

South Placer Regional Transportation Authority

Regional Transportation and Air Quality Mitigation Fee

Annual Report for Fiscal Year 2019/2020

**South Placer Regional Transportation Authority
Regional Transportation and Air Quality Mitigation Fee
FY 2019/20 Annual Report**

Table of Contents

Annual Report for Fiscal Year 2019/20.....	2
Map of Fee Districts	5
Fee Schedules	6

Regional Transportation and Air Quality Mitigation Fee – FY 2019/20 Annual Report

Brief description of the type of fee in the fund:

The South Placer Regional Transportation Authority (SPRTA) Regional Transportation and Air Quality Mitigation Fee (SPRTA Fees) program was established to fund certain improvements to the region’s major roadway, transit, and rail facilities needed to accommodate travel demand generated by new land development in the fee district portion of Placer County. The program includes a Tier 1 fee which is imposed on projects within identified districts to cover a multitude of transportation improvements and Tier 2 fee imposed through development agreements to fund improvements to Placer Parkway and the 80/65 Interchange.

SPRTA Tier 1 Fees are calculated by fee district (see **Figure 3**) based on the development land use category. This nexus-based fee provides a relationship to the relative impacts on the transportation system and is imposed on nearly all development. This fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

Amount of the fee:

See the attached SPRTA fee schedules (Pages 5-18) that were in place on July 1, 2019.

Table 1: SPRTA Income and Expenditures (FY 2019/20)

	Tier 1	Tier 2	Total
Beginning Fund Balance (7/1/19)	\$12,837,689.74	\$2,347,113.11	\$15,184,802.85
Amount of Fees Collected	\$3,102,192.78	\$1,255,714.76	\$4,357,907.54
Interest Earned	\$135,674.45	\$18,977.86	\$154,652.31
Expenses (See breakdown in Table 2)	\$4,573,144.12	-	\$4,573,144.12
Agency Administration	\$96,063.31	-	\$96,063.31
Ending Fund Balance (6/30/20)	\$11,406,349.54	\$3,621,805.73	\$15,028,155.27
Net Change	(\$1,431,340.20)	\$1,274,692.62	(\$156,647.58)

Regional Transportation and Air Quality Mitigation Fee – FY 2019/20 Annual Report

List of public improvements on which SPRTA Fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees:

Table 2: Tier 1 Fee Expenditures (FY 2019/20)

Public Improvement Project Title	SPRTA Expenditures FY 2021/22	% Funded With SPRTA Fees
Tier 1		
Placer Parkway Tier I EIR/EIS	\$13,735.82	100%
Auburn Folsom Road Widening	\$1,000,000.00	100%
I-80/SR-65 Interchange Phase 1	\$2,540,025.82	100%
SR-65 Widening	\$1,019,382.48	100%
<i>Tier 1 Total Expenditures</i>	<i>\$4,573,144.12</i>	

Regional Transportation and Air Quality Mitigation Fee – FY 2019/20 Annual Report

An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.

Sufficient funds have not been collected at this time to complete financing of any other incomplete public improvement.

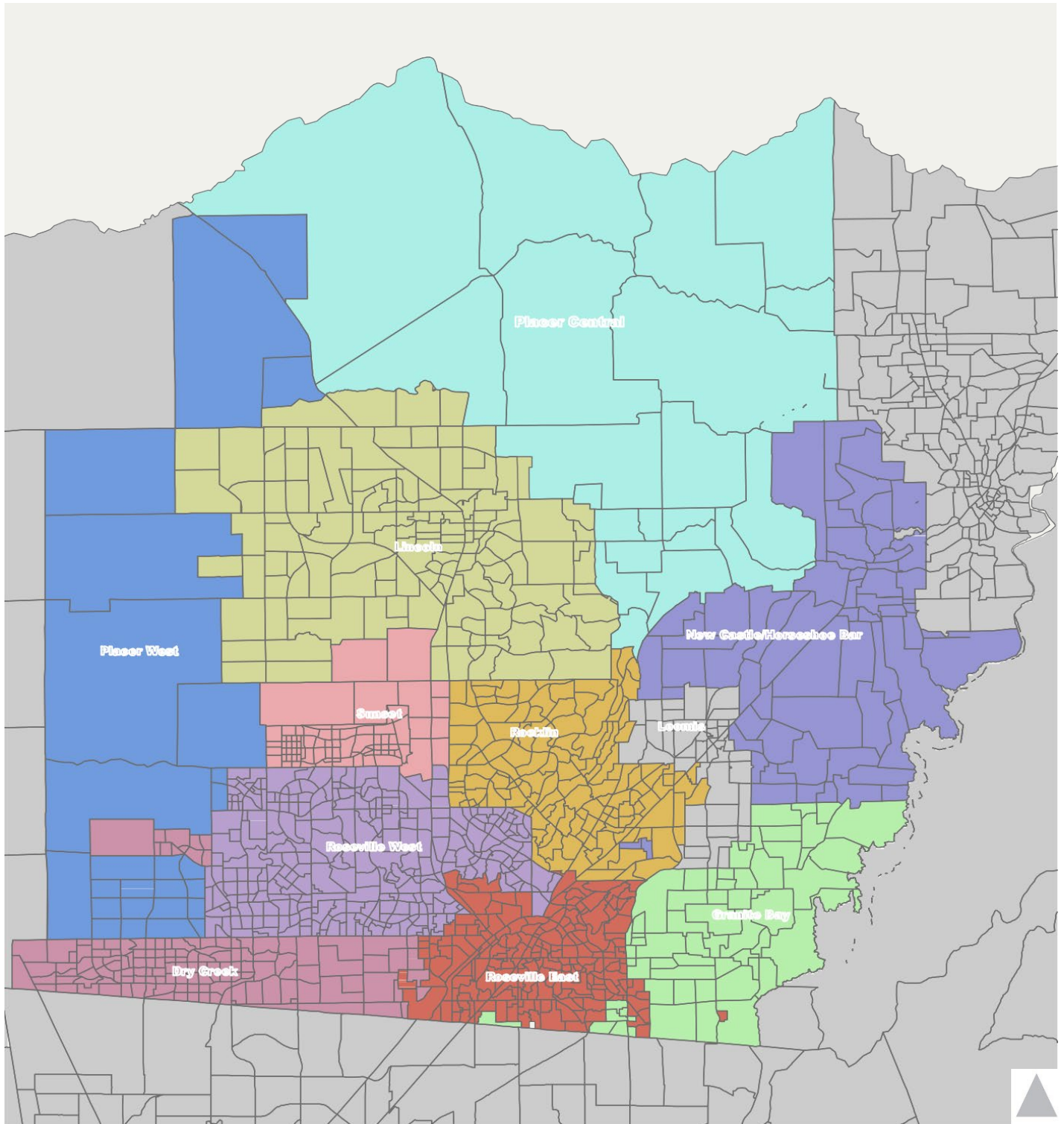
A description of each interfund transfer or loan made from the account or fund:

None

The amount of any SPRTA Fee refunds made FY 2019/20:

None

Figure 1: Map of SPRTA Tier 1 Fee Districts



SPRTA Tier I and Tier II Fee Schedules

As of 7/1/2019

**2014 SPRTA Impact Fee Update With 2015 to 2019 Inflation Adjustment
Updated for ITE Trip Generation, 9th Edition
Detailed DUE Rates**

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length ²	% New Trips ³	VTM per Unit	DUE per Unit
Industrial							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	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							
210	Single Family	1.00	1.00/DU	5	100	5.00	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
240	Mobile Home Park	0.59	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
Lodging							
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
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	7.43	1.486
492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
Institutional							
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	1.70/1,000 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	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
Medical							
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	8.91	1.783
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	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
Retail							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	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.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1,000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	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/Srv. 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	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	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	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1. Source: ITE Trip Generation, 9th Edition.
2. Source: ITE Journal, May 1992

SPRTA Impact Fees

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

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$672

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$611
120	Heavy Industrial	1,000 s.f.	0.178	\$120
130	Industrial Park	1,000 s.f.	0.798	\$536
140	Manufacturing	1,000 s.f.	0.685	\$460
150	Warehousing	1,000 s.f.	0.300	\$202
151	Mini-Warehousing	1,000 s.f.	0.148	\$99
Residential				
210	Single Family	DU	1.000	\$672
220	Apartment	DU	0.620	\$417
231	Attached Condominium/Townhome	DU	0.780	\$524
240	Mobile Home Park	DU	0.590	\$396
251	Senior Adult Housing - Detached	DU	0.270	\$181
252	Senior Adult Housing - Attached	DU	0.230	\$155
253	Congregate Care	DU	0.070	\$47
260	Recreational Home	DU	0.109	\$73
Lodging				
310	Hotel	Room	0.545	\$366
311	All Suites Hotel	Room	0.364	\$245
312	Business Hotel	Room	0.563	\$378
320	Motel	Room	0.355	\$239
Recreational				
411	City Park	Acre	0.184	\$124
430	Golf Course	Hole	3.732	\$2,508
444	Movie Theater	1,000 s.f.	1.486	\$998
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,068
493	Athletic Club	1,000 s.f.	2.682	\$1,802
495	Recreational Community Center	1,000 s.f.	1.233	\$828
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$559
536	Private School (K - 12)	1,000 s.f.	1.170	\$786
530	High School	1,000 s.f.	0.751	\$505
560	Church	1,000 s.f.	0.386	\$259
565	Day Care Center	1,000 s.f.	3.653	\$2,454
590	Library	1,000 s.f.	5.125	\$3,443
Medical				
610	Hospital	1,000 s.f.	0.917	\$616
620	Nursing Home	1,000 s.f.	0.311	\$209
630	Clinic	1,000 s.f.	4.575	\$3,074
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,686
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,198
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$927
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$832
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$782
	> 800,000 s.f.	1,000 s.f.	1.145	\$769
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,884
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$370
814	Specialty Center	1,000 s.f.	1.522	\$1,023
815	Discount Store	1,000 s.f.	1.022	\$687
816	Hardware Store	1,000 s.f.	0.592	\$398
817	Nursery	1,000 s.f.	0.849	\$570
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$855
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$930
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$968
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,027
931	Quality Restaurant	1,000 s.f.	2.959	\$1,988
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,912
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,927
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,654
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,273
942	Automobile Care Center	1,000 s.f.	1.136	\$763
841	New Car Sales	1,000 s.f.	0.956	\$642
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,256
944	Gas Station	Fueling Position	1.054	\$708
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$690
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$708
848	Tire Store	1,000 s.f.	1.461	\$982
850	Supermarket	1,000 s.f.	1.547	\$1,039
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,324
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,533
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,258
861	Discount Club	1,000 s.f.	1.519	\$1,021
862	Home Improvement Superstore	1,000 s.f.	0.436	\$293
863	Electronics Superstore	1,000 s.f.	0.972	\$653
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$712
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$955
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,222
890	Furniture Store	1,000 s.f.	0.253	\$170
911	Walk-In Bank	1,000 s.f.	2.989	\$2,008
912	Drive-In Bank	1,000 s.f.	4.432	\$2,978

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Granite Bay 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$587 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$670

