



A G E N D A

Wednesday, December 7, 2022

** **10:00 AM** **

↩ **NOTE NEW TIME**

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

PUBLIC PARTICIPATION PROCEDURES

The SPRTA Board meeting will be open to in-person attendance. In addition, remote teleconference participation is available to Board members and the public pursuant to the provisions of Government Code section 54953(e) due to the COVID-19 state emergency proclamation and recommendations for social distancing. Public Comment will be opened for each agenda item, and citizens may comment virtually through a Zoom meeting webinar utilizing the “raise hand” function. If you are participating by phone, please dial *9 to “raise hand” and queue for Public Comment. Please raise your hand at the time the Chair announces the item. Public comments will also be accepted at ssabol@pctpa.net or 530-823-4030 or by mail to: PCTPA, 299 Nevada Street, Auburn, CA 95603.

Remote access: <https://placer-ca-gov.zoom.us/j/92483627413>

You can also dial in using your phone: +1 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 924 8362 7413

A. Flag Salute

B. Roll Call

C. **AB 361 Remote Teleconferencing**

Mike Luken, Executive Director

- Adopt findings to hold this meeting by remote teleconference and declare intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor’s COVID-19 State of Emergency Proclamation and state regulations related to physical distancing.

Action
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- | | |
|--|--|
| D. Approval of Action Minutes: August 24, 2022 | Action
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| E. Agenda Review
<i>Mike Luken / Matt Click, Executive Directors</i> | Info |
| F. Public Comment
Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda unless the time is extended by the presiding officer. The Brown Act does not permit any action or discussion on items not listed on the agenda. | |
| G. Consent Calendar
These items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested citizen may request an item be removed from the consent calendar for discussion.
1. Approval of the FY 2022/23 Budget Amendment #1
2. Accept the Annual Report for Fiscal Year 2021/22 | Action
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| H. Executive Director's Report | Info |
| I. Board Direction to Staff | |
| J. Informational Items
1. SPRTA Financials
a. June 30, 2022
b. September 30, 2022 | Info
Under separate cover |

Next regularly scheduled SPRTA Board Meeting
January 25, 2022



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

TO: SPRTA Board of Directors

DATE: December 7, 2022

FROM: Mike Luken, Executive Director

SUBJECT: AB 361 REMOTE TELECONFERENCING

Action Requested

It is recommended that the South Placer Regional Transportation Authority (SPRTA) Board adopt Resolution No. 22-14, adopting findings to hold this meeting by remote teleconference and declaring its intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor’s COVID-19 State of Emergency Proclamation and state regulations related to physical distancing.

Background

SPRTA approved Resolution No. 21-08 on October 27, 2021, making findings and declaring its intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor’s COVID-19 State of Emergency Proclamation and state regulations related to physical distancing.

Effective October 1, 2021, Assembly Bill (AB) 361 modified the provisions of the Brown Act related to holding teleconference meetings during a proclaimed state of emergency when state or local officials have imposed, or recommended measures related to physical distancing which warrant holding meetings remotely. The Governor’s COVID-19 state of emergency is a proclaimed state of emergency and the California Division of Occupational Safety and Health (“Cal/OSHA”) regulations related to COVID-19 recommend social distancing and regulates “close contact” which occurs when individuals are within six feet of another in certain circumstances. Therefore, this meeting is being held as a teleconference meeting pursuant to subdivision (e)(1) of the Government Code authorizing relaxed teleconference meeting rules.

Discussion

At the May Board meeting, the Board directed staff to phase out the use of this resolution if appropriate. Since that meeting, Placer County has moved into the substantial level of transmission for COVID. If the Board desires to continue to meet utilizing the above-described relaxed teleconference meeting rules, AB 361 requires an ongoing finding every 30 days that the Board has reconsider the circumstances of the state of emergency and that the state emergency continues to impact the ability to “meet safely in person,” or that state or local officials continue to recommend measures to promote social distancing. Gov. Code § 54953(e)(3).

SPRTA Board of Directors
AB 361 Remote Teleconferencing
December 7, 2022
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The Governor's state of emergency remains, and the Cal OSHA Regulations related to social distancing remain in place and were extended until December 31, 2022.

SPRTA staff is continuing to monitor the status of the Governor's state of emergency proclamation, state regulations and orders related to social distancing, and health and safety conditions related to COVID-19 and confirms that said conditions continue to exist that warrant remote teleconference meetings.

COVID-19 continues to pose health risks and is highly contagious and state guidelines remain related to physical distancing recommendations and requirements.

It is recommended that this meeting be conducted as a remote teleconference meeting pursuant to the provisions of subdivision (e)(1) of the Government Code authorizing relaxed teleconference meeting rules. It is further recommended that the Board find that state officials continue to impose or recommend measures to promote social distancing, and at the next regularly scheduled Board meeting the Board will continue to consider the status of the ongoing emergency and facts related to the health and safety of meeting attendees due to COVID-19 and consider further ongoing findings related to Board meetings pursuant to the provisions of AB 361.

