



**SOUTH PLACER**  
REGIONAL  
TRANSPORTATION  
AUTHORITY

## Regional Transportation and Air Quality Mitigation Fee

### Annual Report for Fiscal Year 2021/22

December 7, 2022



**South Placer Regional Transportation Authority  
Regional Transportation and Air Quality Mitigation Fee  
FY 2021/22 Annual Report**

**Table of Contents**

**Annual Report for Fiscal Year 2021/22..... 2**

**Map of Fee Districts ..... 5**

**Fee Schedules ..... 6**

***Figure 1: I-80/SR-65 Interchange Phase 1***



**Regional Transportation and Air Quality Mitigation Fee – FY 2021/22 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.

The Tier 2 fees are implemented through individual development agreements. These fees are charged based on land use categories and are not nexus-based or district based. Tier 2 fees are utilized for improvements to Placer Parkway and the I-80/SR-65 Interchange.

**Amount of the fee:**

See the attached SPRTA fee schedules (Pages 5-18) that were in place on July 1, 2021.

**Table 1: SPRTA Income and Expenditures (FY 2021/22)**

	<b>Tier 1</b>	<b>Tier 2</b>	<b>Total</b>
<b>Beginning Fund Balance (7/1/21)</b>	\$14,382,074.37	\$6,928,975.40	\$21,311,049.77
Amount of Fees Collected	\$5,228,071.94	\$5,212,322.45	\$10,440,394.39
Interest Earned	\$78,821.56	\$604.71	\$79,426.27
Other Income (BOLD Fees)	\$500.00	-	\$500.00
Expenses (See breakdown in <b>Table 2</b> )	\$2,129,703.66	\$3,137,988.18	\$5,267,691.84
Agency Administration	\$390,580.87	-	\$390,580.87
<b>Ending Fund Balance (6/30/22)</b>	\$17,169,183.34	\$9,003,914.38	\$26,173,097.72
<b>Net Change</b>	\$2,787,108.97	\$2,074,938.98	\$4,862,047.95

**Regional Transportation and Air Quality Mitigation Fee – FY 2021/22 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 2021/22)**

Public Improvement Project Title	SPRTA Expenditures FY 2021/22	% Funded With SPRTA Fees
<b>Tier 1</b>		
Placer Parkway Tier I EIR/EIS	\$13,924.42	0.4%
Auburn Folsom Road Widening	\$1,000,000.00	100%
I-80/SR-65 Interchange Phase 1	\$7,681.28	100%
SR-65 Widening	\$9,647.88	100%
I-80 Auxiliary Lanes	\$38,988.02	9%
I-80/Rocklin Road Interchange	\$1,037,615.56	89%
South Placer Transit Project	\$21,846.50	100%
<i>Tier 1 Total Expenditures</i>	\$2,129,703.66	

**Table 3: Tier 2 Fee Expenditures (FY 2021/22)**

Public Improvement Project Title	SPRTA Expenditures FY 2021/22	% Funded With SPRTA Fees
<b>Tier 2</b>		
Placer Parkway	\$3,137,988.18	99.6%
<i>Tier 2 Total Expenditures</i>	\$3,137,988.18	

**Table 4: Summary of Fee Expenditures (FY 2021/22)**

Summary	SPRTA Expenditures FY 2021/22
Sub-Total Tier 1 & Tier 2 Expenditures FY 2021/22	\$5,267,691.84
Agency Administration	\$390,580.87
<b><i>Total SPRTA Expenditures FY 2021/22</i></b>	<b><i>\$5,658,272.71</i></b>

***Regional Transportation and Air Quality Mitigation Fee – FY 2021/22 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.**

Construction is anticipated to commence in April 2023 for the I-80 Auxiliary Lane project.