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$609
120	Heavy Industrial	1,000 s.f.	0.178	\$119
130	Industrial Park	1,000 s.f.	0.798	\$534
140	Manufacturing	1,000 s.f.	0.685	\$459
150	Warehousing	1,000 s.f.	0.300	\$201
151	Mini-Warehousing	1,000 s.f.	0.148	\$99
Residential				
210	Single Family	DU	1.000	\$670
220	Apartment	DU	0.620	\$415
231	Attached Condominium/Townhome	DU	0.780	\$522
240	Mobile Home Park	DU	0.590	\$395
251	Senior Adult Housing - Detached	DU	0.270	\$181
252	Senior Adult Housing - Attached	DU	0.230	\$154
253	Congregate Care	DU	0.070	\$47
260	Recreational Home	DU	0.109	\$73
Lodging				
310	Hotel	Room	0.545	\$365
311	All Suites Hotel	Room	0.364	\$244
312	Business Hotel	Room	0.563	\$377
320	Motel	Room	0.355	\$238
Recreational				
411	City Park	Acre	0.184	\$123
430	Golf Course	Hole	3.732	\$2,499
444	Movie Theater	1,000 s.f.	1.486	\$995
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,064
493	Athletic Club	1,000 s.f.	2.682	\$1,796
495	Recreational Community Center	1,000 s.f.	1.233	\$826
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$557
536	Private School (K - 12)	1,000 s.f.	1.170	\$783
530	High School	1,000 s.f.	0.751	\$503
560	Church	1,000 s.f.	0.386	\$258
565	Day Care Center	1,000 s.f.	3.653	\$2,446
590	Library	1,000 s.f.	5.125	\$3,432
Medical				
610	Hospital	1,000 s.f.	0.917	\$614
620	Nursing Home	1,000 s.f.	0.311	\$208
630	Clinic	1,000 s.f.	4.575	\$3,063
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,677
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,194
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$923
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$830
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$779
	> 800,000 s.f.	1,000 s.f.	1.145	\$767
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,878
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$368
814	Specialty Center	1,000 s.f.	1.522	\$1,019
815	Discount Store	1,000 s.f.	1.022	\$684
816	Hardware Store	1,000 s.f.	0.592	\$396
817	Nursery	1,000 s.f.	0.849	\$569
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$852
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$927
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$965
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,023
931	Quality Restaurant	1,000 s.f.	2.959	\$1,981
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,905
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,917
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,642
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,269
942	Automobile Care Center	1,000 s.f.	1.136	\$761
841	New Car Sales	1,000 s.f.	0.956	\$640
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,249
944	Gas Station	Fueling Position	1.054	\$706
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$688
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$705
848	Tire Store	1,000 s.f.	1.461	\$978
850	Supermarket	1,000 s.f.	1.547	\$1,036
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,316
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,528
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,251
861	Discount Club	1,000 s.f.	1.519	\$1,017
862	Home Improvement Superstore	1,000 s.f.	0.436	\$292
863	Electronics Superstore	1,000 s.f.	0.972	\$651
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$710
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$952
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,218
890	Furniture Store	1,000 s.f.	0.253	\$169
911	Walk-In Bank	1,000 s.f.	2.989	\$2,001
912	Drive-In Bank	1,000 s.f.	4.432	\$2,968

SPRTA Impact Fees

Jurisdiction: Lincoln 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Lincoln 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,369 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,562

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,421
120	Heavy Industrial	1,000 s.f.	0.178	\$278
130	Industrial Park	1,000 s.f.	0.798	\$1,246
140	Manufacturing	1,000 s.f.	0.685	\$1,070
150	Warehousing	1,000 s.f.	0.300	\$468
151	Mini-Warehousing	1,000 s.f.	0.148	\$231
Residential				
210	Single Family	DU	1.000	\$1,562
220	Apartment	DU	0.620	\$968
231	Attached Condominium/Townhome	DU	0.780	\$1,218
240	Mobile Home Park	DU	0.590	\$921
251	Senior Adult Housing - Detached	DU	0.270	\$422
252	Senior Adult Housing - Attached	DU	0.230	\$359
253	Congregate Care	DU	0.070	\$109
260	Recreational Home	DU	0.109	\$170
Lodging				
310	Hotel	Room	0.545	\$851
311	All Suites Hotel	Room	0.364	\$568
312	Business Hotel	Room	0.563	\$879
320	Motel	Room	0.355	\$554
Recreational				
411	City Park	Acre	0.184	\$287
430	Golf Course	Hole	3.732	\$5,828
444	Movie Theater	1,000 s.f.	1.486	\$2,321
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,481
493	Athletic Club	1,000 s.f.	2.682	\$4,188
495	Recreational Community Center	1,000 s.f.	1.233	\$1,926
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,299
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,827
530	High School	1,000 s.f.	0.751	\$1,173
560	Church	1,000 s.f.	0.386	\$603
565	Day Care Center	1,000 s.f.	3.653	\$5,705
590	Library	1,000 s.f.	5.125	\$8,004
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,432
620	Nursing Home	1,000 s.f.	0.311	\$486
630	Clinic	1,000 s.f.	4.575	\$7,145
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,244
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,784
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,154
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,935
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,818
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,788
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,379
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$859
814	Specialty Center	1,000 s.f.	1.522	\$2,377
815	Discount Store	1,000 s.f.	1.022	\$1,596
816	Hardware Store	1,000 s.f.	0.592	\$925
817	Nursery	1,000 s.f.	0.849	\$1,326
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,986
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,161
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,250
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,386
931	Quality Restaurant	1,000 s.f.	2.959	\$4,621
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,443
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,804
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,494
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,959
942	Automobile Care Center	1,000 s.f.	1.136	\$1,774
841	New Car Sales	1,000 s.f.	0.956	\$1,493
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,244
944	Gas Station	Fueling Position	1.054	\$1,646
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,604
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,644
848	Tire Store	1,000 s.f.	1.461	\$2,282
850	Supermarket	1,000 s.f.	1.547	\$2,416
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,402
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,564
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,249
861	Discount Club	1,000 s.f.	1.519	\$2,372
862	Home Improvement Superstore	1,000 s.f.	0.436	\$681
863	Electronics Superstore	1,000 s.f.	0.972	\$1,518
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,655
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,219
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,841
890	Furniture Store	1,000 s.f.	0.253	\$395
911	Walk-In Bank	1,000 s.f.	2.989	\$4,668
912	Drive-In Bank	1,000 s.f.	4.432	\$6,921

