

AGENDA

Wednesday, May 24, 2017 10:45 a.m.

Placer County Board of Supervisors Chambers 175 Fulweiler Avenue Auburn, CA 95603

A.	Flag Salute	
В.	Roll Call	
C.	Approval of Minutes: January 25, 2017	Actior Pg. 1
D.	Agenda Review	
E.	Public Comment	
F.	9:00 A.M. PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary and Trip Generation Adjustment	Actior Pg. 3
G.	FY 2017/18 Administrative Budget	Action Pg. 20
Н.	Executive Director's Report	
l.	Board Direction to Staff	
J.	Informational Items 1. TAC Minutes: February 7, 2017 2. TAC Minutes: May 9, 2017 3. Financial Report – September, December 2016 and March 2017 (under separate cover)	Pg. 22 Pg. 23

299 Nevada Street • Auburn, CA 95603 • (530) 823-4030 (tel/fax)



ACTION MINUTES

January 25, 2017

The regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, January 25, 2017 at 10:45 a.m. at the Placer County Transportation Planning Agency, 299 Nevada Street, Auburn, California.

ATTENDANCE: John Allard Celia McAdam

Ken Broadway Luke McNeel-Caird

Paul Joiner Solvi Sabol

Kirk Uhler, Chair

APPROVAL OF MINUTES

ACTION: With a motion by Joiner and second by Broadway the minutes of June 22, 2016 were unanimously approved.

PUBLIC COMMENT

None.

REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR SIERRA COLLEGE BOULEVARD SEGMENT 7

REQUESTED ACTION: Adopt Resolution #17-03 to allocate \$2,569,604 of Regional Transportation and Air Quality Mitigation Fees to the City of Roseville for Sierra College Boulevard Segment 7.

ACTION: With a motion by Joiner and second by Allard the Board unanimously adopted Resolution #17-03 to allocate \$2,569,604 of Regional Transportation and Air Quality Mitigation Fees to the City of Roseville for Sierra College Boulevard Segment 7.

REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR AUBURN FOLSOM ROAD

REQUESTED ACTION: Adopt Resolution #17-01 to allocate \$8,000,000 of Regional Transportation and Air Quality Mitigation Fees to the County of Placer for Auburn Folsom Road.

ACTION: With a motion by Allard and second by Joiner the Board unanimously adopted Resolution #17-01 to allocate \$8,000,000 of Regional Transportation and Air Quality Mitigation Fees to the County of Placer for Auburn Folsom Road.

TIER II DEVELOPMENT IMPACT FEE ALLOCATION REQUEST FOR PLACER PARKWAY PHASE 1 DESIGN

REQUESTED ACTION: Adopt Resolution #17-02 to allocate \$6,000,000 of Tier II Development Impact Fees to the County of Placer for the Placer Parkway Phase 1 Design.

ACTION: With a motion by Broadway and second by Allard the Board unanimously adopted Resolution #17-02 to allocate \$6,000,000 of Tier II Development Impact Fees to the County of Placer for the Placer Parkway Phase 1 Design.

The meeting adjourned at 11:00 a.m.	
Celia McAdam, Executive Director	Chair Kirk Uhler



City of Lincoln • City of Rocklin • City of Roseville • Placer County

TO: SPRTA Board of Directors DATE: May 9, 2017

FROM: Celia McAdam, Executive Director

SUBJECT: 9:00 A.M. PUBLIC HEARING: SOUTH PLACER REGIONAL

TRANSPORTATION AND AIR QUALITY MITIGATION FEE

PROGRAM INFLATIONARY AND TRIP GENERATION ADJUSTMENT

<u> 2017</u>

Action Requested

1. Conduct a public hearing to consider the inflationary adjustment to the South Placer Regional Transportation and Air Quality Mitigation Fee Program

 Approve Resolution #17-04, adopting the inflationary adjustment and amending to conform to the latest trip generation rates for the South Placer Regional Transportation and Air Quality Mitigation Fee

Background

In April 2002, the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee, which assessed new development for its impacts on specified regional transportation facilities, which went into effect on July 1, 2002. SPRTA Joint Powers Agreement (JPA), amended October 2003, provides that an annual inflationary adjustment to the fees, based on the published Construction Cost Index, be brought to the Board for consideration. The provisions of the JPA also state that the Fee Program must be updated on a regular basis to incorporate changes in project costs, land use and resultant development unit equivalents, and other key components to ensure ongoing equity.

Discussion

Inflationary Cost Update

The Board adopted a comprehensive Fee Program update in October 2014, which reflects the latest project construction costs, and an inflationary adjustment in 2015 and 2016. The annual inflationary adjustment based on the Construction Cost Index ensures that funds collected are enough to actually build the projects.

In accordance with the provisions of the JPA and based on the most current Construction Cost Index figures shown in Attachment B, the annual inflationary adjustment has been calculated to be 2.45216%. The resulting fee schedules are shown in Attachment A.

Trip Generation Rate Update

The Institute of Transportation Engineers (ITE) has come out with an updated version of its trip generation tables, which reflect latest trends in actual traffic impacts of various uses. For example, in this new 9th edition, senior adult housing shows a higher traffic

SPRTA Board of Directors REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ADJUSTMENT May 9, 2017 Page 2

generation per dwelling unit that reflects people living longer and continuing to drive vehicles.

The fee schedules were updated to reflect the trip generation rates in ITE 9th Edition (see Attachment A). The update for trip generation would not change the overall fees by district. It would merely adjust the distribution of what individual developments would pay, based on a more modern assessment of the impacts.

Adoption of Fee Program Adjustment

The SPRTA TAC has reviewed the updated fee schedules and unanimously concurs with approval by the Board. In accordance with the Joint Powers Agreement, any changes to the Mitigation Fee must be adopted by unanimous vote of the four SPRTA members, and is specified in Resolution #17-04. All legal requirements, including public notices, have been met. If adopted, the fees would go into effect on July 1, 2017.

The Tier II Development Fee Program will also be updated to reflect the same annual inflationary and trip generation adjustments, which each jurisdiction directly implements.

Attachment LM:CM:ss

2014 SPRTA Impact Fee Update With 2015 to 2017 Inflation Adjustment **Updated for ITE Trip Generation, 9th Edition Detailed DUE Rates**

ITE			P.M. Peak Hour	Trip	% New	VMT	DUE
Code	Land Use Category		Trip Rate Per Unit ¹	Length 2	Trips ²	per Unit	per Unit
110	Industrial	0.97	0.07/1.000 a.f	5.1	92	4.55	0.910
110	Light Industrial Heavy Industrial	0.97	0.97/1,000 s.f. 0.19/1,000 s.f.	5.1	92 92	4.55 0.89	0.910
130	Industrial Park	0.15	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
***	Residential	4.00		_	400		
210 220	Single Family	1.00 0.62	1.00/DU	5 5	100 100	5.00 3.10	1.000 0.620
231	Apartment Attached Condominium/Townhome	0.62	0.62/DU 0.78/DU	5	100	3.90	0.620
240	Mobile Home Park	0.78	0.79/DU 0.59/DU	5	100	2.95	0.590
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
310	Lodging Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
310	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.343
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
	Recreational						
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85 75	7.43	1.486
492 493	Health/Fitness Club Athletic Club	3.53 5.96	3.53/1,000 s.f. 5.96/1,000 s.f.	3	75 75	7.94 13.41	1.589 2.682
493 495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75 75	6.17	1.233
.,,,	Institutional	2.77	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			0.1.	
520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74 90	18.26	3.653
590	Library Medical	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
	Office						
710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
	50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92 92	8.91	1.783
	150,001 - 300,000 s.f. 300,001 - 500,000 s.f.	1.47 1.32	1.47/1,000 s.f. 1.32/1,000 s.f.	5.1 5.1	92 92	6.90 6.19	1.379 1.239
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
0.4.0	Retail						
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826 815	Specialty Center Discount Store	2.71 4.98	2.71/1,000 s.f. 4.98/1,000 s.f.	3.6 1.8	78 57	7.61 5.11	1.522 1.022
816	Hardware Store	4.98	4.84/1,000 s.f.	1.8	36	2.96	0.592
817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
820	Shopping Center						
	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79 76	14.79	2.959
932 933	High Turnover Restaurant Fast Food w/o Drive-In	9.85 26.15	9.85/1,000 s.f. 26.15/1,000 s.f.	1.9 1.7	76 49	14.22 21.78	2.845 4.357
933 934	Fast Food W/o Drive-In Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946 848	Gas/Serv. Stn. W/Conv. Mkt./Wash Tire Store	13.86 4.15	13.86/Fueling Pos. 4.15/1,000 s.f.	1.9 2.2	20 80	5.27 7.30	1.053
848 850	Supermarket	9.48	4.15/1,000 s.f. 9.48/1,000 s.f.	1.7	48	7.30 7.74	1.461 1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	8.40 9.91	8.40/1,000 s.f. 9.91/1,000 s.f.	1.8 1.8	47 51	7.11 9.10	1.421 1.819
001				1.0	21	7.10	1.019
881 890							
881 890 911	Furniture Store Walk-In Bank	0.45 12.13	0.45/1,000 s.f. 12.13/1,000 s.f.	3.6 1.6	78 77	1.26 14.94	0.253 2.989

ITE Trip Generation, 9th Edition. ITE Journal, May 1992

SPRTA Impact Fees
Jurisdiction: Placer County
District: Dry Creek
Cost per DUE: \$589 Jurisdiction: District: Cost per DUE:

		Cost per DUE With Inflation = \$638		
ITE			DUE	Fee
	Land Use Category	Unit	per Unit	per Unit
	Industrial			
	Light Industrial	1,000 s.f.	0.910	\$580.90
	Heavy Industrial	1,000 s.f.	0.178	\$113.63
	Industrial Park	1,000 s.f.	0.798	\$509.40
	Manufacturing	1,000 s.f. 1,000 s.f.	0.685	\$437.27
	Warehousing		0.300	\$191.51
	Mini-Warehousing Residential	1,000 s.f.	0.148	\$94.48
	Single Family	DU	1.000	\$638.35
	Apartment	DU	0.620	\$395.78
	Attached Condominium/Townhome	DU	0.780	\$497.91
	Mobile Home Park	DU	0.590	\$376.63
	Senior Adult Housing - Detached	DU	0.270	\$172.35
	Senior Adult Housing - Attached	DU	0.230	\$146.82
	Congregate Care	DU	0.070	\$44.68
	Recreational Home	DU	0.109	\$69.58
	Lodging	-		,
	Hotel	Room	0.545	\$347.90
	All Suites Hotel	Room	0.364	\$232.36
	Business Hotel	Room	0.563	\$359.39
	Motel	Room	0.355	\$226.61
	Recreational		-	,
	City Park	Acre	0.184	\$117.46
	Golf Course	Hole	3.732	\$2,382.33
	Movie Theater	1,000 s.f.	1.486	\$948.59
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,014.34
	Athletic Club	1,000 s.f.	2.682	\$1,712.00
495	Recreational Community Center	1,000 s.f.	1.233	\$787.09
	Institutional	-		
	Elementary School	1,000 s.f.	0.832	\$531.1
536	Private School (K - 12)	1,000 s.f.	1.170	\$746.8
530	High School	1,000 s.f.	0.751	\$479.40
560	Church	1,000 s.f.	0.386	\$246.40
565	Day Care Center	1,000 s.f.	3.653	\$2,331.90
590	Library	1,000 s.f.	5.125	\$3,271.55
]	Medical			
610	Hospital	1,000 s.f.	0.917	\$585.37
620	Nursing Home	1,000 s.f.	0.311	\$198.53
630	Clinic	1,000 s.f.	4.575	\$2,920.45
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,552.13
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,138.13
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$880.29
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$790.93
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$743.0
	> 800,000 s.f.	1,000 s.f.	1.145	\$730.9
	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,789.9
	Retail	4 000 4	0.550	0071.0
	Lumber Yard	1,000 s.f.	0.550	\$351.0
	Specialty Center	1,000 s.f.	1.522	\$971.5
	Discount Store	1,000 s.f.	1.022	\$652.39
	Hardware Store	1,000 s.f.	0.592	\$377.90
817		1,000 s.f.	0.849	\$541.90
820	Shopping Center	1.000	1.073	****
	< 200,000 s.f.	1,000 s.f.	1.272	\$811.9
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$883.4
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$919.8
021	>1,000,000 s.f.	1,000 s.f.	1.528	\$975.4
	Quality Restaurant High Turnover Restaurant	1,000 s.f. 1,000 s.f.	2.959	\$1,888.8
	Fast Food w/o Drive-In		2.845	\$1,816.1 \$2,781.20
	Fast Food Drive-In Fast Food Drive-In	1,000 s.f. 1,000 s.f.	4.357	\$2,781.29 \$3,471.00
934		Service Pos.	5.439 1.895	\$3,471.99 \$1,209.6
	Automobile Care Center	1,000 s.f.	1.895 1.136	\$1,209.6 \$725.1
841		1,000 s.f.	0.956	\$610.2 \$610.2
843		1,000 s.f.	3.358	\$2,143.5
	Gas Station	Fueling Position	1.054	\$672.8
945		Fueling Position	1.027	\$655.5°
	Gas/Serv, Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$672.13
	Tire Store	1,000 s.f.	1.461	\$932.6
	Supermarket	1,000 s.f.	1.547	\$987.5
	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,208.0
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,456.72
853	Convenience Market v/Gas Pumps	1,000 s.f.	3.361	\$2,145.50
	Discount Club	1,000 s.f.	1.519	\$2,143.50
	Home Improvement Superstore	1,000 s.f. 1,000 s.f.	0.436	\$278.3
863	Electronics Superstore	1,000 s.f.	0.436	\$620.4
864	-	1,000 s.f.	1.060	\$676.63
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$907.10
881	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	1,000 s.f. 1,000 s.f.		
890	Furniture Store		1.819	\$1,161.10 \$161.50
	Walk-In Bank	1,000 s.f. 1,000 s.f.	0.253	\$161.50 \$1,908.00
911		LUUU S.T.	2.989	\$1,908.03