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

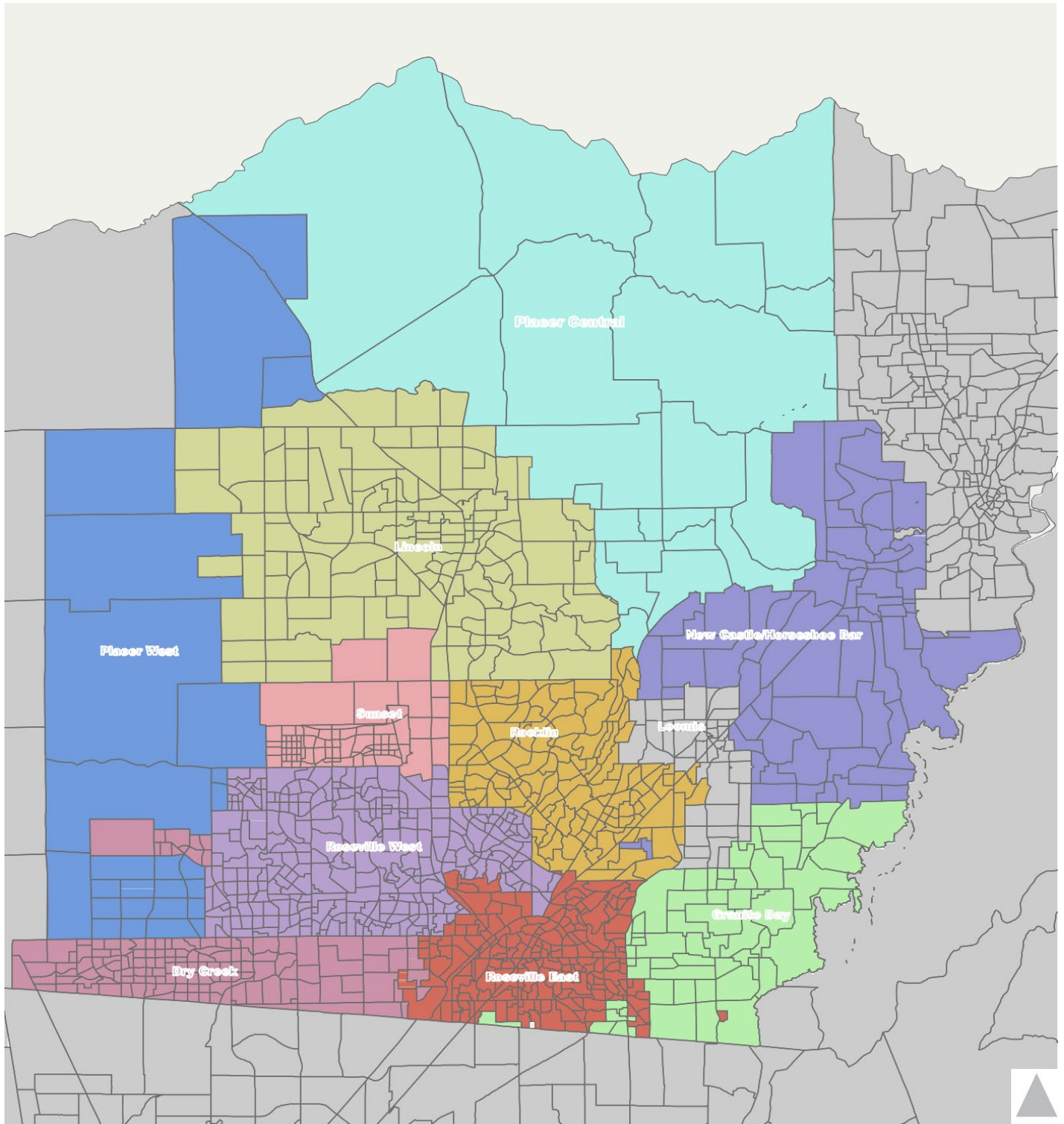
**The amount of any SPRTA Fee refunds made FY 2021/22:**

None

***Figure 2: Rendering of Placer Parkway***



Figure 3: Map of SPRTA Tier 1 Fee Districts



## **SPRTA Tier I and Tier II Fee Schedules**

**As of 7/1/2021**

**2014 SPRTA Impact Fee Update With 2015 to 2021 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 <sup>1</sup>		Trip Length <sup>2</sup>	% New Trips <sup>2</sup>	VMT per Unit	DUE per Unit
<b>Industrial</b>							
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
<b>Residential</b>							
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
<b>Lodging</b>							
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
<b>Recreational</b>							
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
<b>Institutional</b>							
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	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
<b>Medical</b>							
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
<b>Office</b>							
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
<b>Retail</b>							
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	2.72/1000 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**

UPDATED: 4/5/2021

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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$713

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$649
120	Heavy Industrial	1,000 s.f.	0.178	\$127
130	Industrial Park	1,000 s.f.	0.798	\$569
140	Manufacturing	1,000 s.f.	0.685	\$489
150	Warehousing	1,000 s.f.	0.300	\$214
151	Mini-Warehousing	1,000 s.f.	0.148	\$106
<b>Residential</b>				
210	Single Family	DU	1.000	\$713
220	Apartment	DU	0.620	\$442
231	Attached Condominium/Townhome	DU	0.780	\$556
240	Mobile Home Park	DU	0.590	\$421
251	Senior Adult Housing - Detached	DU	0.270	\$193
252	Senior Adult Housing - Attached	DU	0.230	\$164
253	Congregate Care	DU	0.070	\$50
260	Recreational Home	DU	0.109	\$78
<b>Lodging</b>				
310	Hotel	Room	0.545	\$389
311	All Suites Hotel	Room	0.364	\$260
312	Business Hotel	Room	0.563	\$402
320	Motel	Room	0.355	\$253
<b>Recreational</b>				
411	City Park	Acre	0.184	\$131
430	Golf Course	Hole	3.732	\$2,663
444	Movie Theater	1,000 s.f.	1.486	\$1,060
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,134
493	Athletic Club	1,000 s.f.	2.682	\$1,913
495	Recreational Community Center	1,000 s.f.	1.233	\$880
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$594
536	Private School (K - 12)	1,000 s.f.	1.170	\$835
530	High School	1,000 s.f.	0.751	\$536
560	Church	1,000 s.f.	0.386	\$275
565	Day Care Center	1,000 s.f.	3.653	\$2,606
590	Library	1,000 s.f.	5.125	\$3,656
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$654
620	Nursing Home	1,000 s.f.	0.311	\$222
630	Clinic	1,000 s.f.	4.575	\$3,264
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,852
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,272
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$984
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$884
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$830
	> 800,000 s.f.	1,000 s.f.	1.145	\$817
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,000
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$392
814	Specialty Center	1,000 s.f.	1.522	\$1,086
815	Discount Store	1,000 s.f.	1.022	\$729
816	Hardware Store	1,000 s.f.	0.592	\$422
817	Nursery	1,000 s.f.	0.849	\$606
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$908
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$987
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,028
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,090
931	Quality Restaurant	1,000 s.f.	2.959	\$2,111
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,030
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,108
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,880
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$1,352
942	Automobile Care Center	1,000 s.f.	1.136	\$810
841	New Car Sales	1,000 s.f.	0.956	\$682
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,396
944	Gas Station	Fueling Position	1.054	\$752
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$733
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$751
848	Tire Store	1,000 s.f.	1.461	\$1,042
850	Supermarket	1,000 s.f.	1.547	\$1,104
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,468
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,628
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,398
861	Discount Club	1,000 s.f.	1.519	\$1,084
862	Home Improvement Superstore	1,000 s.f.	0.436	\$311
863	Electronics Superstore	1,000 s.f.	0.972	\$693
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$756
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,014
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,298
890	Furniture Store	1,000 s.f.	0.253	\$181
911	Walk-In Bank	1,000 s.f.	2.989	\$2,132
912	Drive-In Bank	1,000 s.f.	4.432	\$3,162