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Newcastle/Horseshoe Bar 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,440 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,643

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,495
120	Heavy Industrial	1,000 s.f.	0.178	\$292
130	Industrial Park	1,000 s.f.	0.798	\$1,311
140	Manufacturing	1,000 s.f.	0.685	\$1,125
150	Warehousing	1,000 s.f.	0.300	\$493
151	Mini-Warehousing	1,000 s.f.	0.148	\$243
Residential				
210	Single Family	DU	1.000	\$1,643
220	Apartment	DU	0.620	\$1,018
231	Attached Condominium/Townhome	DU	0.780	\$1,281
240	Mobile Home Park	DU	0.590	\$969
251	Senior Adult Housing - Detached	DU	0.270	\$444
252	Senior Adult Housing - Attached	DU	0.230	\$378
253	Congregate Care	DU	0.070	\$115
260	Recreational Home	DU	0.109	\$179
Lodging				
310	Hotel	Room	0.545	\$895
311	All Suites Hotel	Room	0.364	\$598
312	Business Hotel	Room	0.563	\$925
320	Motel	Room	0.355	\$583
Recreational				
411	City Park	Acre	0.184	\$302
430	Golf Course	Hole	3.732	\$6,130
444	Movie Theater	1,000 s.f.	1.486	\$2,441
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,610
493	Athletic Club	1,000 s.f.	2.682	\$4,406
495	Recreational Community Center	1,000 s.f.	1.233	\$2,025
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,367
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,922
530	High School	1,000 s.f.	0.751	\$1,234
560	Church	1,000 s.f.	0.386	\$634
565	Day Care Center	1,000 s.f.	3.653	\$6,001
590	Library	1,000 s.f.	5.125	\$8,419
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,506
620	Nursing Home	1,000 s.f.	0.311	\$511
630	Clinic	1,000 s.f.	4.575	\$7,515
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,567
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,929
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,265
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,035
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,912
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,881
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,606
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$903
814	Specialty Center	1,000 s.f.	1.522	\$2,500
815	Discount Store	1,000 s.f.	1.022	\$1,679
816	Hardware Store	1,000 s.f.	0.592	\$972
817	Nursery	1,000 s.f.	0.849	\$1,395
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,089
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,273
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,367
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,510
931	Quality Restaurant	1,000 s.f.	2.959	\$4,861
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,673
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,157
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,934
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,113
942	Automobile Care Center	1,000 s.f.	1.136	\$1,866
841	New Car Sales	1,000 s.f.	0.956	\$1,570
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,516
944	Gas Station	Fueling Position	1.054	\$1,731
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,687
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,730
848	Tire Store	1,000 s.f.	1.461	\$2,400
850	Supermarket	1,000 s.f.	1.547	\$2,541
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,682
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,749
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,521
861	Discount Club	1,000 s.f.	1.519	\$2,495
862	Home Improvement Superstore	1,000 s.f.	0.436	\$716
863	Electronics Superstore	1,000 s.f.	0.972	\$1,597
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,741
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,334
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,988
890	Furniture Store	1,000 s.f.	0.253	\$416
911	Walk-In Bank	1,000 s.f.	2.989	\$4,910
912	Drive-In Bank	1,000 s.f.	4.432	\$7,280

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Placer Central 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,815 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$2,070

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,884
120	Heavy Industrial	1,000 s.f.	0.178	\$369
130	Industrial Park	1,000 s.f.	0.798	\$1,652
140	Manufacturing	1,000 s.f.	0.685	\$1,418
150	Warehousing	1,000 s.f.	0.300	\$621
151	Mini-Warehousing	1,000 s.f.	0.148	\$306
Residential				
210	Single Family	DU	1.000	\$2,070
220	Apartment	DU	0.620	\$1,284
231	Attached Condominium/Townhome	DU	0.780	\$1,615
240	Mobile Home Park	DU	0.590	\$1,222
251	Senior Adult Housing - Detached	DU	0.270	\$559
252	Senior Adult Housing - Attached	DU	0.230	\$476
253	Congregate Care	DU	0.070	\$145
260	Recreational Home	DU	0.109	\$226
Lodging				
310	Hotel	Room	0.545	\$1,128
311	All Suites Hotel	Room	0.364	\$754
312	Business Hotel	Room	0.563	\$1,166
320	Motel	Room	0.355	\$735
Recreational				
411	City Park	Acre	0.184	\$381
430	Golf Course	Hole	3.732	\$7,727
444	Movie Theater	1,000 s.f.	1.486	\$3,077
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,290
493	Athletic Club	1,000 s.f.	2.682	\$5,553
495	Recreational Community Center	1,000 s.f.	1.233	\$2,553
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,723
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,422
530	High School	1,000 s.f.	0.751	\$1,555
560	Church	1,000 s.f.	0.386	\$799
565	Day Care Center	1,000 s.f.	3.653	\$7,563
590	Library	1,000 s.f.	5.125	\$10,611
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,899
620	Nursing Home	1,000 s.f.	0.311	\$644
630	Clinic	1,000 s.f.	4.575	\$9,472
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,278
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,692
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,855
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,565
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,410
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,371
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,805
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,139
814	Specialty Center	1,000 s.f.	1.522	\$3,151
815	Discount Store	1,000 s.f.	1.022	\$2,116
816	Hardware Store	1,000 s.f.	0.592	\$1,226
817	Nursery	1,000 s.f.	0.849	\$1,758
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,634
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,865
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,983
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,164
931	Quality Restaurant	1,000 s.f.	2.959	\$6,126
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,890
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,021
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,261
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,923
942	Automobile Care Center	1,000 s.f.	1.136	\$2,352
841	New Car Sales	1,000 s.f.	0.956	\$1,979
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,953
944	Gas Station	Fueling Position	1.054	\$2,182
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,126
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,180
848	Tire Store	1,000 s.f.	1.461	\$3,025
850	Supermarket	1,000 s.f.	1.547	\$3,203
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,162
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,725
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,959
861	Discount Club	1,000 s.f.	1.519	\$3,145
862	Home Improvement Superstore	1,000 s.f.	0.436	\$903
863	Electronics Superstore	1,000 s.f.	0.972	\$2,012
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,195
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,942
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,766
890	Furniture Store	1,000 s.f.	0.253	\$524
911	Walk-In Bank	1,000 s.f.	2.989	\$6,189
912	Drive-In Bank	1,000 s.f.	4.432	\$9,176