SPRTA Impact Fees
Jurisdiction: Placer County
District: Granite Bay
Cost per DUE: \$587 Jurisdiction: District: Cost per DUE:

	2017 Annual Adjustment Factor for Inflation = 1.0245216 Cost per DUE With Inflation = \$636				
ITE		***	DUE	Fee	
	Land Use Category Industrial	Unit	per Unit	per Unit	
	Light Industrial	1,000 s.f.	0.910	\$578.93	
	Heavy Industrial	1,000 s.f.	0.178	\$113.24	
130	Industrial Park	1,000 s.f.	0.798	\$507.67	
11	Manufacturing	1,000 s.f.	0.685	\$435.79	
	Warehousing Mini-Warehousing	1,000 s.f. 1,000 s.f.	0.300 0.148	\$190.85 \$94.16	
	Residential	1,000 S.1.	0.140	374.10	
	Single Family	DU	1.000	\$636.18	
	Apartment	DU	0.620	\$394.43	
	Attached Condominium/Townhome	DU	0.780	\$496.22	
	Mobile Home Park	DU DU	0.590	\$375.35 \$171.77	
	Senior Adult Housing - Detached Senior Adult Housing - Attached	DU	0.270 0.230	\$171.77 \$146.32	
	Congregate Care	DU	0.070	\$44.53	
260	Recreational Home	DU	0.109	\$69.34	
	Lodging			0044 #0	
11	Hotel	Room	0.545	\$346.72	
11	All Suites Hotel Business Hotel	Room Room	0.364 0.563	\$231.57 \$358.17	
11	Motel	Room	0.355	\$225.85	
	Recreational				
	City Park	Acre	0.184	\$117.06	
	Golf Course Movie Theater	Hole	3.732	\$2,374.24	
	Movie Theater Health/Fitness Club	1,000 s.f. 1,000 s.f.	1.486 1.589	\$945.37 \$1,010.90	
	Athletic Club	1,000 s.f.	2.682	\$1,706.24	
495	Recreational Community Center	1,000 s.f.	1.233	\$784.41	
	Institutional	1.000	0.000	*	
	Elementary School Private School (K - 12)	1,000 s.f. 1,000 s.f.	0.832 1.170	\$529.30 \$744.33	
	High School	1,000 s.f.	0.751	\$744.33 \$477.77	
	Church	1,000 s.f.	0.386	\$245.57	
565	Day Care Center	1,000 s.f.	3.653	\$2,323.98	
	Library	1,000 s.f.	5.125	\$3,260.44	
	Medical Hospital	1,000 s.f.	0.917	\$583.38	
	Nursing Home	1,000 s.f.	0.311	\$197.85	
	Clinic	1,000 s.f.	4.575	\$2,910.54	
	Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,543.46	
	50,001-150,000 s.f. 150,001-300,000 s.f.	1,000 s.f. 1,000 s.f.	1.783 1.379	\$1,134.31 \$877.30	
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$788.23	
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$740.52	
	> 800,000 s.f.	1,000 s.f.	1.145	\$728.43	
	Medical - Dental Office Building Retail	1,000 s.f.	2.804	\$1,783.86	
11	Lumber Yard	1,000 s.f.	0.550	\$349.90	
	Specialty Center	1,000 s.f.	1.522	\$968.27	
815	Discount Store	1,000 s.f.	1.022	\$650.18	
11	Hardware Store	1,000 s.f.	0.592	\$376.62	
817	Nursery Shapping Contar	1,000 s.f.	0.849	\$540.12	
817	Shopping Center < 200,000 s.f.	1,000 s.f.	1.272	\$809.23	
	200,000 s.f. 200,001-500,000 s.f.	1,000 s.f.	1.384	\$880.48	
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$916.74	
021	>1,000,000 s.f.	1,000 s.f.	1.528	\$972.09	
	Quality Restaurant High Turnover Restaurant	1,000 s.f.	2.959	\$1,882.47 \$1,800.04	
	Fast Food w/o Drive-In	1,000 s.f. 1,000 s.f.	2.845 4.357	\$1,809.94 \$2,771.85	
	Fast Food Drive-In	1,000 s.f.	5.439	\$3,460.20	
941		Service Pos.	1.895	\$1,205.57	
	Automobile Care Center	1,000 s.f.	1.136	\$722.70	
	New Car Sales	1,000 s.f.	0.956	\$608.19	
11	Automobile Parts Sales Gas Station	1,000 s.f. Fueling Position	3.358 1.054	\$2,136.30 \$670.54	
945		Fueling Position	1.027	\$653.36	
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$669.90	
11	Tire Store	1,000 s.f.	1.461	\$929.46	
	Supermarket	1,000 s.f.	1.547	\$984.18	
	Convenience Market 24-hour Convenience Market < 24-hour	1,000 s.f. 1,000 s.f.	3.459 2.282	\$2,200.56 \$1,451.77	
	Convenience Market < 24-nour Convenience Market w/Gas Pumps	1,000 s.f. 1,000 s.f.	3.361	\$1,451.77 \$2,138.21	
	Discount Club	1,000 s.f.	1.519	\$966.36	
862	Home Improvement Superstore	1,000 s.f.	0.436	\$277.38	
	Electronics Superstore	1,000 s.f.	0.972	\$618.37	
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$674.35 \$004.02	
880 881	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	1,000 s.f. 1,000 s.f.	1.421 1.819	\$904.02 \$1,157.22	
890	2	1,000 s.f.	0.253	\$1,137.22 \$160.95	
911	Walk-In Bank	1,000 s.f.	2.989	\$1,901.55	
912	Drive-In Bank	1,000 s.f.	4.432	\$2,819.56	

SPRTA Impact Fees

Jurisdiction: Lincoln
District: Lincoln
Cost per DUE: \$1,369 Jurisdiction: District: Cost per DUE:

		2017 Alliluai Auju	Cost per DUE With	
ITE			DUE	Fee
Code	Land Use Category	Unit	per Unit	per Unit
	Industrial			
	Light Industrial	1,000 s.f.	0.910	\$1,350.17
	Heavy Industrial	1,000 s.f.	0.178	\$264.10
	Industrial Park Manufacturing	1,000 s.f. 1,000 s.f.	0.798 0.685	\$1,184.00 \$1,016.34
	Warehousing	1,000 s.f.	0.300	\$445.11
	Mini-Warehousing	1,000 s.f.	0.148	\$219.59
	Residential	-,		4-17.07
	Single Family	DU	1.000	\$1,483.71
220	Apartment	DU	0.620	\$919.90
	Attached Condominium/Townhome	DU	0.780	\$1,157.29
	Mobile Home Park	DU	0.590	\$875.39
	Senior Adult Housing - Detached	DU	0.270	\$400.60
	Senior Adult Housing - Attached	DU	0.230	\$341.25
	Congregate Care	DU DU	0.070	\$103.86
	Recreational Home Lodging	DU	0.109	\$161.72
	Hotel	Room	0.545	\$808.62
	All Suites Hotel	Room	0.364	\$540.07
	Business Hotel	Room	0.563	\$835.33
320	Motel	Room	0.355	\$526.72
	Recreational			
	City Park	Acre	0.184	\$273.00
	Golf Course	Hole	3.732	\$5,537.19
	Movie Theater	1,000 s.f.	1.486	\$2,204.79
	Health/Fitness Club	1,000 s.f.	1.589	\$2,357.61
	Athletic Club	1,000 s.f.	2.682	\$3,979.30 \$1,820.41
	Recreational Community Center Institutional	1,000 s.f.	1.233	\$1,829.41
	Elementary School	1,000 s.f.	0.832	\$1,234.44
	Private School (K - 12)	1,000 s.f.	1.170	\$1,735.93
	High School	1,000 s.f.	0.751	\$1,114.26
	Church	1,000 s.f.	0.386	\$572.71
565	Day Care Center	1,000 s.f.	3.653	\$5,419.97
590	Library	1,000 s.f.	5.125	\$7,603.99
	Medical			
	Hospital	1,000 s.f.	0.917	\$1,360.56
	Nursing Home	1,000 s.f.	0.311	\$461.43
	Clinic Office	1,000 s.f.	4.575	\$6,787.95
	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,931.85
,10	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,645.45
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,046.03
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,838.31
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,727.03
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,698.84
	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,160.31
	Retail			
	Lumber Yard	1,000 s.f.	0.550	\$816.04
	Specialty Center	1,000 s.f.	1.522	\$2,258.20
	Discount Store Hardware Store	1,000 s.f.	1.022 0.592	\$1,516.35
	Nursery	1,000 s.f. 1,000 s.f.	0.849	\$878.35 \$1,259.67
	Shopping Center	1,000 s.i.	0.847	\$1,237.07
020	< 200,000 s.f.	1,000 s.f.	1.272	\$1,887.27
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,053.45
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$2,138.02
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,267.10
	Quality Restaurant	1,000 s.f.	2.959	\$4,390.28
	High Turnover Restaurant	1,000 s.f.	2.845	\$4,221.14
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,464.50
	Fast Food Drive-In	1,000 s.f.	5.439	\$8,069.87
	Quick Lube Vehicle Shop Automobile Care Center	Service Pos.	1.895	\$2,811.62
942 841		1,000 s.f. 1,000 s.f.	1.136	\$1,685.49 \$1,418.42
	Automobile Parts Sales	1,000 s.f. 1,000 s.f.	0.956 3.358	\$1,418.42 \$4,982.28
944		Fueling Position	1.054	\$1,563.83
	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,523.77
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,562.34
	Tire Store	1,000 s.f.	1.461	\$2,167.69
850	Supermarket	1,000 s.f.	1.547	\$2,295.29
	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,132.14
852		1,000 s.f.	2.282	\$3,385.81
853		1,000 s.f.	3.361	\$4,986.73
	Discount Club	1,000 s.f.	1.519	\$2,253.75
	Home Improvement Superstore	1,000 s.f.	0.436	\$646.90
	Electronics Superstore	1,000 s.f.	0.972	\$1,442.16
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,572.73
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,108.34
881	C	1,000 s.f.	1.819	\$2,698.86
890 911	Furniture Store Walk-In Bank	1,000 s.f. 1,000 s.f.	0.253 2.989	\$375.38 \$4,434.79
911	Drive-In Bank	1,000 s.f.	4.432	\$6,575.78
		-,		Ψ0,575170