**SPRTA Impact Fees**

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

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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$711

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$647
120	Heavy Industrial	1,000 s.f.	0.178	\$127
130	Industrial Park	1,000 s.f.	0.798	\$567
140	Manufacturing	1,000 s.f.	0.685	\$487
150	Warehousing	1,000 s.f.	0.300	\$213
151	Mini-Warehousing	1,000 s.f.	0.148	\$105
<b>Residential</b>				
210	Single Family	DU	1.000	\$711
220	Apartment	DU	0.620	\$441
231	Attached Condominium/Townhome	DU	0.780	\$555
240	Mobile Home Park	DU	0.590	\$420
251	Senior Adult Housing - Detached	DU	0.270	\$192
252	Senior Adult Housing - Attached	DU	0.230	\$164
253	Congregate Care	DU	0.070	\$50
260	Recreational Home	DU	0.109	\$78
<b>Lodging</b>				
310	Hotel	Room	0.545	\$388
311	All Suites Hotel	Room	0.364	\$259
312	Business Hotel	Room	0.563	\$400
320	Motel	Room	0.355	\$252
<b>Recreational</b>				
411	City Park	Acre	0.184	\$131
430	Golf Course	Hole	3.732	\$2,654
444	Movie Theater	1,000 s.f.	1.486	\$1,057
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,130
493	Athletic Club	1,000 s.f.	2.682	\$1,907
495	Recreational Community Center	1,000 s.f.	1.233	\$877
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$592
536	Private School (K - 12)	1,000 s.f.	1.170	\$832
530	High School	1,000 s.f.	0.751	\$534
560	Church	1,000 s.f.	0.386	\$274
565	Day Care Center	1,000 s.f.	3.653	\$2,597
590	Library	1,000 s.f.	5.125	\$3,644
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$652
620	Nursing Home	1,000 s.f.	0.311	\$221
630	Clinic	1,000 s.f.	4.575	\$3,253
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,843
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,268
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$980
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$881
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$828
	> 800,000 s.f.	1,000 s.f.	1.145	\$814
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,994
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$391
814	Specialty Center	1,000 s.f.	1.522	\$1,082
815	Discount Store	1,000 s.f.	1.022	\$727
816	Hardware Store	1,000 s.f.	0.592	\$421
817	Nursery	1,000 s.f.	0.849	\$604
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$904
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$984
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,025
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,086
931	Quality Restaurant	1,000 s.f.	2.959	\$2,104
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,023
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,098
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,867
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$1,347
942	Automobile Care Center	1,000 s.f.	1.136	\$808
841	New Car Sales	1,000 s.f.	0.956	\$680
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,388
944	Gas Station	Fueling Position	1.054	\$749
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$730
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$749
848	Tire Store	1,000 s.f.	1.461	\$1,039
850	Supermarket	1,000 s.f.	1.547	\$1,100
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,459
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,623
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,390
861	Discount Club	1,000 s.f.	1.519	\$1,080
862	Home Improvement Superstore	1,000 s.f.	0.436	\$310
863	Electronics Superstore	1,000 s.f.	0.972	\$691
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$754
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,010
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,293
890	Furniture Store	1,000 s.f.	0.253	\$180
911	Walk-In Bank	1,000 s.f.	2.989	\$2,125
912	Drive-In Bank	1,000 s.f.	4.432	\$3,151

**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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,658

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,509
120	Heavy Industrial	1,000 s.f.	0.178	\$295
130	Industrial Park	1,000 s.f.	0.798	\$1,323
140	Manufacturing	1,000 s.f.	0.685	\$1,136
150	Warehousing	1,000 s.f.	0.300	\$497
151	Mini-Warehousing	1,000 s.f.	0.148	\$245
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,658
220	Apartment	DU	0.620	\$1,028
231	Attached Condominium/Townhome	DU	0.780	\$1,293
240	Mobile Home Park	DU	0.590	\$978
251	Senior Adult Housing - Detached	DU	0.270	\$448
252	Senior Adult Housing - Attached	DU	0.230	\$381
253	Congregate Care	DU	0.070	\$116
260	Recreational Home	DU	0.109	\$181
<b>Lodging</b>				
310	Hotel	Room	0.545	\$904
311	All Suites Hotel	Room	0.364	\$604
312	Business Hotel	Room	0.563	\$934
320	Motel	Room	0.355	\$589
<b>Recreational</b>				
411	City Park	Acre	0.184	\$305
430	Golf Course	Hole	3.732	\$6,189
444	Movie Theater	1,000 s.f.	1.486	\$2,464
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,635
493	Athletic Club	1,000 s.f.	2.682	\$4,447
495	Recreational Community Center	1,000 s.f.	1.233	\$2,045
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,380
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,940
530	High School	1,000 s.f.	0.751	\$1,245
560	Church	1,000 s.f.	0.386	\$640
565	Day Care Center	1,000 s.f.	3.653	\$6,058
590	Library	1,000 s.f.	5.125	\$8,499
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,521
620	Nursing Home	1,000 s.f.	0.311	\$516
630	Clinic	1,000 s.f.	4.575	\$7,586
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,630
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,957
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,287
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,055
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,930
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,899
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,650
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$912
814	Specialty Center	1,000 s.f.	1.522	\$2,524
815	Discount Store	1,000 s.f.	1.022	\$1,695
816	Hardware Store	1,000 s.f.	0.592	\$982
817	Nursery	1,000 s.f.	0.849	\$1,408
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,109
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,295
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,390
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,534
931	Quality Restaurant	1,000 s.f.	2.959	\$4,907
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,718
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,225
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,019
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$3,142
942	Automobile Care Center	1,000 s.f.	1.136	\$1,884
841	New Car Sales	1,000 s.f.	0.956	\$1,585
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,568
944	Gas Station	Fueling Position	1.054	\$1,748
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,703
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,746
848	Tire Store	1,000 s.f.	1.461	\$2,423
850	Supermarket	1,000 s.f.	1.547	\$2,565
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,736
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,784
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,573
861	Discount Club	1,000 s.f.	1.519	\$2,519
862	Home Improvement Superstore	1,000 s.f.	0.436	\$723
863	Electronics Superstore	1,000 s.f.	0.972	\$1,612
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,758
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,356
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,016
890	Furniture Store	1,000 s.f.	0.253	\$420
911	Walk-In Bank	1,000 s.f.	2.989	\$4,956
912	Drive-In Bank	1,000 s.f.	4.432	\$7,349