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Placer West 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,387 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,582

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,440
120	Heavy Industrial	1,000 s.f.	0.178	\$282
130	Industrial Park	1,000 s.f.	0.798	\$1,263
140	Manufacturing	1,000 s.f.	0.685	\$1,084
150	Warehousing	1,000 s.f.	0.300	\$475
151	Mini-Warehousing	1,000 s.f.	0.148	\$234
Residential				
210	Single Family	DU	1.000	\$1,582
220	Apartment	DU	0.620	\$981
231	Attached Condominium/Townhome	DU	0.780	\$1,234
240	Mobile Home Park	DU	0.590	\$933
251	Senior Adult Housing - Detached	DU	0.270	\$427
252	Senior Adult Housing - Attached	DU	0.230	\$364
253	Congregate Care	DU	0.070	\$111
260	Recreational Home	DU	0.109	\$172
Lodging				
310	Hotel	Room	0.545	\$862
311	All Suites Hotel	Room	0.364	\$576
312	Business Hotel	Room	0.563	\$891
320	Motel	Room	0.355	\$562
Recreational				
411	City Park	Acre	0.184	\$291
430	Golf Course	Hole	3.732	\$5,905
444	Movie Theater	1,000 s.f.	1.486	\$2,351
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,514
493	Athletic Club	1,000 s.f.	2.682	\$4,243
495	Recreational Community Center	1,000 s.f.	1.233	\$1,951
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,316
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,851
530	High School	1,000 s.f.	0.751	\$1,188
560	Church	1,000 s.f.	0.386	\$611
565	Day Care Center	1,000 s.f.	3.653	\$5,780
590	Library	1,000 s.f.	5.125	\$8,109
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,451
620	Nursing Home	1,000 s.f.	0.311	\$492
630	Clinic	1,000 s.f.	4.575	\$7,239
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,326
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,821
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,182
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,960
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,842
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,812
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,436
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$870
814	Specialty Center	1,000 s.f.	1.522	\$2,408
815	Discount Store	1,000 s.f.	1.022	\$1,617
816	Hardware Store	1,000 s.f.	0.592	\$937
817	Nursery	1,000 s.f.	0.849	\$1,343
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,013
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,190
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,280
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,418
931	Quality Restaurant	1,000 s.f.	2.959	\$4,682
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,501
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,894
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,606
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,998
942	Automobile Care Center	1,000 s.f.	1.136	\$1,797
841	New Car Sales	1,000 s.f.	0.956	\$1,513
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,313
944	Gas Station	Fueling Position	1.054	\$1,668
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,625
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,666
848	Tire Store	1,000 s.f.	1.461	\$2,312
850	Supermarket	1,000 s.f.	1.547	\$2,448
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,473
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,611
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,318
861	Discount Club	1,000 s.f.	1.519	\$2,403
862	Home Improvement Superstore	1,000 s.f.	0.436	\$690
863	Electronics Superstore	1,000 s.f.	0.972	\$1,538
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,677
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,248
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,878
890	Furniture Store	1,000 s.f.	0.253	\$400
911	Walk-In Bank	1,000 s.f.	2.989	\$4,729
912	Drive-In Bank	1,000 s.f.	4.432	\$7,012

SPRTA Impact Fees

Jurisdiction: Rocklin 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Rocklin 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,739 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,984