Jurisdiction: District: Cost per DUE:

SPRTA Impact Fees

Jurisdiction: Placer County
District: Newcastle/Horseshoe Bar
Cost per DUE: \$1,440 2015 Annual Adjustment Factor for Inflation = 1.0246904 2016 Annual Adjustment Factor for Inflation = 1.0323580 2017 Annual Adjustment Factor for Inflation = 1.0245216

	2017 Annual Adjustment Factor for Inflation = 1.0245216 Cost per DUE With Inflation = \$1,561				
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
	Industrial		F	- Final Particular Par	
	Light Industrial	1,000 s.f.	0.910	\$1,420.20	
	Heavy Industrial	1,000 s.f.	0.178	\$277.80	
	Industrial Park	1,000 s.f.	0.798	\$1,245.40	
11	Manufacturing	1,000 s.f.	0.685	\$1,069.05	
	Warehousing	1,000 s.f.	0.300	\$468.20	
	Mini-Warehousing Residential	1,000 s.f.	0.148	\$230.98	
	Single Family	DU	1.000	\$1,560.65	
	Apartment	DU	0.620	\$967.61	
	Attached Condominium/Townhome	DU	0.780	\$1,217.31	
240	Mobile Home Park	DU	0.590	\$920.79	
251	Senior Adult Housing - Detached	DU	0.270	\$421.38	
252	Senior Adult Housing - Attached	DU	0.230	\$358.95	
	Congregate Care	DU	0.070	\$109.25	
	Recreational Home	DU	0.109	\$170.11	
	Lodging	D	0.545	6950.56	
11	Hotel All Suites Hotel	Room Room	0.545	\$850.56	
11	Business Hotel	Room	0.364 0.563	\$568.08 \$878.65	
11	Motel	Room	0.355	\$554.03	
	Recreational	noom	0.555	455 1105	
11	City Park	Acre	0.184	\$287.16	
	Golf Course	Hole	3.732	\$5,824.36	
	Movie Theater	1,000 s.f.	1.486	\$2,319.13	
	Health/Fitness Club	1,000 s.f.	1.589	\$2,479.88	
	Athletic Club	1,000 s.f.	2.682	\$4,185.67	
	Recreational Community Center	1,000 s.f.	1.233	\$1,924.29	
	Institutional Elementary School	1,000 s.f.	0.832	\$1,298.46	
	Private School (K - 12)	1,000 s.f.	1.170	\$1,825.97	
	High School	1,000 s.f.	0.751	\$1,172.05	
	Church	1,000 s.f.	0.386	\$602.41	
11	Day Care Center	1,000 s.f.	3.653	\$5,701.07	
	Library	1,000 s.f.	5.125	\$7,998.35	
	Medical				
	Hospital	1,000 s.f.	0.917	\$1,431.12	
	Nursing Home	1,000 s.f.	0.311	\$485.36	
	Clinic	1,000 s.f.	4.575	\$7,139.99	
	Office Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,239.49	
/10	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,782.65	
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,152.14	
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,933.65	
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,816.60	
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,786.95	
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,376.07	
11	Retail				
	Lumber Yard	1,000 s.f.	0.550	\$858.36	
11	Specialty Center	1,000 s.f.	1.522	\$2,375.32	
11	Discount Store	1,000 s.f.	1.022	\$1,594.99	
	Hardware Store	1,000 s.f.	0.592	\$923.91 \$1.325.00	
	Nursery Shopping Center	1,000 s.f.	0.849	\$1,325.00	
020	< 200,000 s.f.	1,000 s.f.	1.272	\$1,985.15	
ll .	200,000 s.f. 200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,159.95	
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$2,248.90	
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,384.68	
	Quality Restaurant	1,000 s.f.	2.959	\$4,617.97	
	High Turnover Restaurant	1,000 s.f.	2.845	\$4,440.06	
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,799.77	
11	Fast Food Drive-In	1,000 s.f.	5.439	\$8,488.40	
941		Service Pos.	1.895	\$2,957.44	
11	Automobile Care Center New Car Sales	1,000 s.f.	1.136	\$1,772.90	
	New Car Sales Automobile Parts Sales	1,000 s.f. 1,000 s.f.	0.956	\$1,491.99 \$5,240.68	
11	Gas Station	Fueling Position	3.358 1.054	\$5,240.68 \$1,644.93	
945		Fueling Position	1.027	\$1,602.79	
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,643.37	
11	Tire Store	1,000 s.f.	1.461	\$2,280.12	
11	Supermarket	1,000 s.f.	1.547	\$2,414.33	
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,398.30	
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,561.41	
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,245.36	
	Discount Club	1,000 s.f.	1.519	\$2,370.63	
	Home Improvement Superstore	1,000 s.f.	0.436	\$680.45	
	Electronics Superstore	1,000 s.f.	0.972	\$1,516.96	
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,654.29	
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,217.69	
881 890	Drugstore W/Drive-Thru Furniture Store	1,000 s.f.	1.819	\$2,838.83 \$394.85	
911	Walk-In Bank	1,000 s.f. 1,000 s.f.	0.253 2.989	\$394.85 \$4,664.79	
911	Drive-In Bank	1,000 s.f.	4.432	\$6,916.82	
				Ψ0,210.02	

SPRTA Impact Fees
Jurisdiction: Placer County
District: Placer Central
Cost per DUE: \$1,815 Jurisdiction: District: Cost per DUE:

151 Mini-Warehousing			Cost per DUE With Inflation = \$1,967		
Industrial 1,000 s.f. 0,910 0,57,000 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100	ITE				
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120 Bervy Industrial 1,000 s.f. 0,778 5,550.			4.000	0.010	A4 #00 04
130 Industrial Park					
140 Muntheturing					
150 Warehousing					
151 Mini-Warehousing					\$590.12
Residential		2			\$291.13
2203 Apartment					·
Authorst Conforminum Townhome	210	Single Family	DU	1.000	\$1,967.07
240 Mohle Home Park DU 0.590 \$1,100.270 \$53.150.222 Senior Adult Housing - Attached DU 0.270 \$452.225 Congregate Care DU 0.070 \$13.73.255 Congregate Care DU 0.070 \$13.73.255 Congregate Care DU 0.070 \$13.73.255 Congregate Care DU 0.109 \$214.45 \$214.55 Congregate Care DU 0.109 Congregate Care Congregate Care DU 0.109 Congregate Care Congregate Care DU 0.075 Congregate Care Con					\$1,219.59
252 Sanior Adult Housing - Detached DU 0.230 \$452. 252 Sanior Adult Housing - Attached DU 0.230 \$452. 253 Congregate Care DU 0.070 \$137. 254 Recreational Home DU 0.109 \$214. 255 Recreational Home DU 0.109 \$137. 256 Recreational Home DU 0.109 \$137. 257 Motel Room 0.545 \$1.0724 258 Motel Room 0.545 \$1.0724 259 Motel Room 0.563 \$1.1072 250 Motel Room 0.563 \$1.1072 250 Motel Room 0.563 \$1.1072 250 Motel Room 0.553 \$508. 250 Recreational Community Center 1.000 s.f. 1.486 \$2.923 251 Health-Finess Club 1.000 s.f. 1.589 \$3.125, 252 Elementary School 1.000 s.f. 1.233 \$2.425, 253 Elementary School 1.000 s.f. 0.382 \$1.656 250 Elementary School 1.000 s.f. 0.382 \$1.656 250 Elementary School 1.000 s.f. 0.382 \$1.656 250 Charrel 1.000 s.f. 0.388 \$75, 250 Charrel 1.000 s.f. 0.391 \$1.833 250 Charrel 1.000 s.f. 0.392 \$1.747 250 Outside 1.000 s.f. 0.394 \$1.750 250 Outside 1.000 s					\$1,534.32
252 Semior Adult Housing - Aunched DU 0.070 S157.					\$1,160.57
253 Congregate Care DU 0.070 \$1377.					\$531.11
					\$452.43
Lodging					
311 All Suites Hotel			DO	0.109	\$214.41
311 All Suites Hotel Room 0.364 \$716.1 320 Motel Room 0.355 \$608. Recreational Room 0.355 \$608. 441 City Park Acre 0.184 \$361. 430 Golf Course Hole 3.7322 \$7.341. 444 Movie Theater 1.000 s.f. 1.486 \$2.923. 452 Health-Fines Club 1.000 s.f. 1.486 \$2.923. 453 Alheine Club 1.000 s.f. 1.269 \$8.225. 453 Alheine Club 1.000 s.f. 1.233 \$2.455. 5493 Alheine Club 1.000 s.f. 0.351 \$3.245. 5495 Recreational Community Center 1.000 s.f. 0.351 \$3.245. 5495 Recreational School (R. 1.2) 1.000 s.f. 0.351 \$3.245. 5495 Recreational School (R. 1.2) 1.000 s.f. 0.351 \$3.245. 5495 Alberta 1.000 s.f. 0.356 \$7.355. 550 Day Care Center 1.000 s.f. 0.356 \$7.355. 550 Day Care Center 1.000 s.f. 0.366 \$7.575. 550 Library 1.000 s.f. 0.311 \$3.177. 550 Library 1.000 s.f. 0.311 \$511. 5610 Hospital 1.000 s.f. 1.378 \$3.5507. 5620 Clunic 1.000 s.f. 1.378 \$3.5507. 5630 Clinic 1.000 s.f. 1.783 \$3.5507. 5630 Clinic 1.000 s.f. 1.783 \$3.5507. 5630 Clinic 1.000 s.f. 1.783 \$3.5507. 5630 Clinic 1.000 s.f. 1.239 \$2.437. 5630 Clinic 1.000 s.f. 1.239 \$2.239. 5630 Model 1.000 s.f. 1.239 \$2.239. 5630 Mo			Room	0.545	\$1,072.06
Business Hotel Room 0.563 S1,107. Recreational					\$716.02
Recreational Room Q.55 Se98.					\$1,107.46
Necreational					\$698.31
444 Movie Theater					,
Heath Frience 1,000 s.f. 1,486 \$2,923 Heath Frience Club 1,000 s.f. 2,682 \$2,525 Heath Frience Club 1,000 s.f. 2,682 \$2,525 Heath Frience Club 1,000 s.f. 1,213 \$2,425 Institutional			Acre	0.184	\$361.94
HealthFines Club					\$7,341.12
493 Athletic Club 1,000 s.f. 1,203 3,2425.			1,000 s.f.		\$2,923.07
495 Recreational Community Center 1,000 s.f. 1,233 \$2,425.					\$3,125.68
Tastitutional 1,000 s.f. 0.832 \$1,636,					\$5,275.69
			1,000 s.f.	1.233	\$2,425.40
536 Private School (K-12) 1,000 s.f. 1,170 52,301-530 High School 1,000 s.f. 0,751 51,477. 530 High School 1,000 s.f. 0,386 3759. 550 Day Care Center 1,000 s.f. 3,653 37,185. 550 Library 1,000 s.f. 5,125 510,081. Medical			1 000 a f	0.822	61 (2) (1
Sign School 1,000 s.f. 0,751 51,477.					
560 Church 1,000 s.f. 3,365 373,1855 550 Library 1,000 s.f. 5,125 510,081.5					
565 Day Care Center					
Description					
Medical					
610 Hospital 1,000 s.f. 0,917 51,803 5611 561 1,000 s.f. 0,311 5611 561 1,000 s.f. 1,000 s.f. 4,575 58,999 10 10 10 50,000 s.f. 1,000 s.f. 1,000 s.f. 1,783 33,507 1,5000 1,500,000 s.f. 1,000 s.f. 1,783 33,507 1,5000 1,500,000 s.f. 1,000 s.f. 1,379 52,712 300,001 500,000 s.f. 1,000 s.f. 1,239 52,437 500,001 500,000 s.f. 1,000 s.f. 1,164 52,289 50,000 500,000 s.f. 1,000 s.f. 1,145 52,252 720 Medical Dental Office Building 1,000 s.f. 1,145 52,252 720 Medical Dental Office Building 1,000 s.f. 0,550 51,081 1,000 s.f.			1,000 3.1.	3.123	\$10,001.20
Color Colo			1,000 s.f.	0.917	\$1,803.81
Office Office 710 Up to 50,000 s.f. 1,000 s.f. 3.998 \$7,864.7. 50,001-150,000 s.f. 1,000 s.f. 1,783 \$3,507.1. 150,001-500,000 s.f. 1,000 s.f. 1,379 \$2,712.4. 500,001-800,000 s.f. 1,000 s.f. 1,164 \$2,289.5. 500,000 s.f. 1,000 s.f. 1,145 \$2,252.5. 720 Medical - Dental Office Building 1,000 s.f. 2,804 \$5,515.6. Retail 800,000 s.f. 1,000 s.f. 0,550 \$1,081.8.1. 812 Lumber Yard 1,000 s.f. 1,522 \$2,993. 814 Specialty Center 1,000 s.f. 1,522 \$2,993. 815 Discount Store 1,000 s.f. 0,592 \$1,164.8. 817 Nursery 1,000 s.f. 0,592 \$1,670. 818 Discount Store 1,000 s.f. 1,272 \$2,502. 200,001 s.f. 1,000 s.f. 1,272 \$2,502. 200,001 s.f. 1,000 s.f. 1,272 \$2,502. <td></td> <td></td> <td></td> <td></td> <td>\$611.76</td>					\$611.76
710 Up to 50,000 s.f. 1,000 s.f. 1,000 s.f. 1,783 3,507. 50,001-150,000 s.f. 1,000 s.f. 1,000 s.f. 1,379 \$2,712. 300,001-500,000 s.f. 1,000 s.f. 1,239 \$2,437. 500,001-800,000 s.f. 1,000 s.f. 1,144 \$2,289, >800,000 s.f. 1,000 s.f. 1,145 \$2,252. 720 Medical - Denial Office Building 1,000 s.f. 1,145 \$2,252. 721 Medical - Denial Office Building 1,000 s.f. 1,145 \$2,252. 722 Medical - Denial Office Building 1,000 s.f. 1,145 \$2,252. 723 Medical - Denial Office Building 1,000 s.f. 0,550 \$1,081. 812 Lumber Yard 1,000 s.f. 0,550 \$1,081. 813 Specialty Center 1,000 s.f. 1,522 \$2,993. 815 Discount Store 1,000 s.f. 0,592 \$1,164. 816 Hardware Store 1,000 s.f. 0,592 \$1,164. 817 Nursery 1,000 s.f. 0,592 \$1,164. 820 Shopping Center 2,200,000 s.f. 1,272 \$2,502. 200,000 s.f. 1,000 s.f. 1,272 \$2,502. 200,000 s.f. 1,000 s.f. 1,272 \$2,502. 200,000 s.f. 1,000 s.f. 1,441 \$2,834. ≥1,000,000 s.f. 1,000 s.f. 1,441 \$2,834. ≥1,000,000 s.f. 1,000 s.f. 1,441 \$2,834. ≥1,000,000 s.f. 1,000 s.f. 1,272 \$3,502. 931 Quality Restaurant 1,000 s.f. 2,959 \$3,820. 932 High Turnover Restaurant 1,000 s.f. 4,357 \$8,570. 933 Fast Food Drive-In 1,000 s.f. 1,436 \$2,234. 41 New Car Sales 1,000 s.f. 1,136 \$2,234. 41 New Car Sales 1,000 s.f. 1,136 \$2,234. 42 Automobile Care Center 1,000 s.f. 1,136 \$2,234. 43 Automobile Parts Sales 1,000 s.f. 1,136 \$2,234. 843 Automobile Parts Sales 1,000 s.f. 1,359 \$3,277. 944 Quick Lube Vehicle Shop Service Pos. 1,895 \$3,277. 945 Gas Station WConvenience Market Pueling Position 1,053 \$2,071. 846 Tire Store 1,000 s.f. 1,549 \$3,358 \$6,605. 847 Toy-Childrens Superstore 1,000 s.f. 1,349 \$3,459 \$6,804. 851 Convenience Market 24-hour 1,000 s.f. 1,349 \$3,459 \$6,804. 862 Convenience Market (24-hour 1,000 s.f. 1,349 \$3,459 \$6,804. 875 Convenience Market (24-hour 1,000 s.f. 1,349 \$3,459 \$6,804. 876 Toy-Childrens Superstore 1,000 s.f. 1,349 \$3,578. 877 Toylord WDrive-Thru 1,000 s.f. 1,421 \$2,985. 877 Toylord WDrive-Thru 1,000 s.f. 1,421 \$2,985. 878 Drugstore W/D Drive-Thru 1,000 s.f. 1,421 \$2,985. 8	630	Clinic	1,000 s.f.	4.575	\$8,999.36
\$0.001-150,000 s.f. 1,000 s.f. 1,783 \$3.507.	•	Office			
150,001-300,000 s.f. 1,000 s.f. 1,379 \$2,712, 300,001-500,000 s.f. 1,000 s.f. 1,000 s.f. 1,164 \$2,289, > 800,000 s.f. 1,000 s.f. 1,164 \$2,289, > 800,000 s.f. 1,000 s.f. 1,145 \$2,252,	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,864.36
300,001-500,000 s.f.					\$3,507.29
S00,001-800,000 s.f.					\$2,712.60
New Care Sales New Care Sales 1,000 s.f. 1,145 1,145 1,000 s.f. 1,000					\$2,437.20
Retail R					\$2,289.67
Retail	720				
812 Lumber Yard 1,000 s.f. 0.550 \$1,081.8 814 Specialty Center 1,000 s.f. 1.522 \$2,993.8 815 Discount Store 1,000 s.f. 0.592 \$1,164.8 816 Hardware Store 1,000 s.f. 0.592 \$1,164.8 817 Nursery 1,000 s.f. 0.592 \$1,164.8 817 Nursery 1,000 s.f. 0.592 \$1,164.8 817 Nursery 1,000 s.f. 0.592 \$1,164.8 820 Shopping Center \$200,000 s.f. 1,000 s.f. 1.272 \$2,502. 200,001 -500,000 s.f. 1,000 s.f. 1.441 \$2,824.9 \$1,000,000 s.f. 1.441 \$2,834.9 \$1,000,000 s.f. \$1,528 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9 \$3,005.9			1,000 s.1.	2.804	\$5,515.08
814 Specialty Center 1,000 s.f. 1.522 \$2,993. 815 Discount Store 1,000 s.f. 1.022 \$2,010. 816 Hardware Store 1,000 s.f. 0.849 \$1,670. 820 Shopping Center *** 200,000 s.f. 1,000 s.f. 1,272 \$2,502. 200,001-500,000 s.f. 1,000 s.f. 1,384 \$2,722. 500,000-5-1,000,000 s.f. 1,000 s.f. 1,441 \$2,834. >1,000,000 s.f. 1,000 s.f. 1,528 \$3,005. 931 Quality Restaurant 1,000 s.f. 2,959 \$5,820. 932 High Turnover Restaurant 1,000 s.f. 4,357 \$8,579. 933 Fast Food Wo Drive-In 1,000 s.f. 4,357 \$8,579. 934 Fast Food Wo Drive-In 1,000 s.f. 5,439 \$10,698. 941 Quick Lube Vehicle Shop Service Pos. 1,895 \$3,727. 942 Automobile Care Center 1,000 s.f. 1,136 \$2,234. 843 Automobile Parts Sales			1 000 s f	0.550	\$1.081.89
815 Discount Store 1,000 s.f. 1,022 \$2,010. 816 Hardware Store 1,000 s.f. 0.592 \$1,164. 817 Nursery 1,000 s.f. 0.849 \$1,670. 820 Shopping Center 200,000 s.f. 1,000 s.f. 1.272 \$2,502. 200,000 s.f. 1,000 s.f. 1,384 \$2,722. 500,000 s.f. 1,000 s.f. 1,441 \$2,834. >1,000,000 s.f. 1,000 s.f. 1,528 \$3,005. 931 Quality Restaurant 1,000 s.f. 2,959 \$5,820. 932 High Turnover Restaurant 1,000 s.f. 2,845 \$5,596. 933 Fast Food Wo Drive-In 1,000 s.f. 4,357 \$8,709. 947 Fast Food Drive-In 1,000 s.f. 4,357 \$8,709. 948 Fast Food Wo Drive-In 1,000 s.f. 4,357 \$8,709. 941 Quick Lube Vehicle Shop Service Pos. 1,895 \$3,727. 942 Automobile Care Center 1,000 s.f. 1,136 <td></td> <td></td> <td></td> <td></td> <td>\$2,993.89</td>					\$2,993.89
816 Hardware Store 1,000 s.f. 0.592 \$1,164.: 817 Nursery 1,000 s.f. 0.849 \$1,670.0 820 Shopping Center					\$2,010.35
Shopping Center	816	Hardware Store			\$1,164.51
Shopping Center					\$1,670.05
200,001-500,000 s.f. 1,000 s.f. 1.384 \$2,722.4 500,000s.f1,000,000 s.f. 1,000 s.f. 1.441 \$2,834. >1,000,000 s.f. 1,000 s.f. 1.528 \$3,005. 931 Quality Restaurant 1,000 s.f. 2.959 \$5,820. 932 High Turnover Restaurant 1,000 s.f. 4.357 \$8,570. 933 Fast Food Wo Drive-In 1,000 s.f. 4.357 \$8,570. 934 Fast Food Drive-In 1,000 s.f. 5.439 \$10,698. 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727. 942 Automobile Care Center 1,000 s.f. 0.956 \$1,880. 843 Automobile Parts Sales 1,000 s.f. 0.956 \$1,880. 844 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.547 \$3,043. 850 Supermarket 1,000 s.f. 1.541 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 1.547 \$3,043. 852 Convenience Market (24-hour 1,000 s.f. 1.5	820	Shopping Center			
500,000 s.f1,000,000 s.f. 1,000 s.f. 1.528 \$3,005. 931 Quality Restaurant 1,000 s.f. 2.959 \$5,820. 932 High Turnover Restaurant 1,000 s.f. 2.845 \$5,596. 933 Fast Food W/o Drive-In 1,000 s.f. 4.357 \$8,570. 934 Fast Food Drive-In 1,000 s.f. 5.439 \$10,698. 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727. 942 Automobile Care Center 1,000 s.f. 0.956 \$1,880. 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605. 944 Gas Station WConvenience Market Fueling Position 1.054 \$2,073. 945 Gas Station wConvenience Market Fueling Position 1.057 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,2873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 1.547 \$3,043. 852 Convenience Market w/Gas Pumps <					\$2,502.12
>1,000,000 s.f. 1,000 s.f. 1.528 \$3,005.0 931 Quality Restaurant 1,000 s.f. 2.959 \$5,820.3 932 High Turnover Restaurant 1,000 s.f. 4.357 \$5,596.1 933 Fast Food Wo Drive-In 1,000 s.f. 4.357 \$8,570.3 934 Fast Food Drive-In 1,000 s.f. 5.439 \$10,698.3 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727.4 942 Automobile Care Center 1,000 s.f. 0.956 \$1,880.3 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605.4 944 Gas Station Fueling Position 1.054 \$2,073.3 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020.2 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071.3 848 Tire Store 1,000 s.f. 1.461 \$2,873.3 850 Supermarket 1,000 s.f. 1.547 \$3,043.0 851 Convenience Market 24-hour 1,000 s.f. 1.547 \$3,043.0 852 Convenience Market w/Gas Pumps 1,000 s.f.					\$2,722.43
931 Quality Restaurant 1,000 s.f. 2.959 \$5,820.: 932 High Turnover Restaurant 1,000 s.f. 2.845 \$5,596. 933 Fast Food Wo Drive-In 1,000 s.f. 5.439 \$10,698 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727. 942 Automobile Care Center 1,000 s.f. 1.136 \$2,234. 841 New Car Sales 1,000 s.f. 0.956 \$1,880. 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605. 944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 1.547 \$3,043.					\$2,834.55
932 High Turnover Restaurant 1,000 s.f. 2.845 \$5,596. 933 Fast Food Wo Drive-In 1,000 s.f. 4.357 \$8,870. 934 Fast Food Drive-In 1,000 s.f. 5.439 \$10,698. 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727. 942 Automobile Care Center 1,000 s.f. 0.956 \$1,880. 841 New Car Sales 1,000 s.f. 0.956 \$1,880. 843 Automobile Parts Sales 1,000 s.f. 0.956 \$1,880. 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605. 944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. <td< td=""><td>021</td><td></td><td></td><td></td><td>\$3,005.69</td></td<>	021				\$3,005.69
933 Fast Food W/o Drive-In 1,000 s.f. 4.357 \$8,570.: 934 Fast Food Drive-In 1,000 s.f. 5.439 \$10,698. 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727.0 942 Automobile Care Center 1,000 s.f. 0.956 \$1,880.: 841 New Car Sales 1,000 s.f. 0.956 \$1,880.: 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605. 944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,2873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 3.361 \$6,611.					
934 Fast Food Drive-In 1,000 s.f. 5.439 \$10,698.5 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727.4 942 Automobile Care Center 1,000 s.f. 1.136 \$2,234.6 841 New Car Sales 1,000 s.f. 0.956 \$1,880.8 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605.4 944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.057 \$2,002. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 3.361 \$6,611. 861 Discount Club 1,000 s.f. 1.519 \$2,987.					
941 Quick Lube Vehicle Shop Service Pos. 1.895 \$3,727.4 942 Automobile Care Center 1,000 s.f. 1.136 \$2,234. 841 New Car Sales 1,000 s.f. 0.956 \$1,880. 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605. 944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 2.282 \$4,488. 853 Convenience Market w/Gas Pumps 1,000 s.f. 1.519 \$2,987. 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857.					
942 Automobile Care Center 1,000 s.f. 1.136 \$2,234.4 841 New Car Sales 1,000 s.f. 0.956 \$1,880.5 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605.4 944 Gas Station Fueling Position 1.054 \$2,073.2 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873.8 850 Supermarket 1,000 s.f. 1.547 \$3,043.4 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 2,282 \$4,488. 853 Convenience Market w/Gas Pumps 1,000 s.f. 1,519 \$2,987.9 861 Discount Club 1,000 s.f. 0.436 \$857.7 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857.4					
841 New Car Sales 1,000 s.f. 0.956 \$1,880. 843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605. 944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,2873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 2.282 \$4,488. 853 Convenience Market w/Gas Pumps 1,000 s.f. 1.519 \$2,987. 861 Discount Club 1,000 s.f. 0.436 \$857. 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857. 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912.					\$2,234.60
843 Automobile Parts Sales 1,000 s.f. 3.358 \$6,605. 944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 3.361 \$6,611. 861 Discount Club 1,000 s.f. 1.519 \$2,987. 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857. 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912. 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/D Drive-Thru 1,000 s.f. 1.819 \$3,578.					\$1,880.52
944 Gas Station Fueling Position 1.054 \$2,073. 945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 3.459 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 3.361 \$6,611. 861 Discount Club 1,000 s.f. 1.519 \$2,987. 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857. 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912. 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795. 881 Drugstore W/O Drive-Thru 1,000 s.f. 1.819 \$3,578.					\$6,605.44
945 Gas Station w/Convenience Market Fueling Position 1.027 \$2,020. 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market w/Gas Pumps 1,000 s.f. 2,282 \$4,488. 853 Convenience Market w/Gas Pumps 1,000 s.f. 1,519 \$2,987. 861 Discount Club 1,000 s.f. 1,519 \$2,987. 862 Home Improvement Superstore 1,000 s.f. 0,436 \$857. 863 Electronics Superstore 1,000 s.f. 0,972 \$1,912. 864 Toy/Childrens Superstore 1,000 s.f. 1,060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1,421 \$2,795. 881 Drugstore W/Drive-Thru 1,000 s.f. 1,819 \$3,578.					\$2,073.30
946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1.053 \$2,071. 848 Tire Store 1,000 s.f. 1.461 \$2,873. 850 Supermarket 1,000 s.f. 1.547 \$3,043. 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market v/Gas Pumps 1,000 s.f. 2.282 \$4,488. 853 Convenience Market w/Gas Pumps 1,000 s.f. 1.519 \$2,987. 861 Discount Club 1,000 s.f. 0.436 \$857. 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857. 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912. 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795. 881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.0	945	Gas Station w/Convenience Market			\$2,020.19
850 Supermarket 1,000 s.f. 1.547 \$3,043.0 851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market 24-hour 1,000 s.f. 2.282 \$4,488.1 853 Convenience Market w/Gas Pumps 1,000 s.f. 3.361 \$6,611.2 861 Discount Club 1,000 s.f. 1.519 \$2,987.2 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857.4 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912.4 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795.2 881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.4				1.053	\$2,071.33
851 Convenience Market 24-hour 1,000 s.f. 3.459 \$6,804. 852 Convenience Market < 24-hour					\$2,873.90
852 Convenience Market < 24-hour					\$3,043.06
853 Convenience Market w/Gas Pumps 1,000 s.f. 3.361 \$6,611. 861 Discount Club 1,000 s.f. 1.519 \$2,987. 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857. 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912. 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795. 881 Drugstore W/D rive-Thru 1,000 s.f. 1.819 \$3,578. 890 Fumiture Store 1,000 s.f. 0.253 \$497.					\$6,804.11
861 Discount Club 1,000 s.f. 1.519 \$2,987.9 862 Home Improvement Superstore 1,000 s.f. 0.436 \$857. 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912.0 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795. 881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.0					\$4,488.86
862 Home Improvement Superstore 1,000 s.f. 0.436 \$857.0 863 Electronics Superstore 1,000 s.f. 0.972 \$1,912.0 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795. 881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.0					\$6,611.34
863 Electronics Superstore 1,000 s.f. 0.972 \$1,912.0 864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795.2 881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.0					\$2,987.99
864 Toy/Childrens Superstore 1,000 s.f. 1.060 \$2,085. 880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795. 881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.0					\$857.64 \$1.012.00
880 Drugstore W/O Drive-Thru 1,000 s.f. 1.421 \$2,795 881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.0					
881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$3,578. 890 Furniture Store 1,000 s.f. 0.253 \$497.0					
890 Furniture Store 1,000 s.f. 0.253 \$497.0					
711 WAIK-III DAIIK LIBRICT 7 UXU CX O'N	911	Walk-In Bank	1,000 s.f.	2.989	\$497.67 \$5,879.58
					\$8,718.07