**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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,744

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,587
120	Heavy Industrial	1,000 s.f.	0.178	\$310
130	Industrial Park	1,000 s.f.	0.798	\$1,392
140	Manufacturing	1,000 s.f.	0.685	\$1,195
150	Warehousing	1,000 s.f.	0.300	\$523
151	Mini-Warehousing	1,000 s.f.	0.148	\$258
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,744
220	Apartment	DU	0.620	\$1,081
231	Attached Condominium/Townhome	DU	0.780	\$1,361
240	Mobile Home Park	DU	0.590	\$1,029
251	Senior Adult Housing - Detached	DU	0.270	\$471
252	Senior Adult Housing - Attached	DU	0.230	\$401
253	Congregate Care	DU	0.070	\$122
260	Recreational Home	DU	0.109	\$190
<b>Lodging</b>				
310	Hotel	Room	0.545	\$951
311	All Suites Hotel	Room	0.364	\$635
312	Business Hotel	Room	0.563	\$982
320	Motel	Room	0.355	\$619
<b>Recreational</b>				
411	City Park	Acre	0.184	\$321
430	Golf Course	Hole	3.732	\$6,510
444	Movie Theater	1,000 s.f.	1.486	\$2,592
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,772
493	Athletic Club	1,000 s.f.	2.682	\$4,678
495	Recreational Community Center	1,000 s.f.	1.233	\$2,151
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,451
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,041
530	High School	1,000 s.f.	0.751	\$1,310
560	Church	1,000 s.f.	0.386	\$673
565	Day Care Center	1,000 s.f.	3.653	\$6,372
590	Library	1,000 s.f.	5.125	\$8,939
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,599
620	Nursing Home	1,000 s.f.	0.311	\$542
630	Clinic	1,000 s.f.	4.575	\$7,980
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,973
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,110
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,405
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,161
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,030
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,997
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,891
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$959
814	Specialty Center	1,000 s.f.	1.522	\$2,655
815	Discount Store	1,000 s.f.	1.022	\$1,783
816	Hardware Store	1,000 s.f.	0.592	\$1,033
817	Nursery	1,000 s.f.	0.849	\$1,481
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,219
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,414
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,513
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,665
931	Quality Restaurant	1,000 s.f.	2.959	\$5,161
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,962
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,600
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,487
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$3,305
942	Automobile Care Center	1,000 s.f.	1.136	\$1,981
841	New Car Sales	1,000 s.f.	0.956	\$1,667
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,857
944	Gas Station	Fueling Position	1.054	\$1,838
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,791
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,837
848	Tire Store	1,000 s.f.	1.461	\$2,548
850	Supermarket	1,000 s.f.	1.547	\$2,698
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,033
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,980
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,862
861	Discount Club	1,000 s.f.	1.519	\$2,650
862	Home Improvement Superstore	1,000 s.f.	0.436	\$760
863	Electronics Superstore	1,000 s.f.	0.972	\$1,695
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,849
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,479
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,173
890	Furniture Store	1,000 s.f.	0.253	\$441
911	Walk-In Bank	1,000 s.f.	2.989	\$5,214
912	Drive-In Bank	1,000 s.f.	4.432	\$7,730

**SPRTA Impact Fees**

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

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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$2,198