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,805
120	Heavy Industrial	1,000 s.f.	0.178	\$353
130	Industrial Park	1,000 s.f.	0.798	\$1,583
140	Manufacturing	1,000 s.f.	0.685	\$1,359
150	Warehousing	1,000 s.f.	0.300	\$595
151	Mini-Warehousing	1,000 s.f.	0.148	\$294
Residential				
210	Single Family	DU	1.000	\$1,984
220	Apartment	DU	0.620	\$1,230
231	Attached Condominium/Townhome	DU	0.780	\$1,547
240	Mobile Home Park	DU	0.590	\$1,170
251	Senior Adult Housing - Detached	DU	0.270	\$536
252	Senior Adult Housing - Attached	DU	0.230	\$456
253	Congregate Care	DU	0.070	\$139
260	Recreational Home	DU	0.109	\$216
Lodging				
310	Hotel	Room	0.545	\$1,081
311	All Suites Hotel	Room	0.364	\$722
312	Business Hotel	Room	0.563	\$1,117
320	Motel	Room	0.355	\$704
Recreational				
411	City Park	Acre	0.184	\$365
430	Golf Course	Hole	3.732	\$7,403
444	Movie Theater	1,000 s.f.	1.486	\$2,948
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,152
493	Athletic Club	1,000 s.f.	2.682	\$5,320
495	Recreational Community Center	1,000 s.f.	1.233	\$2,446
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,650
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,321
530	High School	1,000 s.f.	0.751	\$1,490
560	Church	1,000 s.f.	0.386	\$766
565	Day Care Center	1,000 s.f.	3.653	\$7,247
590	Library	1,000 s.f.	5.125	\$10,167
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,819
620	Nursing Home	1,000 s.f.	0.311	\$617
630	Clinic	1,000 s.f.	4.575	\$9,076
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,931
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,537
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,736
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,458
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,309
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,271
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,562
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,091
814	Specialty Center	1,000 s.f.	1.522	\$3,019
815	Discount Store	1,000 s.f.	1.022	\$2,027
816	Hardware Store	1,000 s.f.	0.592	\$1,174
817	Nursery	1,000 s.f.	0.849	\$1,684
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,523
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,745
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,859
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,031
931	Quality Restaurant	1,000 s.f.	2.959	\$5,870
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,644
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,643
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,790
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,759
942	Automobile Care Center	1,000 s.f.	1.136	\$2,254
841	New Car Sales	1,000 s.f.	0.956	\$1,896
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,661
944	Gas Station	Fueling Position	1.054	\$2,091
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,037
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,089
848	Tire Store	1,000 s.f.	1.461	\$2,898
850	Supermarket	1,000 s.f.	1.547	\$3,069
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,862
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,527
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,667
861	Discount Club	1,000 s.f.	1.519	\$3,013
862	Home Improvement Superstore	1,000 s.f.	0.436	\$865
863	Electronics Superstore	1,000 s.f.	0.972	\$1,928
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,103
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,819
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,608
890	Furniture Store	1,000 s.f.	0.253	\$502
911	Walk-In Bank	1,000 s.f.	2.989	\$5,929
912	Drive-In Bank	1,000 s.f.	4.432	\$8,792

SPRTA Impact Fees

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Roseville West 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$890 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,015

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$924
120	Heavy Industrial	1,000 s.f.	0.178	\$181
130	Industrial Park	1,000 s.f.	0.798	\$810
140	Manufacturing	1,000 s.f.	0.685	\$695
150	Warehousing	1,000 s.f.	0.300	\$305
151	Mini-Warehousing	1,000 s.f.	0.148	\$150
Residential				
210	Single Family	DU	1.000	\$1,015
220	Apartment	DU	0.620	\$629
231	Attached Condominium/Townhome	DU	0.780	\$792
240	Mobile Home Park	DU	0.590	\$599
251	Senior Adult Housing - Detached	DU	0.270	\$274
252	Senior Adult Housing - Attached	DU	0.230	\$234
253	Congregate Care	DU	0.070	\$71
260	Recreational Home	DU	0.109	\$111
Lodging				
310	Hotel	Room	0.545	\$553
311	All Suites Hotel	Room	0.364	\$370
312	Business Hotel	Room	0.563	\$572
320	Motel	Room	0.355	\$360
Recreational				
411	City Park	Acre	0.184	\$187
430	Golf Course	Hole	3.732	\$3,789
444	Movie Theater	1,000 s.f.	1.486	\$1,509
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,613
493	Athletic Club	1,000 s.f.	2.682	\$2,723
495	Recreational Community Center	1,000 s.f.	1.233	\$1,252
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$845
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,188
530	High School	1,000 s.f.	0.751	\$762
560	Church	1,000 s.f.	0.386	\$392
565	Day Care Center	1,000 s.f.	3.653	\$3,709
590	Library	1,000 s.f.	5.125	\$5,203
Medical				
610	Hospital	1,000 s.f.	0.917	\$931
620	Nursing Home	1,000 s.f.	0.311	\$316
630	Clinic	1,000 s.f.	4.575	\$4,645
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,059
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,810
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,400
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,258
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,182
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,162
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,847
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$558
814	Specialty Center	1,000 s.f.	1.522	\$1,545
815	Discount Store	1,000 s.f.	1.022	\$1,038
816	Hardware Store	1,000 s.f.	0.592	\$601
817	Nursery	1,000 s.f.	0.849	\$862
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,291
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,405
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,463
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,551
931	Quality Restaurant	1,000 s.f.	2.959	\$3,004
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,888
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,423
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,522
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,924
942	Automobile Care Center	1,000 s.f.	1.136	\$1,153
841	New Car Sales	1,000 s.f.	0.956	\$971
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,409
944	Gas Station	Fueling Position	1.054	\$1,070
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,043
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,069
848	Tire Store	1,000 s.f.	1.461	\$1,483
850	Supermarket	1,000 s.f.	1.547	\$1,571
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,512
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,317
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,412
861	Discount Club	1,000 s.f.	1.519	\$1,542
862	Home Improvement Superstore	1,000 s.f.	0.436	\$443
863	Electronics Superstore	1,000 s.f.	0.972	\$987
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,076
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,443
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,847
890	Furniture Store	1,000 s.f.	0.253	\$257
911	Walk-In Bank	1,000 s.f.	2.989	\$3,035
912	Drive-In Bank	1,000 s.f.	4.432	\$4,500

SPRTA Impact Fees

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Roseville East 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,074 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,225