SPRTA Impact Fees
Jurisdiction: Placer County
District: Placer West
Cost per DUE: \$1,387 Jurisdiction: District: Cost per DUE:

		Cost per DUE With Inflation = \$1,503		
ITE			DUE	Fee
	Land Use Category	Unit	per Unit	per Unit
	Industrial	4 000 0	0.040	04.048.00
	Light Industrial	1,000 s.f.	0.910	\$1,367.92
	Heavy Industrial Industrial Park	1,000 s.f. 1,000 s.f.	0.178 0.798	\$267.57 \$1,199.56
	Manufacturing	1,000 s.f.	0.685	\$1,029.70
	Warehousing	1,000 s.f.	0.300	\$450.96
	Mini-Warehousing	1,000 s.f.	0.148	\$222.48
	Residential	•		
210	Single Family	DU	1.000	\$1,503.21
	Apartment	DU	0.620	\$931.99
	Attached Condominium/Townhome	DU	0.780	\$1,172.51
	Mobile Home Park	DU	0.590	\$886.90
	Senior Adult Housing - Detached	DU	0.270	\$405.87
	Senior Adult Housing - Attached	DU DU	0.230	\$345.74 \$105.22
	Congregate Care Recreational Home	DU	0.070 0.109	\$103.22 \$163.85
	Lodging	ВС	0.109	\$105.65
	Hotel	Room	0.545	\$819.25
	All Suites Hotel	Room	0.364	\$547.17
312	Business Hotel	Room	0.563	\$846.31
320	Motel	Room	0.355	\$533.64
	Recreational			
	City Park	Acre	0.184	\$276.59
	Golf Course	Hole	3.732	\$5,609.99
	Movie Theater	1,000 s.f.	1.486	\$2,233.77
	Health/Fitness Club	1,000 s.f.	1.589	\$2,388.61
	Athletic Club	1,000 s.f.	2.682	\$4,031.62
	Recreational Community Center Institutional	1,000 s.f.	1.233	\$1,853.46
	Elementary School	1,000 s.f.	0.832	\$1,250.67
	Private School (K - 12)	1,000 s.f.	1.170	\$1,758.76
	High School	1,000 s.f.	0.751	\$1,128.91
	Church	1,000 s.f.	0.386	\$580.24
565	Day Care Center	1,000 s.f.	3.653	\$5,491.24
590	Library	1,000 s.f.	5.125	\$7,703.97
]	Medical			
	Hospital	1,000 s.f.	0.917	\$1,378.45
	Nursing Home	1,000 s.f.	0.311	\$467.50
	Clinic	1,000 s.f.	4.575	\$6,877.20
	Office	1,000 - 6	2 009	¢< 000 %
/10	Up to 50,000 s.f. 50,001-150,000 s.f.	1,000 s.f.	3.998	\$6,009.85 \$2,680.23
	150,001-130,000 s.f.	1,000 s.f. 1,000 s.f.	1.783 1.379	\$2,072.93
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,862.48
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,749.74
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,721.18
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,215.01
	Retail			
	Lumber Yard	1,000 s.f.	0.550	\$826.77
	Specialty Center	1,000 s.f.	1.522	\$2,287.89
	Discount Store	1,000 s.f.	1.022	\$1,536.28
	Hardware Store	1,000 s.f.	0.592	\$889.90
	Nursery	1,000 s.f.	0.849	\$1,276.23
820	Shopping Center < 200,000 s.f.	1 000 o f	1 272	¢1 012 00
	< 200,000 s.f. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272 1.384	\$1,912.09 \$2,080.45
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$2,166.13
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,296.91
931	Quality Restaurant	1,000 s.f.	2.959	\$4,448.01
	High Turnover Restaurant	1,000 s.f.	2.845	\$4,276.64
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,549.50
	Fast Food Drive-In	1,000 s.f.	5.439	\$8,175.98
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,848.59
	Automobile Care Center	1,000 s.f.	1.136	\$1,707.65
	New Car Sales	1,000 s.f.	0.956	\$1,437.07
	Automobile Parts Sales	1,000 s.f.	3.358	\$5,047.79
	Gas Station Gas Station w/Convenience Market	Fueling Position Fueling Position	1.054	\$1,584.39 \$1,543.80
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position Fueling Position	1.027 1.053	\$1,543.80 \$1,582.88
	Tire Store	1,000 s.f.	1.461	\$2,196.19
	Supermarket	1,000 s.f.	1.547	\$2,325.47
	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,199.61
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,430.33
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,052.30
861	Discount Club	1,000 s.f.	1.519	\$2,283.38
	Home Improvement Superstore	1,000 s.f.	0.436	\$655.40
	Electronics Superstore	1,000 s.f.	0.972	\$1,461.12
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,593.41
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,136.07
	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,734.34
890	Furniture Store	1,000 s.f.	0.253	\$380.31
911	Walk-In Bank	1,000 s.f.	2.989	\$4,493.10 \$6,662.24
912	Drive-In Bank	1,000 s.f.	4.432	\$6,662.24

SPRTA Impact Fees

Jurisdiction: Rocklin
District: Rocklin
Cost per DUE: \$1,739 Jurisdiction: District: Cost per DUE:

2015 Annual Adjustment Factor for Inflation = 1.0246904 2016 Annual Adjustment Factor for Inflation = 1.0323580 2017 Annual Adjustment Factor for Inflation = 1.0245216 Cost per DUE With Inflation = \$1,885