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$2,001
120	Heavy Industrial	1,000 s.f.	0.178	\$391
130	Industrial Park	1,000 s.f.	0.798	\$1,754
140	Manufacturing	1,000 s.f.	0.685	\$1,506
150	Warehousing	1,000 s.f.	0.300	\$660
151	Mini-Warehousing	1,000 s.f.	0.148	\$325
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,198
220	Apartment	DU	0.620	\$1,363
231	Attached Condominium/Townhome	DU	0.780	\$1,715
240	Mobile Home Park	DU	0.590	\$1,297
251	Senior Adult Housing - Detached	DU	0.270	\$594
252	Senior Adult Housing - Attached	DU	0.230	\$506
253	Congregate Care	DU	0.070	\$154
260	Recreational Home	DU	0.109	\$240
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,198
311	All Suites Hotel	Room	0.364	\$800
312	Business Hotel	Room	0.563	\$1,238
320	Motel	Room	0.355	\$780
<b>Recreational</b>				
411	City Park	Acre	0.184	\$405
430	Golf Course	Hole	3.732	\$8,205
444	Movie Theater	1,000 s.f.	1.486	\$3,267
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,493
493	Athletic Club	1,000 s.f.	2.682	\$5,896
495	Recreational Community Center	1,000 s.f.	1.233	\$2,711
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,829
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,572
530	High School	1,000 s.f.	0.751	\$1,651
560	Church	1,000 s.f.	0.386	\$849
565	Day Care Center	1,000 s.f.	3.653	\$8,031
590	Library	1,000 s.f.	5.125	\$11,267
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$2,016
620	Nursing Home	1,000 s.f.	0.311	\$684
630	Clinic	1,000 s.f.	4.575	\$10,058
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,790
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,920
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,032
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,724
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,559
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,517
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,165
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,209
814	Specialty Center	1,000 s.f.	1.522	\$3,346
815	Discount Store	1,000 s.f.	1.022	\$2,247
816	Hardware Store	1,000 s.f.	0.592	\$1,301
817	Nursery	1,000 s.f.	0.849	\$1,867
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,796
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,043
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,168
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,359
931	Quality Restaurant	1,000 s.f.	2.959	\$6,505
932	High Turnover Restaurant	1,000 s.f.	2.845	\$6,255
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,579
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,958
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,166
942	Automobile Care Center	1,000 s.f.	1.136	\$2,497
841	New Car Sales	1,000 s.f.	0.956	\$2,102
843	Automobile Parts Sales	1,000 s.f.	3.358	\$7,382
944	Gas Station	Fueling Position	1.054	\$2,317
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,258
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,315
848	Tire Store	1,000 s.f.	1.461	\$3,212
850	Supermarket	1,000 s.f.	1.547	\$3,401
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,605
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,017
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$7,389
861	Discount Club	1,000 s.f.	1.519	\$3,339
862	Home Improvement Superstore	1,000 s.f.	0.436	\$959
863	Electronics Superstore	1,000 s.f.	0.972	\$2,137
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,330
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,124
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,999
890	Furniture Store	1,000 s.f.	0.253	\$556
911	Walk-In Bank	1,000 s.f.	2.989	\$6,571
912	Drive-In Bank	1,000 s.f.	4.432	\$9,744

**SPRTA Impact Fees**

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

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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,680

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,529
120	Heavy Industrial	1,000 s.f.	0.178	\$299
130	Industrial Park	1,000 s.f.	0.798	\$1,341
140	Manufacturing	1,000 s.f.	0.685	\$1,151
150	Warehousing	1,000 s.f.	0.300	\$504
151	Mini-Warehousing	1,000 s.f.	0.148	\$249
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,680
220	Apartment	DU	0.620	\$1,042
231	Attached Condominium/Townhome	DU	0.780	\$1,310
240	Mobile Home Park	DU	0.590	\$991
251	Senior Adult Housing - Detached	DU	0.270	\$454
252	Senior Adult Housing - Attached	DU	0.230	\$386
253	Congregate Care	DU	0.070	\$118
260	Recreational Home	DU	0.109	\$183
<b>Lodging</b>				
310	Hotel	Room	0.545	\$916
311	All Suites Hotel	Room	0.364	\$612
312	Business Hotel	Room	0.563	\$946
320	Motel	Room	0.355	\$596
<b>Recreational</b>				
411	City Park	Acre	0.184	\$309
430	Golf Course	Hole	3.732	\$6,270
444	Movie Theater	1,000 s.f.	1.486	\$2,497
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,670
493	Athletic Club	1,000 s.f.	2.682	\$4,506
495	Recreational Community Center	1,000 s.f.	1.233	\$2,071
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,398
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,966
530	High School	1,000 s.f.	0.751	\$1,262
560	Church	1,000 s.f.	0.386	\$648
565	Day Care Center	1,000 s.f.	3.653	\$6,137
590	Library	1,000 s.f.	5.125	\$8,610
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,541
620	Nursing Home	1,000 s.f.	0.311	\$522
630	Clinic	1,000 s.f.	4.575	\$7,686
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,717
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,996
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,317
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,082
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,956
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,924
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,711
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$924
814	Specialty Center	1,000 s.f.	1.522	\$2,557
815	Discount Store	1,000 s.f.	1.022	\$1,717
816	Hardware Store	1,000 s.f.	0.592	\$995
817	Nursery	1,000 s.f.	0.849	\$1,426
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,137
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,325
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,421
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,567
931	Quality Restaurant	1,000 s.f.	2.959	\$4,971
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,780
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,320
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,138
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$3,184
942	Automobile Care Center	1,000 s.f.	1.136	\$1,909
841	New Car Sales	1,000 s.f.	0.956	\$1,606
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,642
944	Gas Station	Fueling Position	1.054	\$1,771
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,725
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,769
848	Tire Store	1,000 s.f.	1.461	\$2,455
850	Supermarket	1,000 s.f.	1.547	\$2,599
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,811
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,834
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,647
861	Discount Club	1,000 s.f.	1.519	\$2,552
862	Home Improvement Superstore	1,000 s.f.	0.436	\$733
863	Electronics Superstore	1,000 s.f.	0.972	\$1,633
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,781
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,387
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,056
890	Furniture Store	1,000 s.f.	0.253	\$425
911	Walk-In Bank	1,000 s.f.	2.989	\$5,022
912	Drive-In Bank	1,000 s.f.	4.432	\$7,446