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,115
120	Heavy Industrial	1,000 s.f.	0.178	\$218
130	Industrial Park	1,000 s.f.	0.798	\$978
140	Manufacturing	1,000 s.f.	0.685	\$839
150	Warehousing	1,000 s.f.	0.300	\$368
151	Mini-Warehousing	1,000 s.f.	0.148	\$181
Residential				
210	Single Family	DU	1.000	\$1,225
220	Apartment	DU	0.620	\$760
231	Attached Condominium/Townhome	DU	0.780	\$956
240	Mobile Home Park	DU	0.590	\$723
251	Senior Adult Housing - Detached	DU	0.270	\$331
252	Senior Adult Housing - Attached	DU	0.230	\$282
253	Congregate Care	DU	0.070	\$86
260	Recreational Home	DU	0.109	\$134
Lodging				
310	Hotel	Room	0.545	\$668
311	All Suites Hotel	Room	0.364	\$446
312	Business Hotel	Room	0.563	\$690
320	Motel	Room	0.355	\$435
Recreational				
411	City Park	Acre	0.184	\$225
430	Golf Course	Hole	3.732	\$4,572
444	Movie Theater	1,000 s.f.	1.486	\$1,821
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,947
493	Athletic Club	1,000 s.f.	2.682	\$3,286
495	Recreational Community Center	1,000 s.f.	1.233	\$1,511
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,019
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,433
530	High School	1,000 s.f.	0.751	\$920
560	Church	1,000 s.f.	0.386	\$473
565	Day Care Center	1,000 s.f.	3.653	\$4,475
590	Library	1,000 s.f.	5.125	\$6,279
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,123
620	Nursing Home	1,000 s.f.	0.311	\$381
630	Clinic	1,000 s.f.	4.575	\$5,605
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,898
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,184
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,689
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,518
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,426
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,403
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,435
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$674
814	Specialty Center	1,000 s.f.	1.522	\$1,865
815	Discount Store	1,000 s.f.	1.022	\$1,252
816	Hardware Store	1,000 s.f.	0.592	\$725
817	Nursery	1,000 s.f.	0.849	\$1,040
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,558
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,696
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,765
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,872
931	Quality Restaurant	1,000 s.f.	2.959	\$3,625
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,486
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,338
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,664
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,322
942	Automobile Care Center	1,000 s.f.	1.136	\$1,392
841	New Car Sales	1,000 s.f.	0.956	\$1,171
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,114
944	Gas Station	Fueling Position	1.054	\$1,291
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,258
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,290
848	Tire Store	1,000 s.f.	1.461	\$1,790
850	Supermarket	1,000 s.f.	1.547	\$1,895
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,238
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,796
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,118
861	Discount Club	1,000 s.f.	1.519	\$1,861
862	Home Improvement Superstore	1,000 s.f.	0.436	\$534
863	Electronics Superstore	1,000 s.f.	0.972	\$1,191
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,299
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,741
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,229
890	Furniture Store	1,000 s.f.	0.253	\$310
911	Walk-In Bank	1,000 s.f.	2.989	\$3,662
912	Drive-In Bank	1,000 s.f.	4.432	\$5,430

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Sunset 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,210 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,380

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,256
120	Heavy Industrial	1,000 s.f.	0.178	\$246
130	Industrial Park	1,000 s.f.	0.798	\$1,101
140	Manufacturing	1,000 s.f.	0.685	\$945
150	Warehousing	1,000 s.f.	0.300	\$414
151	Mini-Warehousing	1,000 s.f.	0.148	\$204
Residential				
210	Single Family	DU	1.000	\$1,380
220	Apartment	DU	0.620	\$856
231	Attached Condominium/Townhome	DU	0.780	\$1,077
240	Mobile Home Park	DU	0.590	\$814
251	Senior Adult Housing - Detached	DU	0.270	\$373
252	Senior Adult Housing - Attached	DU	0.230	\$317
253	Congregate Care	DU	0.070	\$97
260	Recreational Home	DU	0.109	\$150
Lodging				
310	Hotel	Room	0.545	\$752
311	All Suites Hotel	Room	0.364	\$502
312	Business Hotel	Room	0.563	\$777
320	Motel	Room	0.355	\$490
Recreational				
411	City Park	Acre	0.184	\$254
430	Golf Course	Hole	3.732	\$5,151
444	Movie Theater	1,000 s.f.	1.486	\$2,051
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,193
493	Athletic Club	1,000 s.f.	2.682	\$3,702
495	Recreational Community Center	1,000 s.f.	1.233	\$1,702
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,148
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,615
530	High School	1,000 s.f.	0.751	\$1,037
560	Church	1,000 s.f.	0.386	\$533
565	Day Care Center	1,000 s.f.	3.653	\$5,042
590	Library	1,000 s.f.	5.125	\$7,074
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,266
620	Nursing Home	1,000 s.f.	0.311	\$429
630	Clinic	1,000 s.f.	4.575	\$6,315
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,518
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,461
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,903
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,710
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,607
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,580
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,870
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$759
814	Specialty Center	1,000 s.f.	1.522	\$2,101
815	Discount Store	1,000 s.f.	1.022	\$1,411
816	Hardware Store	1,000 s.f.	0.592	\$817
817	Nursery	1,000 s.f.	0.849	\$1,172
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,756
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,910
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,989
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,109
931	Quality Restaurant	1,000 s.f.	2.959	\$4,084
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,927
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,014
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,507
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,616
942	Automobile Care Center	1,000 s.f.	1.136	\$1,568
841	New Car Sales	1,000 s.f.	0.956	\$1,320
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,635
944	Gas Station	Fueling Position	1.054	\$1,455
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,418
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,453
848	Tire Store	1,000 s.f.	1.461	\$2,017
850	Supermarket	1,000 s.f.	1.547	\$2,135
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,774
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,150
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,639
861	Discount Club	1,000 s.f.	1.519	\$2,097
862	Home Improvement Superstore	1,000 s.f.	0.436	\$602
863	Electronics Superstore	1,000 s.f.	0.972	\$1,342
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,463
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,961
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,511
890	Furniture Store	1,000 s.f.	0.253	\$349
911	Walk-In Bank	1,000 s.f.	2.989	\$4,126
912	Drive-In Bank	1,000 s.f.	4.432	\$6,117

