		14,027		18,397	89.0%
Back Parking 123-053-02				4				3,069		3,069			
Back Parking 123-053-03				1a				2,053		2,053			
Lakeview Avenue**	31	0.00	6	4	20.0%	31	100.0%					31	100.0%
Lakeview Avenue	2,611	0.06	26	1a	1.0%	2,037	78.0%	1,788		1,788		2,037	78.0%
Old Firehouse 123-053-04				4				3,824		3,824			
Total ROW	82,500	1.89	13,604		16%	63,519	77.0%	32,575	39.5%	32,575	39.5%	63,519	77.0%
Total Existing (w/in Project Boundary)	708,438	16.26	87,602		12%	399,884	56.4%	356,043	50.3%	377,875	53.3%	399,884	56.4%
Total excld. ROW						336,365	52.2%	323,468	47.9%	345,300	51.1%	336,365	52.2%

*Coverage % of the Horsebook parcel for Alternative C & D is greater than 100% as a result of the conversion of Public ROW to project site due to the Wassou Rd. abandonment.

**Coverage % of the proposed Lakeview Ave for Alternative C & D is greater than 100% as a result of the proposed connection of Lakeview to Stateline which increases the total site area for Lakeview. This land is dedicated to Washoe County.