**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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$2,106

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,917
120	Heavy Industrial	1,000 s.f.	0.178	\$375
130	Industrial Park	1,000 s.f.	0.798	\$1,681
140	Manufacturing	1,000 s.f.	0.685	\$1,443
150	Warehousing	1,000 s.f.	0.300	\$632
151	Mini-Warehousing	1,000 s.f.	0.148	\$312
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,106
220	Apartment	DU	0.620	\$1,306
231	Attached Condominium/Townhome	DU	0.780	\$1,643
240	Mobile Home Park	DU	0.590	\$1,243
251	Senior Adult Housing - Detached	DU	0.270	\$569
252	Senior Adult Housing - Attached	DU	0.230	\$484
253	Congregate Care	DU	0.070	\$147
260	Recreational Home	DU	0.109	\$230
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,148
311	All Suites Hotel	Room	0.364	\$767
312	Business Hotel	Room	0.563	\$1,186
320	Motel	Room	0.355	\$748
<b>Recreational</b>				
411	City Park	Acre	0.184	\$388
430	Golf Course	Hole	3.732	\$7,861
444	Movie Theater	1,000 s.f.	1.486	\$3,130
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,347
493	Athletic Club	1,000 s.f.	2.682	\$5,649
495	Recreational Community Center	1,000 s.f.	1.233	\$2,597
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,753
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,465
530	High School	1,000 s.f.	0.751	\$1,582
560	Church	1,000 s.f.	0.386	\$813
565	Day Care Center	1,000 s.f.	3.653	\$7,695
590	Library	1,000 s.f.	5.125	\$10,795
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,932
620	Nursing Home	1,000 s.f.	0.311	\$655
630	Clinic	1,000 s.f.	4.575	\$9,637
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,421
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,756
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,905
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,610
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,452
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,412
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,906
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,159
814	Specialty Center	1,000 s.f.	1.522	\$3,206
815	Discount Store	1,000 s.f.	1.022	\$2,153
816	Hardware Store	1,000 s.f.	0.592	\$1,247
817	Nursery	1,000 s.f.	0.849	\$1,788
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,679
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,915
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,035
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,219
931	Quality Restaurant	1,000 s.f.	2.959	\$6,233
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,993
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,178
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,457
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,992
942	Automobile Care Center	1,000 s.f.	1.136	\$2,393
841	New Car Sales	1,000 s.f.	0.956	\$2,014
843	Automobile Parts Sales	1,000 s.f.	3.358	\$7,073
944	Gas Station	Fueling Position	1.054	\$2,220
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,163
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,218
848	Tire Store	1,000 s.f.	1.461	\$3,077
850	Supermarket	1,000 s.f.	1.547	\$3,259
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,286
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,807
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$7,080
861	Discount Club	1,000 s.f.	1.519	\$3,200
862	Home Improvement Superstore	1,000 s.f.	0.436	\$918
863	Electronics Superstore	1,000 s.f.	0.972	\$2,047
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,233
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,993
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,832
890	Furniture Store	1,000 s.f.	0.253	\$533
911	Walk-In Bank	1,000 s.f.	2.989	\$6,296
912	Drive-In Bank	1,000 s.f.	4.432	\$9,336

**SPRTA Impact Fees**

UPDATED: 4/5/2021

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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,078

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$981
120	Heavy Industrial	1,000 s.f.	0.178	\$192
130	Industrial Park	1,000 s.f.	0.798	\$860
140	Manufacturing	1,000 s.f.	0.685	\$738
150	Warehousing	1,000 s.f.	0.300	\$323
151	Mini-Warehousing	1,000 s.f.	0.148	\$160
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,078
220	Apartment	DU	0.620	\$668
231	Attached Condominium/Townhome	DU	0.780	\$841
240	Mobile Home Park	DU	0.590	\$636
251	Senior Adult Housing - Detached	DU	0.270	\$291
252	Senior Adult Housing - Attached	DU	0.230	\$248
253	Congregate Care	DU	0.070	\$75
260	Recreational Home	DU	0.109	\$118
<b>Lodging</b>				
310	Hotel	Room	0.545	\$588
311	All Suites Hotel	Room	0.364	\$392
312	Business Hotel	Room	0.563	\$607
320	Motel	Room	0.355	\$383
<b>Recreational</b>				
411	City Park	Acre	0.184	\$198
430	Golf Course	Hole	3.732	\$4,023
444	Movie Theater	1,000 s.f.	1.486	\$1,602
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,713
493	Athletic Club	1,000 s.f.	2.682	\$2,891
495	Recreational Community Center	1,000 s.f.	1.233	\$1,329
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$897
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,261
530	High School	1,000 s.f.	0.751	\$810
560	Church	1,000 s.f.	0.386	\$416
565	Day Care Center	1,000 s.f.	3.653	\$3,938
590	Library	1,000 s.f.	5.125	\$5,525
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$989
620	Nursing Home	1,000 s.f.	0.311	\$335
630	Clinic	1,000 s.f.	4.575	\$4,932
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,310
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,922
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,487
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,336
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,255
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,234
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,023
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$593
814	Specialty Center	1,000 s.f.	1.522	\$1,641
815	Discount Store	1,000 s.f.	1.022	\$1,102
816	Hardware Store	1,000 s.f.	0.592	\$638
817	Nursery	1,000 s.f.	0.849	\$915
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,371
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,492
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,553
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,647
931	Quality Restaurant	1,000 s.f.	2.959	\$3,190
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,067
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,697
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,863
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$2,043
942	Automobile Care Center	1,000 s.f.	1.136	\$1,225
841	New Car Sales	1,000 s.f.	0.956	\$1,031
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,620
944	Gas Station	Fueling Position	1.054	\$1,136
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,107
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,135
848	Tire Store	1,000 s.f.	1.461	\$1,575
850	Supermarket	1,000 s.f.	1.547	\$1,668
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,729
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,460
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,623
861	Discount Club	1,000 s.f.	1.519	\$1,638
862	Home Improvement Superstore	1,000 s.f.	0.436	\$470
863	Electronics Superstore	1,000 s.f.	0.972	\$1,048
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,143
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,532
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,961
890	Furniture Store	1,000 s.f.	0.253	\$273
911	Walk-In Bank	1,000 s.f.	2.989	\$3,222
912	Drive-In Bank	1,000 s.f.	4.432	\$4,778