**Tier 2 SPRTA Fees
Updated for ITE Trip Generation, 9th Edition
Detailed DUE Rates**

Tier 2 Fee - Land Use Categories

R = Residential I = Industrial/Office/Other
C = Commercial and Retail U = University

Tier 2 LU	ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length	% New Trips ²	VMT per Unit	DUE per Unit
Industrial								
I	110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
I	120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
I	130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
I	140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
I	150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
I	151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
Residential								
R	210	Single Family	1.00	1.0/DU	5	100	5.00	1.000
R	220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
R	231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
R	240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
R	251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
R	252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
R	253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
R	260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
Lodging								
C	310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
C	311	All Suites Hotel	0.40	0.4/Room	6.4	71	1.82	0.364
C	312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
C	320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
Recreational								
I	411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
C	430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
C	444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
C	492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
C	493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
I	495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
Institutional								
U	520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
U	536	Private School (K - 12)	1.70	1.70/1,000 s.f.	4.3	80	5.85	1.170
U	530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
I	560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
C	565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
I	590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
Medical								
I	610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
R	620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
I	630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
Office								
I	710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
I		50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
I		150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
I		300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
I		500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
I		> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
I	720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
Retail								
C	812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
C	826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
C	815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
C	816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
C	817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
C	820	Shopping Center						
C		< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
C		200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
C		500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
C		>1,000,000 s.f.	2.72	2.72/1,000 s.f.	3.6	78	7.64	1.528
C	931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
C	932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
C	933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
C	934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
C	941	Quick Lube Vehicle Shop	5.19	5.19/1,000 s.f.	2.2	83	9.48	1.895
C	942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
C	841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
C	843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
C	944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
C	945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
C	848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
C	850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
C	851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
C	852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
C	853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
C	857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
C	862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
C	863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
C	864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
C	880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
C	881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
C	890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
C	911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
C	912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1.000

1. Source: ITE Trip Generation, 9th Edition.
2. Source: ITE Journal, May 1992

Tier 2 SPRTA Fees

<u>Land Use Categories</u>	<u>Fee Per DUE</u>
R Residential	\$5,473
I Industrial/Office/Other	\$1,493
C Commercial/Retail	\$2,966
U University	\$1,000

2010 - 2015 Inflation Adjustment =	1.1570040
2016 Inflation Adjustment =	1.0323580
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
Total Inflation Adjustment =	1.2880333

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial					
I	110	Light Industrial	1,000 s.f.	0.910	\$1,750
I	120	Heavy Industrial	1,000 s.f.	0.178	\$342
I	130	Industrial Park	1,000 s.f.	0.798	\$1,535
I	140	Manufacturing	1,000 s.f.	0.685	\$1,317
I	150	Warehousing	1,000 s.f.	0.300	\$577
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$285
Residential					
R	210	Single Family	DU	1.000	\$7,049
R	220	Apartment	DU	0.620	\$4,371
R	231	Attached Condominium/Townhome	DU	0.780	\$5,499
R	240	Mobile Home Park	DU	0.590	\$4,159
R	251	Senior Adult Housing - Detached	DU	0.270	\$1,903
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,621
R	253	Congregate Care	DU	0.070	\$493
R	260	Recreational Home	DU	0.109	\$768
Lodging					
C	310	Hotel	Room	0.545	\$2,082
C	311	All Suites Hotel	Room	0.364	\$1,391
C	312	Business Hotel	Room	0.563	\$2,151
C	320	Motel	Room	0.355	\$1,356
Recreational					
I	411	City Park	Acre	0.184	\$354
C	430	Golf Course	Hole	3.732	\$14,257
C	444	Movie Theater	1,000 s.f.	1.486	\$5,677
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$6,070
C	493	Athletic Club	1,000 s.f.	2.682	\$10,246
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,371
Institutional					
U	520	Elementary School	1,000 s.f.	0.832	\$1,072
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,507
U	530	High School	1,000 s.f.	0.751	\$967
I	560	Church	1,000 s.f.	0.386	\$742
C	565	Day Care Center	1,000 s.f.	3.653	\$13,956
I	590	Library	1,000 s.f.	5.125	\$9,856
Medical					
I	610	Hospital	1,000 s.f.	0.917	\$1,763
R	620	Nursing Home	1,000 s.f.	0.311	\$2,192
I	630	Clinic	1,000 s.f.	4.575	\$8,798
Office					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,688
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,429
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,652
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,383
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,238
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,202
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,392
Retail					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,101
C	814	Specialty Center	1,000 s.f.	1.522	\$5,815
C	815	Discount Store	1,000 s.f.	1.022	\$3,904
C	816	Hardware Store	1,000 s.f.	0.592	\$2,262
C	817	Nursery	1,000 s.f.	0.849	\$3,243
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$4,859
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$5,287
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$5,505
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$5,837
C	931	Quality Restaurant	1,000 s.f.	2.959	\$11,304
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$10,869
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$16,645
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$20,779
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$7,239
C	942	Automobile Care Center	1,000 s.f.	1.136	\$4,340
C	841	New Car Sales	1,000 s.f.	0.956	\$3,652
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$12,829
C	944	Gas Station	Fueling Position	1.054	\$4,027
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$3,923
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,023
C	848	Tire Store	1,000 s.f.	1.461	\$5,581
C	850	Supermarket	1,000 s.f.	1.547	\$5,910
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$13,214
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$8,718
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$12,840
C	861	Discount Club	1,000 s.f.	1.519	\$5,803
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,666
C	863	Electronics Superstore	1,000 s.f.	0.972	\$3,713
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,050
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$5,429
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$6,949
C	890	Furniture Store	1,000 s.f.	0.253	\$967
C	911	Walk-In Bank	1,000 s.f.	2.989	\$11,419
C	912	Drive-In Bank	1,000 s.f.	4.432	\$16,932