			Cost per DUE With	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
	Industrial	Oilit	per onit	per onit
	Light Industrial	1,000 s.f.	0.910	\$1,715.08
	Heavy Industrial	1,000 s.f.	0.178	\$335.48
130	Industrial Park	1,000 s.f.	0.798	\$1,504.00
140	Manufacturing	1,000 s.f.	0.685	\$1,291.02
	Warehousing	1,000 s.f.	0.300	\$565.41
	Mini-Warehousing	1,000 s.f.	0.148	\$278.94
	Residential	DU	1 000	¢1 004 71
	Single Family Apartment	DU DU	1.000 0.620	\$1,884.71 \$1,168.52
	Attached Condominium/Townhome	DU	0.780	\$1,470.07
	Mobile Home Park	DU	0.590	\$1,111.98
	Senior Adult Housing - Detached	DU	0.270	\$508.87
	Senior Adult Housing - Attached	DU	0.230	\$433.48
253	Congregate Care	DU	0.070	\$131.93
	Recreational Home	DU	0.109	\$205.43
	Lodging			
	Hotel	Room	0.545	\$1,027.16
	All Suites Hotel	Room	0.364	\$686.03
	Business Hotel Motel	Room	0.563	\$1,061.09
	Recreational	Room	0.355	\$669.07
	City Park	Acre	0.184	\$346.79
	Golf Course	Hole	3.732	\$7,033.72
	Movie Theater	1,000 s.f.	1.486	\$2,800.67
	Health/Fitness Club	1,000 s.f.	1.589	\$2,994.80
	Athletic Club	1,000 s.f.	2.682	\$5,054.78
	Recreational Community Center	1,000 s.f.	1.233	\$2,323.84
	Institutional	4 000 -	0.05-	4
	Elementary School	1,000 s.f.	0.832	\$1,568.08
	Private School (K - 12)	1,000 s.f.	1.170	\$2,205.11
	High School	1,000 s.f.	0.751	\$1,415.41
	Church Day Care Center	1,000 s.f. 1,000 s.f.	0.386 3.653	\$727.50 \$6,884.83
	Library	1,000 s.f.	5.125	\$9,659.12
	Medical	1,000 5.1.	3.123	ψ2,032.12
	Hospital	1,000 s.f.	0.917	\$1,728.28
	Nursing Home	1,000 s.f.	0.311	\$586.14
	Clinic	1,000 s.f.	4.575	\$8,622.53
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,535.06
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,360.43
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,599.01
	300,001-500,000 s.f. 500,001-800,000 s.f.	1,000 s.f. 1,000 s.f.	1.239 1.164	\$2,335.15 \$2,193.80
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,157.99
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,284.72
	Retail	,		,,,,
812	Lumber Yard	1,000 s.f.	0.550	\$1,036.59
814	Specialty Center	1,000 s.f.	1.522	\$2,868.52
	Discount Store	1,000 s.f.	1.022	\$1,926.17
	Hardware Store	1,000 s.f.	0.592	\$1,115.75
817	Nursery	1,000 s.f.	0.849	\$1,600.12
817	Shopping Center	1 000 c f	1.272	\$2 207 25
	< 200,000 s.f. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272	\$2,397.35 \$2,608.43
	500,0001-500,000 s.f. 500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$2,715.86
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,879.83
931	Quality Restaurant	1,000 s.f.	2.959	\$5,576.85
	High Turnover Restaurant	1,000 s.f.	2.845	\$5,361.99
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,211.67
	Fast Food Drive-In	1,000 s.f.	5.439	\$10,250.92
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,571.52
	Automobile Care Center	1,000 s.f.	1.136	\$2,141.03
	New Car Sales	1,000 s.f.	0.956	\$1,801.78
	Automobile Parts Sales	1,000 s.f.	3.358	\$6,328.84
	Gas Station	Fueling Position	1.054	\$1,986.48 \$1,035.50
	Gas Station w/Convenience Market Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position Fueling Position	1.027 1.053	\$1,935.59 \$1,984.60
	Tire Store	1,000 s.f.	1.461	\$2,753.56
	Supermarket	1,000 s.f.	1.547	\$2,915.64
	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,519.20
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,300.90
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,334.50
	Discount Club	1,000 s.f.	1.519	\$2,862.87
	Home Improvement Superstore	1,000 s.f.	0.436	\$821.73
	Electronics Superstore	1,000 s.f.	0.972	\$1,831.93
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,997.79
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,678.17
	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,428.28
	Furniture Store	1,000 s.f.	0.253	\$476.83
911	Walk-In Bank	1,000 s.f.	2.989	\$5,633.39
912	Drive-In Bank	1,000 s.f.	4.432	\$8,353.02

SPRTA Impact Fees
Jurisdiction: Roseville
District: Roseville West
Cost per DUE: \$890 Jurisdiction: District: Cost per DUE:

	2017 Annual Adjustment Factor for Inflation = 1.0245216 Cost per DUE With Inflation = \$965				
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
	Industrial	Oint	per enit	per eme	
	Light Industrial	1,000 s.f.	0.910	\$877.76	
120	Heavy Industrial	1,000 s.f.	0.178	\$171.69	
	Industrial Park	1,000 s.f.	0.798	\$769.73	
	Manufacturing	1,000 s.f.	0.685	\$660.73	
	Warehousing	1,000 s.f.	0.300	\$289.37	
151	Mini-Warehousing Residential	1,000 s.f.	0.148	\$142.76	
210	Single Family	DU	1.000	\$964.57	
	Apartment	DU	0.620	\$598.03	
	Attached Condominium/Townhome	DU	0.780	\$752.37	
240	Mobile Home Park	DU	0.590	\$569.10	
251	Senior Adult Housing - Detached	DU	0.270	\$260.43	
252	Senior Adult Housing - Attached	DU	0.230	\$221.85	
	Congregate Care	DU	0.070	\$67.52	
	Recreational Home	DU	0.109	\$105.14	
	Lodging	D.	0.545	0505.60	
	Hotel All Suites Hotel	Room	0.545 0.364	\$525.69	
	Business Hotel	Room Room	0.563	\$351.10 \$543.05	
	Motel	Room	0.355	\$543.05 \$342.42	
	Recreational	Room	0.555	Ψ3+2.+2	
	City Park	Acre	0.184	\$177.48	
	Golf Course	Hole	3.732	\$3,599.78	
	Movie Theater	1,000 s.f.	1.486	\$1,433.35	
	Health/Fitness Club	1,000 s.f.	1.589	\$1,532.70	
	Athletic Club	1,000 s.f.	2.682	\$2,586.98	
	Recreational Community Center	1,000 s.f.	1.233	\$1,189.32	
	Institutional	1.000 .0	0.022	\$000 FB	
	Elementary School	1,000 s.f. 1,000 s.f.	0.832	\$802.52	
	Private School (K - 12) High School	1,000 s.f. 1,000 s.f.	1.170	\$1,128.55	
	Church	1,000 s.f.	0.751 0.386	\$724.39 \$372.32	
	Day Care Center	1,000 s.f.	3.653	\$3,523.58	
	Library	1,000 s.f.	5.125	\$4,943.43	
	Medical	1,000 511.	5.125	ψ1,5 15.15	
	Hospital	1,000 s.f.	0.917	\$884.51	
620	Nursing Home	1,000 s.f.	0.311	\$299.98	
630	Clinic	1,000 s.f.	4.575	\$4,412.91	
	Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,856.35	
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,719.83	
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,330.14	
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,195.10	
	500,001-800,000 s.f. > 800,000 s.f.	1,000 s.f. 1,000 s.f.	1.164 1.145	\$1,122.76 \$1,104.43	
720		1,000 s.f.	2.804	\$2,704.66	
	Retail	1,000 511.	2.001	\$2,70 1100	
	Lumber Yard	1,000 s.f.	0.550	\$530.51	
814	Specialty Center	1,000 s.f.	1.522	\$1,468.08	
815	Discount Store	1,000 s.f.	1.022	\$985.79	
	Hardware Store	1,000 s.f.	0.592	\$571.03	
817		1,000 s.f.	0.849	\$818.92	
820	Shopping Center	1.000 .0	1 272	01.22.02	
	< 200,000 s.f.	1,000 s.f.	1.272 1.384	\$1,226.93 \$1,334.07	
	200,001-500,000 s.f. 500,000s.f1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.384	\$1,334.97 \$1,389.95	
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,473.86	
931		1,000 s.f.	2.959	\$2,854.17	
	High Turnover Restaurant	1,000 s.f.	2.845	\$2,744.20	
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,202.64	
	Fast Food Drive-In	1,000 s.f.	5.439	\$5,246.30	
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,827.86	
	Automobile Care Center	1,000 s.f.	1.136	\$1,095.75	
	New Car Sales	1,000 s.f.	0.956	\$922.13	
	Automobile Parts Sales	1,000 s.f.	3.358	\$3,239.03	
	Gas Station w/Convenience Market	Fueling Position Fueling Position	1.054	\$1,016.66 \$990.61	
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position Fueling Position	1.027 1.053	\$990.61 \$1,015.69	
	Tire Store	1,000 s.f.	1.461	\$1,409.24	
850		1,000 s.f.	1.547	\$1,492.19	
851		1,000 s.f.	3.459	\$3,336.45	
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,201.15	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,241.92	
	Discount Club	1,000 s.f.	1.519	\$1,465.18	
	Home Improvement Superstore	1,000 s.f.	0.436	\$420.55	
863		1,000 s.f.	0.972	\$937.56	
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,022.45	
880	e	1,000 s.f.	1.421	\$1,370.66	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,754.55	
890	Furniture Store	1,000 s.f.	0.253	\$244.04	
911 912	Walk-In Bank Drive-In Bank	1,000 s.f. 1,000 s.f.	2.989 4.432	\$2,883.10 \$4.274.08	
712	DITYC-III DAIIK	1,000 5.1.	4.434	\$4,274.98	

SPRTA Impact Fees
Jurisdiction: Roseville
District: Roseville East
Cost per DUE: \$1,074 Jurisdiction: District: Cost per DUE:

Title Color Colo		2017 Annual Adjustment Factor for Inflation = 1.0245216 Cost per DUE With Inflation = \$1,164				
Industrial		Land Use Category	Unit			
120 Bravy Industrial 1,000 s.f. 0.788 59278.88 100 Industrial park 1,000 s.f. 0.788 5928.88 100 Industrial park 1,000 s.f. 0.085 5977.33 100 Industrial park 1,000 s.f. 0.106 1572.73 100 Industrial park 1,000 s.f. 0.106 1572.73 1,000 s.f. 0.106 1,0				F		
130 Indisertal Park 1,000 s.f. 0.788 5928.85 140 Maraficuring 1,000 s.f. 0.885 5797.33 150 Warehousing 1,000 s.f. 0.300 5349.20 151 Min Warehousing 1,000 s.f. 0.108 5172.27 120 Single Tamily DU			1,000 s.f.	0.910	\$1,059.23	
140 Muntheturing	120	Heavy Industrial	1,000 s.f.	0.178	\$207.19	
150 Warehousing						
151 Mini-Wurchousing						
Residential						
200 Single Family DU			1,000 s.f.	0.148	\$172.27	
220 Apriment			DII	1 000	\$1 163 00	
221 Amsched CondominismTovolmome DU 0.780 5907.91						
240 Mobile Home Park DU 0.270 \$134.28 251 Senior Adult Housing - Detached DU 0.270 \$134.28 252 Senior Adult Housing - Patched DU 0.070 \$134.89 253 Compregace Care DU 0.070 \$154.79 254 Compregace Care DU 0.070 \$154.79 255 Compregace Care DU 0.070 \$154.79 256 Compregace Care DU 0.070 \$154.79 257 Compregace Care DU 0.070 \$154.79 258 Compregace Care DU 0.070 \$154.79 258 Compregace Care DU 0.070 \$154.79 259 Compregace Care DU 0.070 \$154.79 250 Compregace Care DU 0.070 \$154.79 251 Compregace Care DU 0.070 \$154.79 251 Compregace Care DU 0.054 \$152.69 252 Compregace Care DU 0.054 \$153.29 253 Compregace Care DU 0.054 \$159.20 254 Compregace Care DU 0.054 \$159.20 255 Compregace Care DU 0.054 \$159.20 256 Compregace Care DU 0.054 \$159.20 257 Compregace Care DU 0.054 \$159.20 258 Compregace Care DU 0.054 \$159.20 259 Compregace Care DU 0.054 \$159.20 250 Compregace Care DU 0.054 \$						
225 Semira Adult Housing - Attached DU 0.700 \$13,48 \$20 Recreational Home DU 0.109 \$12,087 \$120,087 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$13,000 \$1	240	Mobile Home Park	DU			
253 Congregate Cure DU 0.070 \$181.482	251	Senior Adult Housing - Detached	DU	0.270	\$314.28	
	252	Senior Adult Housing - Attached	DU	0.230	\$267.72	
Lodging Room				0.070	\$81.48	
1310 Hole Room			DU	0.109	\$126.87	
311 All Suites Hotel Room 0.364 \$425.09 312 Business Hotel Room 0.365 \$655.33 320 Morel Room 0.355 \$413.22 Recreational			D	0.545	6624.27	
332 Model Room 0.563 \$413.22						
Necestabol						
Netroposition						
411 City Park			Room	0.555	Ψ+13.22	
444 Movie Theater			Acre	0.184	\$214.17	
444 Movie Theater						
493 Athletic Club 1,000 s.f. 1,223 1,435.20				1.486		
495 Recreational Community Center 1,000 s.f. 1,233 1,435.20 Institutional 1,000 s.f. 0,032 3,986.44 35.60 Private School (K - 12) 1,000 s.f. 0,751 3,874.15 350 Private School (K - 12) 1,000 s.f. 0,751 3,874.15 350 Private School (K - 12) 1,000 s.f. 0,366 344.93 350 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,4252.05 3,						
Sociation 1,000 s.f. 0.832 5968.44						
S20 Elementary School 1,000 s.f. 0.832 \$968.44 \$356 Private School (K - 12) 1,000 s.f. 0.751 \$874.15 \$350 Private School (K - 12) 1,000 s.f. 0.751 \$874.15 \$350 Private School (K - 12) 1,000 s.f. 0.366 \$449.30 \$565 Day Care Center 1,000 s.f. 3.653 \$42.52.05 \$500.1 Library 1,000 s.f. 5.125 \$5.505.44 \$40.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00			1,000 s.f.	1.233	\$1,435.20	
536 Private School (K-12) 1,000 s.f. 1,170 \$1,361.87 590 High School 1,000 s.f. 0,751 \$874,15 590 Church 1,000 s.f. 0,386 3449,30 585 Day Care Center 1,000 s.f. 3,653 \$4252.05 590 Library 1,000 s.f. 5,125 \$5,965.44 Medical			1.000 s f	0.832	\$068 11	
S874 150						
Sept Church						
565 Day Care Center						
Description	565	Day Care Center				
610 Hospital 1,000 s.f. 0,311 \$362,00 620 Nursing Home 1,000 s.f. 0,311 \$362,00 630 Clinic 1,000 s.f. 4,575 \$5,325,24 Office						
620 Nursing Home						
630 Clinic 1,000 s.f. 4.575 \$5,325.24 710 Up to 50,000 s.f. 1,000 s.f. 3.998 \$4,653.62 50,001-150,000 s.f. 1,000 s.f. 1.783 \$2,075.39 150,001-300,000 s.f. 1,000 s.f. 1.239 \$1,442.18 500,001-800,000 s.f. 1,000 s.f. 1,164 \$1,354.88 > 800,000 s.f. 1,000 s.f. 1,145 \$1,332.77 720 Medical - Dental Office Building 1,000 s.f. 2,804 \$3,263.82 Retail 812 Lumber Yard 1,000 s.f. 1,522 \$1,771.59 815 Discount Store 1,000 s.f. 1,522 \$1,789.60 816 Hardware Store 1,000 s.f. 0,592 \$689.08 817 Nursery 1,000 s.f. 0,349 \$988.23 820 Shopping Center 200,001-500,000 s.f. 1,000 s.f. 1,272 \$1,480.59 200,001-50,000 s.f. 1,000 s.f. 1,272 \$1,480.59 200,001-50,000 s.f. 1,000 s.f. 1,272 \$1,480.59 200,000 s.f. 1,000 s.f. 1,272<						
Office 710 Up to 50,000 s.f. 1,000 s.f. 3,998 \$4,653.62 50,001-150,000 s.f. 1,000 s.f. 1,783 \$2,075.39 150,001-300,000 s.f. 1,000 s.f. 1,379 \$1,605.14 300,001-500,000 s.f. 1,000 s.f. 1,1239 \$1,442.18 \$800,001-800,000 s.f. 1,000 s.f. 1,145 \$1,332.77 720 Medical - Dental Office Building 1,000 s.f. 2,804 \$3,263.82 Retail 8 800,000 s.f. 1,000 s.f. 0,550 \$640.19 814 Specialty Center 1,000 s.f. 1,522 \$1,771.59 815 Discount Store 1,000 s.f. 1,522 \$1,771.59 816 Hardware Store 1,000 s.f. 0,592 \$689.08 817 Nursery 1,000 s.f. 0,592 \$689.08 818 Nursery 1,000 s.f. 1,272 \$1,480.59 200,000 s.f. 1,000 s.f. 1,272 \$1,480.59 200,000 s.f. 1,000 s.f. 1,272 \$1,480.59						
Times Time			1,000 s.f.	4.575	\$5,325.24	
S0,001-150,000 s.f. 1,000 s.f. 1,783 \$2,075.39 150,001-300,000 s.f. 1,000 s.f. 1,379 \$1,665.14 300,001-500,000 s.f. 1,000 s.f. 1,239 \$1,442.18 500,001-800,000 s.f. 1,000 s.f. 1,164 \$1,354.88 5800,000 s.f. 1,000 s.f. 1,145 \$1,332.77 720 Medical - Dental Office Building 1,000 s.f. 2,804 \$3,263.82 Retail			1 000 s f	3 998	\$4,653,62	
150,001-300,000 s.f. 1,000 s.f. 1,239 \$1,442.18 500,001-800,000 s.f. 1,000 s.f. 1,1000 s.f. 1,144 \$1,334.88 > 800,000 s.f. 1,000 s.f. 1,145 \$1,332.77 20 Medical - Dental Office Building 1,000 s.f. 1,145 \$1,332.77 20 Medical - Dental Office Building 1,000 s.f. 1,145 \$1,332.77 20 Medical - Dental Office Building 1,000 s.f. 1,145 \$1,332.77 20 Medical - Dental Office Building 1,000 s.f. 1,145 \$1,332.77 2,2804 \$3,263.82 Retail 1,000 s.f. 1,000 s.f. 1,522 \$1,771.59 \$15 Discount Store 1,000 s.f. 1,022 \$1,189.60 \$1,189.60 \$1,190 s.f. 1,002 \$1,189.60 \$1,190 s.f. 1,002 \$1,189.60 \$1,190 s.f. 1,000 s.f. 1,002 \$1,189.60 \$1,190 s.f. 1,000 s.f. 1,000 s.f. 1,000 s.f. 1,000 s.f. 1,272 \$1,480.59 \$200,000 s.f. 1,000 s.f. 1,000 s.f. 1,384 \$1,610.96 \$2,000.00 s.f. 1,000 s.f. 1,384 \$1,610.96 \$1,000 s.f. 1,384 \$1,610.96 \$1,000.00 s.f. 1,000 s.f. 1,528 \$1,778.57 \$1,000.000 s.f. 1,000 s.f. 1,528 \$1,778.57 \$1,000.000 s.f. 1,000 s.f. 1,528 \$1,778.57 \$3,000.000 s.f. 1,000 s.f. 1,528 \$1,778.57 \$3,000.000 s.f. 1,000 s.f. 4,357 \$3,000.000 s.f. 3,344.24 \$1,610.50 \$1,528 \$1,778.57 \$3,000.000 s.f. 1,000 s.f. 4,357 \$3,000.000 s.f. 3,300.80 \$1,000 s.f. 3,338 \$3,300.80 \$3,000.80 \$1,000 s.f. 3,338 \$3,000.80 \$1,000 s.f. 3,459 \$4,000.20 \$1,000 s.f. 3,459 \$4,000.20 \$1,000 s.f. 3,459 \$4,000.20 \$1,000 s.f.	710					
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\$00,001-800,000 s.f.						
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Retail		> 800,000 s.f.	1,000 s.f.	1.145	\$1,332.77	
812 Lumber Yard 1,000 s.f. 0.550 \$640.19 814 Specialty Center 1,000 s.f. 1.522 \$1,771.59 815 Discount Store 1,000 s.f. 0.592 \$689.08 817 Nursery 1,000 s.f. 0.849 \$988.23 820 Shopping Center \$200,000 s.f. 1,000 s.f. 1.272 \$1,480.59 200,001-500,000 s.f. 1,000 s.f. 1.384 \$1,610.96 500,000s.f1,000,000 s.f. 1,000 s.f. 1.441 \$1,677.31 >1,000,000 s.f. 1,000 s.f. 1.528 \$1,778.57 931 Quality Restaurant 1,000 s.f. 2.845 \$3,311.55 933 Fast Food Wo Drive-In 1,000 s.f. 4.357 \$5,071.49 942 Fast Food Wo Drive-In 1,000 s.f. 5,439 \$6,330.93 943 Fast Food Drive-In 1,000 s.f. 5,439 \$6,330.93 941 Quick Lube Vehicle Shop Service Pos. 1,895 \$2,205.76 942 Automobile Care Center 1,000			1,000 s.f.	2.804	\$3,263.82	
814 Specialty Center 1,000 s.f. 1.522 \$1,771.59 815 Discount Store 1,000 s.f. 0.592 \$689.08 817 Nursery 1,000 s.f. 0.849 \$988.23 820 Shopping Center \$988.23 200,000 s.f. 1,000 s.f. 1.272 \$1,480.59 200,001-500,000 s.f. 1,000 s.f. 1.384 \$1,610.96 500,000s.f1,000,000 s.f. 1,000 s.f. 1.528 \$1,778.57 931 Quality Restaurant 1,000 s.f. 2.959 \$3,444.24 932 High Turnover Restaurant 1,000 s.f. 4.357 \$5,071.49 934 Fast Food Wo Drive-In 1,000 s.f. 5.439 \$6,330.93 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$2,205.76 942 Automobile Care Center 1,000 s.f. 1.36 \$1,322.29 841 New Car Sales 1,000 s.f. 3.358 \$3,908.67 945 Gas Station Fueling Position 1.054 \$1,226.84			1 000 - f	0.550	6640.10	
815 Discount Store 1,000 s.f. 1,022 \$1,189,60 816 Hardware Store 1,000 s.f. 0.592 \$689,08 817 Nursery 1,000 s.f. 0.849 \$988,23 820 Shopping Center \$200,000 s.f. 1,000 s.f. 1.272 \$1,480,59 200,001-500,000 s.f. 1,000 s.f. 1.384 \$1,610,96 \$00,000 s.f. 1,000,000 s.f. 1,000 s.f. 1.528 \$1,778.57 931 Quality Restaurant 1,000 s.f. 2.959 \$3,444.24 932 High Turnover Restaurant 1,000 s.f. 2.845 \$3,311.55 933 Fast Food Wo Drive-In 1,000 s.f. 4.357 \$5,071.49 934 Fast Food Wo Drive-In 1,000 s.f. 5.439 \$6,330.93 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$2,205.76 942 Automobile Parts Sales 1,000 s.f. 1.136 \$1,322.29 841 New Car Sales 1,000 s.f. 3.358 \$3,908.67 945 Gas Stat						
816 Hardware Store 1,000 s.f. 0.592 \$689.08 817 Nursery 1,000 s.f. 0.849 \$988.23 820 Shopping Center **** **** **** < 200,001 s.f.						
817 Nursery 1,000 s.f. 0.849 \$988.23 820 Shopping Center 200,000 s.f. 1,000 s.f. 1.272 \$1,480.59 200,001-500,000 s.f. 1,000 s.f. 1.384 \$1,610.96 500,000 s.f1,000,000 s.f. 1,000 s.f. 1.528 \$1,778.57 931 Quality Restaurant 1,000 s.f. 2.959 \$3,444.24 932 High Turnover Restaurant 1,000 s.f. 2.845 \$3,311.55 933 Fast Food Wo Drive-In 1,000 s.f. 4.357 \$5,071.49 934 Fast Food Wo Drive-In 1,000 s.f. 5.439 \$6,330.93 941 Quick Lube Vehicle Shop Service Pos. 1.895 \$2,205.76 942 Automobile Care Center 1,000 s.f. 1.136 \$1,322.29 841 New Car Sales 1,000 s.f. 0.956 \$1,112.77 843 Automobile Parts Sales 1,000 s.f. 3.358 \$3,908.67 944 Gas Station WConvenience Market Fueling Position 1.054 \$1,226.84 945 Gas Station WConv. Mkt./Wash Fueling Position 1.053 \$						
Shopping Center						
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851 Convenience Market 24-hour 1,000 s.f. 3.459 \$4,026.23 852 Convenience Market < 24-hour						
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881 Drugstore W/Drive-Thru 1,000 s.f. 1.819 \$2,117.29 890 Furniture Store 1,000 s.f. 0.253 \$294.49 911 Walk-In Bank 1,000 s.f. 2.989 \$3,479.16						
890 Furniture Store 1,000 s.f. 0.253 \$294.49 911 Walk-In Bank 1,000 s.f. 2.989 \$3,479.16						
911 Walk-In Bank 1,000 s.f. 2.989 \$3,479.16						
	912	Drive-In Bank	1,000 s.f.	4.432	<u>\$5,158.79</u>	