**SPRTA Impact Fees**

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

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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,301

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,184
120	Heavy Industrial	1,000 s.f.	0.178	\$232
130	Industrial Park	1,000 s.f.	0.798	\$1,038
140	Manufacturing	1,000 s.f.	0.685	\$891
150	Warehousing	1,000 s.f.	0.300	\$390
151	Mini-Warehousing	1,000 s.f.	0.148	\$193
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,301
220	Apartment	DU	0.620	\$807
231	Attached Condominium/Townhome	DU	0.780	\$1,015
240	Mobile Home Park	DU	0.590	\$768
251	Senior Adult Housing - Detached	DU	0.270	\$351
252	Senior Adult Housing - Attached	DU	0.230	\$299
253	Congregate Care	DU	0.070	\$91
260	Recreational Home	DU	0.109	\$142
<b>Lodging</b>				
310	Hotel	Room	0.545	\$709
311	All Suites Hotel	Room	0.364	\$474
312	Business Hotel	Room	0.563	\$732
320	Motel	Room	0.355	\$462
<b>Recreational</b>				
411	City Park	Acre	0.184	\$239
430	Golf Course	Hole	3.732	\$4,855
444	Movie Theater	1,000 s.f.	1.486	\$1,933
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,067
493	Athletic Club	1,000 s.f.	2.682	\$3,489
495	Recreational Community Center	1,000 s.f.	1.233	\$1,604
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,082
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,522
530	High School	1,000 s.f.	0.751	\$977
560	Church	1,000 s.f.	0.386	\$502
565	Day Care Center	1,000 s.f.	3.653	\$4,752
590	Library	1,000 s.f.	5.125	\$6,667
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,193
620	Nursing Home	1,000 s.f.	0.311	\$405
630	Clinic	1,000 s.f.	4.575	\$5,952
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,201
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,320
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,794
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,612
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,514
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,490
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,648
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$716
814	Specialty Center	1,000 s.f.	1.522	\$1,980
815	Discount Store	1,000 s.f.	1.022	\$1,330
816	Hardware Store	1,000 s.f.	0.592	\$770
817	Nursery	1,000 s.f.	0.849	\$1,104
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,655
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,800
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,875
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,988
931	Quality Restaurant	1,000 s.f.	2.959	\$3,849
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,701
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,668
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,076
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,465
942	Automobile Care Center	1,000 s.f.	1.136	\$1,478
841	New Car Sales	1,000 s.f.	0.956	\$1,244
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,368
944	Gas Station	Fueling Position	1.054	\$1,371
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,336
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,370
848	Tire Store	1,000 s.f.	1.461	\$1,901
850	Supermarket	1,000 s.f.	1.547	\$2,013
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,500
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,969
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,372
861	Discount Club	1,000 s.f.	1.519	\$1,976
862	Home Improvement Superstore	1,000 s.f.	0.436	\$567
863	Electronics Superstore	1,000 s.f.	0.972	\$1,264
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,379
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,849
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,366
890	Furniture Store	1,000 s.f.	0.253	\$329
911	Walk-In Bank	1,000 s.f.	2.989	\$3,888
912	Drive-In Bank	1,000 s.f.	4.432	\$5,766

**SPRTA Impact Fees**

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

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  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,466

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,334
120	Heavy Industrial	1,000 s.f.	0.178	\$261
130	Industrial Park	1,000 s.f.	0.798	\$1,170
140	Manufacturing	1,000 s.f.	0.685	\$1,004
150	Warehousing	1,000 s.f.	0.300	\$440
151	Mini-Warehousing	1,000 s.f.	0.148	\$217
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,466
220	Apartment	DU	0.620	\$909
231	Attached Condominium/Townhome	DU	0.780	\$1,143
240	Mobile Home Park	DU	0.590	\$865
251	Senior Adult Housing - Detached	DU	0.270	\$396
252	Senior Adult Housing - Attached	DU	0.230	\$337
253	Congregate Care	DU	0.070	\$103
260	Recreational Home	DU	0.109	\$160
<b>Lodging</b>				
310	Hotel	Room	0.545	\$799
311	All Suites Hotel	Room	0.364	\$533
312	Business Hotel	Room	0.563	\$825
320	Motel	Room	0.355	\$520
<b>Recreational</b>				
411	City Park	Acre	0.184	\$270
430	Golf Course	Hole	3.732	\$5,470
444	Movie Theater	1,000 s.f.	1.486	\$2,178
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,329
493	Athletic Club	1,000 s.f.	2.682	\$3,931
495	Recreational Community Center	1,000 s.f.	1.233	\$1,807
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,219
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,715
530	High School	1,000 s.f.	0.751	\$1,101
560	Church	1,000 s.f.	0.386	\$566
565	Day Care Center	1,000 s.f.	3.653	\$5,354
590	Library	1,000 s.f.	5.125	\$7,511
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,344
620	Nursing Home	1,000 s.f.	0.311	\$456
630	Clinic	1,000 s.f.	4.575	\$6,705
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,860
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,613
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,021
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,816
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,706
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,678
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,110
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$806
814	Specialty Center	1,000 s.f.	1.522	\$2,231
815	Discount Store	1,000 s.f.	1.022	\$1,498
816	Hardware Store	1,000 s.f.	0.592	\$868
817	Nursery	1,000 s.f.	0.849	\$1,244
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,864
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,028
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,112
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,240
931	Quality Restaurant	1,000 s.f.	2.959	\$4,337
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,170
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,386
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,972
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,777
942	Automobile Care Center	1,000 s.f.	1.136	\$1,665
841	New Car Sales	1,000 s.f.	0.956	\$1,401
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,922
944	Gas Station	Fueling Position	1.054	\$1,545
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,505
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,543
848	Tire Store	1,000 s.f.	1.461	\$2,141
850	Supermarket	1,000 s.f.	1.547	\$2,267
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,070
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,345
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,926
861	Discount Club	1,000 s.f.	1.519	\$2,226
862	Home Improvement Superstore	1,000 s.f.	0.436	\$639
863	Electronics Superstore	1,000 s.f.	0.972	\$1,425
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,554
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,083
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,666
890	Furniture Store	1,000 s.f.	0.253	\$371
911	Walk-In Bank	1,000 s.f.	2.989	\$4,381
912	Drive-In Bank	1,000 s.f.	4.432	\$6,496

## 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	ITE	Land Use Category	P.M. Peak Hour		Trip	% New	VMT	DUE
LU	Code		Trip Rate Per Unit <sup>1</sup>		Length <sup>2</sup>	Trips <sup>2</sup>	per Unit	per Unit
<b>Industrial</b>								
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
<b>Residential</b>								
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
<b>Lodging</b>								
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
<b>Recreational</b>								
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
<b>Institutional</b>								
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
<b>Medical</b>								
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
<b>Office</b>								
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
<b>Retail</b>								
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/Srv. Pos.	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. Source: ITE Trip Generation, 9th Edition.  
2. Source: ITE Journal, May 1992

**Tier 2 SPRTA Fees**

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

2010 - 2015 Inflation Adjustment =	1.1944424
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
2020 Inflation Adjustment =	1.0288336
2021 Inflation Adjustment =	1.0320842
Total Inflation Adjustment =	1.3676890

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>					
I	110	Light Industrial	1,000 s.f.	0.910	\$1,858
I	120	Heavy Industrial	1,000 s.f.	0.178	\$363
I	130	Industrial Park	1,000 s.f.	0.798	\$1,629
I	140	Manufacturing	1,000 s.f.	0.685	\$1,399
I	150	Warehousing	1,000 s.f.	0.300	\$613
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$302
<b>Residential</b>					
R	210	Single Family	DU	1.000	\$7,485
R	220	Apartment	DU	0.620	\$4,641
R	231	Attached Condominium/Townhome	DU	0.780	\$5,839
R	240	Mobile Home Park	DU	0.590	\$4,416
R	251	Senior Adult Housing - Detached	DU	0.270	\$2,021
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,722
R	253	Congregate Care	DU	0.070	\$524
R	260	Recreational Home	DU	0.109	\$816
<b>Lodging</b>					
C	310	Hotel	Room	0.545	\$2,211
C	311	All Suites Hotel	Room	0.364	\$1,477
C	312	Business Hotel	Room	0.563	\$2,284
C	320	Motel	Room	0.355	\$1,440
<b>Recreational</b>					
I	411	City Park	Acre	0.184	\$376
C	430	Golf Course	Hole	3.732	\$15,139
C	444	Movie Theater	1,000 s.f.	1.486	\$6,028
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$6,446
C	493	Athletic Club	1,000 s.f.	2.682	\$10,880
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,518
<b>Institutional</b>					
U	520	Elementary School	1,000 s.f.	0.832	\$1,138
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,600
U	530	High School	1,000 s.f.	0.751	\$1,027
I	560	Church	1,000 s.f.	0.386	\$788
C	565	Day Care Center	1,000 s.f.	3.653	\$14,819
I	590	Library	1,000 s.f.	5.125	\$10,465
<b>Medical</b>					
I	610	Hospital	1,000 s.f.	0.917	\$1,872
R	620	Nursing Home	1,000 s.f.	0.311	\$2,328
I	630	Clinic	1,000 s.f.	4.575	\$9,342
<b>Office</b>					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,164
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,641
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,816
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,530
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,377
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,338
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,726
<b>Retail</b>					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,231
C	814	Specialty Center	1,000 s.f.	1.522	\$6,174
C	815	Discount Store	1,000 s.f.	1.022	\$4,146
C	816	Hardware Store	1,000 s.f.	0.592	\$2,401
C	817	Nursery	1,000 s.f.	0.849	\$3,444
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$5,160
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$5,614
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$5,846
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$6,198
C	931	Quality Restaurant	1,000 s.f.	2.959	\$12,003
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$11,541
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$17,674
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$22,064
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$7,687
C	942	Automobile Care Center	1,000 s.f.	1.136	\$4,608
C	841	New Car Sales	1,000 s.f.	0.956	\$3,878
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$13,622
C	944	Gas Station	Fueling Position	1.054	\$4,276
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$4,166
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,272
C	848	Tire Store	1,000 s.f.	1.461	\$5,927
C	850	Supermarket	1,000 s.f.	1.547	\$6,276
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$14,032
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$9,257
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$13,634
C	861	Discount Club	1,000 s.f.	1.519	\$6,162
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,769
C	863	Electronics Superstore	1,000 s.f.	0.972	\$3,943
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,300
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$5,764
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$7,379
C	890	Furniture Store	1,000 s.f.	0.253	\$1,026
C	911	Walk-In Bank	1,000 s.f.	2.989	\$12,125
C	912	Drive-In Bank	1,000 s.f.	4.432	\$17,979