SPRTA Impact Fees
Jurisdiction: Placer County
District: Sunset
Cost per DUE: \$1,210 Jurisdiction: District: Cost per DUE:

		2017 Alinual Adjustment Factor for initiation = 1.0240216 Cost per DUE With Inflation		
ITE			DUE	Fee
	Land Use Category	Unit	per Unit	per Unit
	Industrial			
	Light Industrial	1,000 s.f.	0.910	\$1,193.36
	Heavy Industrial Industrial Park	1,000 s.f. 1,000 s.f.	0.178 0.798	\$233.43 \$1,046.48
	Manufacturing	1,000 s.f.	0.798	\$898.30
	Warehousing	1,000 s.f.	0.300	\$393.41
	Mini-Warehousing	1,000 s.f.	0.148	\$194.08
	Residential	-,	***	
	Single Family	DU	1.000	\$1,311.38
	Apartment	DU	0.620	\$813.06
231	Attached Condominium/Townhome	DU	0.780	\$1,022.88
240	Mobile Home Park	DU	0.590	\$773.72
251	Senior Adult Housing - Detached	DU	0.270	\$354.07
	Senior Adult Housing - Attached	DU	0.230	\$301.62
	Congregate Care	DU	0.070	\$91.80
	Recreational Home	DU	0.109	\$142.94
	Lodging	_		
	Hotel	Room	0.545	\$714.70
	All Suites Hotel	Room	0.364	\$477.34
	Business Hotel	Room	0.563	\$738.31
	Motel	Room	0.355	\$465.54
	Recreational City Poels	A	0.104	6041.00
	City Park	Acre	0.184	\$241.29
	Golf Course	Hole	3.732	\$4,894.08
	Movie Theater	1,000 s.f.	1.486	\$1,948.7
	Health/Fitness Club Athletic Club	1,000 s.f. 1,000 s.f.	1.589 2.682	\$2,083.79 \$3,517.13
	Recreational Community Center	1,000 s.f. 1,000 s.f.	1.233	\$3,517.13 \$1,616.93
	Institutional	1,000 5.1.	1.433	\$1,010.93
	Elementary School	1,000 s.f.	0.832	\$1,091.0
	Private School (K - 12)	1,000 s.f.	1.170	\$1,534.32
	High School	1,000 s.f.	0.751	\$984.85
	Church	1,000 s.f.	0.386	\$506.19
	Day Care Center	1,000 s.f.	3.653	\$4,790.48
	Library	1,000 s.f.	5.125	\$6,720.84
	Medical	-,000		
	Hospital	1,000 s.f.	0.917	\$1,202.54
	Nursing Home	1,000 s.f.	0.311	\$407.84
	Clinic	1,000 s.f.	4.575	\$5,999.58
- (Office			
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,242.9
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,338.20
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,808.40
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,624.80
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,526.43
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,501.53
	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,677.12
	Retail			
	Lumber Yard	1,000 s.f.	0.550	\$721.20
	Specialty Center	1,000 s.f.	1.522	\$1,995.9
	Discount Store	1,000 s.f.	1.022	\$1,340.2
	Hardware Store	1,000 s.f.	0.592	\$776.3
817		1,000 s.f.	0.849	\$1,113.3
820	Shopping Center	1.000 - 5	1 272	A1 < 10 01
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,668.0
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,814.9
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$1,889.70 \$2,003.79
031	>1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.528	\$2,003.79 \$3,880.39
	Quality Restaurant High Turnover Restaurant	1,000 s.f. 1,000 s.f.	2.959 2.845	\$3,880.3 \$3,730.8
	Fast Food w/o Drive-In	1,000 s.f. 1,000 s.f.	2.845 4.357	\$3,730.85 \$5,713.60
	Fast Food Drive-In Fast Food Drive-In	1,000 s.f. 1,000 s.f.	5.439	\$5,713.69 \$7,132.6
934		Service Pos.	1.895	\$2,485.0
	Automobile Care Center	1,000 s.f.	1.136	\$1,489.7
841		1,000 s.f.	0.956	\$1,253.6
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,403.6
	Gas Station	Fueling Position	1.054	\$1,382.20
945		Fueling Position	1.027	\$1,346.79
946		Fueling Position	1.053	\$1,380.89
	Tire Store	1,000 s.f.	1.461	\$1,915.9
	Supermarket	1,000 s.f.	1.547	\$2,028.7
	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,536.0
852		1,000 s.f.	2.282	\$2,992.5
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,407.5
	Discount Club	1,000 s.f.	1.519	\$1,991.9
	Home Improvement Superstore	1,000 s.f.	0.436	\$571.76
863	Electronics Superstore	1,000 s.f.	0.972	\$1,274.60
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,390.0
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,863.4
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,385.4
890	Furniture Store	1,000 s.f.	0.253	\$331.78
911	Walk-In Bank	1,000 s.f.	2.989	\$3,919.7
	Drive-In Bank	1,000 s.f.	4.432	\$5,812.05

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

	Date	20 Cities	San Fran.	Average	% Change	
SPRTA					_	
	Apr-16	10279.94	11559.15	10919.55		
						201 <u>6-2017 Summ</u> ary
	Apr-17	10678.15	11696.47	11187.31	2.45%	2.45%

2017 Summary

3.87% Percent change for 20 City Average

1.19% Percent change for San Francisco

Votes.

CCI based on April 2017 Engineering News-Record

Table updated April 11, 2017



City of Lincoln • City of Rocklin • City of Roseville • Placer County

TO: SPRTA Board of Directors DATE: May 10, 2017

FROM: Celia McAdam, Executive Director

SUBJECT: FY 2017/18 ADMINISTRATIVE BUDGET

Action Requested

Board approval of the FY 2017/18 budget for the administration of the South Placer Regional Transportation Authority.

Background

Under the Implementation Plan adopted by the Board in April 2002, SPRTA allocates \$3,000,000 over the course of the anticipated 20 year implementation period, or an average of \$150,000 annually for the administration of the Authority. The intent is for that amount to cover administrative contracts, including traffic modeling, legal services, and PCTPA's expenses to administer the Authority on an actual cost basis.

Discussion

As shown in Attachment 1, the FY 2017/18 administrative budget is proposed at \$96,494.

The Board should note that SPRTA budgets cover expected expenses but all billings are at actual cost with no year to year carryover. The FY 2016/17 budget was adopted at \$113,046 but actual expenses by the fiscal year end on June 30 are projected to be about \$81,000.

Including FY 2017/18 budget, this brings the costs for SPRTA administration to just over \$1.47 million over 16 years, or about \$92,000 annually.

Attachment CM:ss

Table 1

SPRTA Administrative Budget Summary FY 2017/18

Expenditures						
	Adopted					
	Proposed	FY 2016/17	Difference			
PCTPA Administrative Contract	\$70,794	\$77,346	(\$6,552)			
Legal Services	\$2,500	\$2,500	\$0			
Traffic Modeling/Engineering	\$15,000	\$25,000	(\$10,000)			
Financial Audits	\$6,700	\$6,700	\$0			
Direct Expenses (note 1)	\$1,000	\$1,000	\$0			
Accounting Services	\$500	\$500	\$0			
Contingency funds	\$0	\$0	\$0			
Total	\$96,494	\$113,046	(\$16,552)			

Revenues			
	Adopted		
	Proposed	FY 2016/17	Difference
SPRTA Fees	\$96,494	\$113,046	(\$16,552)
Total	\$96,494	\$113,046	(\$16,552)

Contingency Funds	Proposed	FY 2016/17	Difference
	\$0	\$0	\$0

Revenue to Expenditure Comparison				
		Adopted		
	Proposed	FY 2016/17		
Surplus/(Deficit)	\$0	\$0		

Note 1: Direct expenses include postage, printing, advertising, and meeting expenses.

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Technical Advisory Committee Meeting Minutes

February 7, 2017

ATTENDANCE: Amber Conboy, Placer County

Scott Gandler, City of Roseville Ken Grehm, Placer County Rich Moorehead, Placer County Ray Leftwich, City of Lincoln

Jason Shykowski, City of Roseville

Chris Kraft, City of Roseville

Celia McAdam, PCTPA Luke McNeel-Caird, PCTPA

Solvi Sabol, PCTPA

Tier II Fee Deferral – Memorandum of Understanding (MOA) Review

A draft version of Amendment #2, Tier II Fee Deferral – Memorandum of Understanding (MOU), was previously distributed to the TAC for their review and comments. The draft version of this MOU included edits which reflected a 50% Tier II fee deferral on DUEs until January 1, 2035. The TAC was agreeable to all edits.

The TAC agreed to take the MOU back to their respective legal counsels for review, and provide any comments to SPRTA staff by March 1, 2017. If necessary, a conference call to discuss comments would be arranged.

Once the MOU was vetted by counsels and agreed upon by TAC, the TAC agreed to bring it to their Councils and Board of Supervisors for approval.

<u>Adjourn</u>

Meeting adjourned at 2:40 p.m.

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Technical Advisory Committee Meeting Minutes

May 9, 2017 – 3:30 p.m.

ATTENDANCE: Amber Conboy, Placer County

Chris Kraft, City of Roseville Scott Gandler, City of Roseville Mark Johnson, City of Roseville Ray Leftwich, City of Lincoln Rich Moorehead, Placer County Justin Nartker, City of Rocklin Jason Shykowski, City of Roseville

Celia McAdam, PCTPA Luke McNeel-Caird, PCTPA Solvi Sabol, PCTPA

Regional Mitigation and Tier II Fee Construction Cost Index – Institute of Transportation Engineers (ITE) Trip Generation 9th Edition Update

Luke McNeel-Caird explained that Placer County and the City of Roseville requested we update from the 8th Edition of the Institute of Transportation Engineers (ITE) to the latest 9th Edition. While the traffic impacts for most uses stayed consistent, McNeel-Caird said that several trip rates did increase for some land use categories including senior adult housing. McNeel-Caird reported that the annual inflationary adjustment for this year has been calculated at 2.45%. This inflationary adjustment will be brought to the Board for consideration in May, which if approved, should give jurisdictions time to implement by July 1.

Tier II Fee Deferral – 2nd Amendment to Memorandum of Understanding (MOA)

Luke McNeel-Caird reported that all the jurisdictions have approved the 2nd Amendment to the MOA and we are awaiting signatures.

Administrative Budget

Celia McAdam provided the FY 2017/18 administrative budget and explained that the administrative costs have gone down.

Other Issues

Rich Moorehead, Placer County, explained they are starting the Placer Parkway - Phase 1 design process. Those interested in participating on the Project Development Team (PDT) should contact him. Moorehead requested that we discuss reimbursement of construction of Placer Parkway – Phase 1 at the next SPRTA TAC meeting.

<u>Adjourn</u>

Meeting adjourned at 4:05 p.m.