ML:ss

RESOLUTION NO. 22-14

**A RESOLUTION MAKING FINDINGS AND DECLARING ITS INTENT TO CONTINUE
REMOTE TELECONFERENCE MEETINGS
PURSUANT TO GOVERNMENT CODE SECTION 54953(e)**

The following resolution was duly passed by the Board of the South Placer Regional Transportation Authority at a regular meeting held December 7, 2022 by the following vote on roll call:

AYES:

NOES:

ABSENT:

WHEREAS, the South Placer Regional Transportation Authority (SPRTA) is committed to preserving and nurturing public access and participation in meetings of the Board; and

WHEREAS, all legislative body meetings of SPRTA are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and observe the Board conduct its business; and

WHEREAS, Governor Newsom signed AB 361, amending the Brown Act, including Government Code section 54953(e), which makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition of AB 361 is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, such conditions now exist in the State, specifically, the Governor of the State of California proclaimed a state of emergency on March 4, 2020, related to the threat of COVID-19, which remains in effect; and

WHEREAS, California Department of Public Health and the federal Centers for Disease Control and Prevention caution that the Omicron variant of COVID- 19, currently the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, and that even fully vaccinated individuals can spread the virus to others resulting in rapid COVID-19 cases and hospitalizations; and

WHEREAS, the California Division of Occupational Safety and Health (“Cal/OSHA”) regulations at Title 8 Section 3205 recommends physical distancing in the workplace as precautions against the spread of COVID-19 and imposes certain restrictions and requirements due to a “close contact” which occurs when individuals are within six feet of another in certain circumstances; and

WHEREAS, the Board of Directors previously adopted Resolution No. 21-08 on October 27, 2021, finding that the requisite conditions exist for the legislative bodies of the South Placer Regional Transportation Authority to conduct remote teleconference meetings

without compliance with paragraph (3) of Subdivision (b) of Government Code section 54953; and

WHEREAS, the proliferation of the Omicron variant of the virus continues to pose imminent risk to health and safety and the Board hereby recognizes the proclamation of state of emergency by the Governor of the State of California and the regulations of Cal/OSHA recommending physical distancing; and

WHEREAS, to allow for physical distancing and remote meeting attendance, the Board intends to invoke the provisions of AB 361 as provided in Government Code section 54953, subd. (e) and such meetings of the SPRTA Board and any legislative bodies of SPRTA shall comply with the requirements to provide the public with access to the meetings as prescribed in section 54953, subd. (e)(2).

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of the South Placer Regional Transportation Authority as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.
2. The meetings of the Board, including this meeting, may be held with relaxed teleconference rules pursuant to the provisions of subdivision (e)(2), due to the current Governor’s state of emergency proclamation and Cal/OSHA recommendations for social distancing satisfying subdivision (e)(1)(A), of section 54953 of the Government Code.
3. The Board of Directors hereby considers the conditions of the state of emergency and the state recommendations and regulations related to social distancing and reauthorizes remote teleconference meetings.
4. Staff is hereby directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings of the Board and all SPRTA legislative bodies in accordance with subdivision (e) of Government Code section 54953 for remote teleconference meetings.
5. Staff is further directed to continue to monitor the health and safety conditions related to COVID-19, the status of the Governor’s state of emergency proclamation, the state regulations related to social distancing, and the local orders related to health and safety, and present to the Board at its next regularly scheduled meeting the related information and recommendations for continued remote meetings pursuant to the provisions of paragraph Government Code section 54953, subdivision (e)(3), and to consider extending the time during which the Board may continue to meet by teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

Matt Click
Executive Director

Paul Joiner
Chair

Attest: _____
Solvi Sabol, Board Secretary



ACTION MINUTES August 24, 2022

A regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, August 24, 2022, at approximately 10:45 a.m. at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, California.

BOARD IN

ATTENDANCE:	Ken Broadway	STAFF:	Rick Carter
	Bruce Houdesheldt		Mike Luken
	Paul Joiner, Chair		Solvi Sabol
	Suzanne Jones		

Chair Joiner explained the meeting procedures to the Board and public as it as it pertains to participating by means of a teleconference under Government Code section 54953(e) due to the COVID-19 state emergency proclamation and recommendations for social distancing. Staff reports and a video of this meeting are available at: <https://pctpa.net/http-pctpa-net-sprta-board-of-directors-meeting-agendas/>.

AB 361 REMOTE TELECONFERENCING

Upon motion by Jones and second by Broadway, the Board adopted Resolution No. 22-13, to allow this meeting to be held by remote teleconference and declaring its intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor's COVID-19 State of Emergency Proclamation and state regulations related to physical distancing by the following roll call vote:

AYES: Broadway, Houdesheldt, Joiner, Jones
NOES: None
ABSTAIN: None

APPROVAL OF MINUTES

Upon motion by Houdesheldt and second by Broadway, the minutes of May 25, 2022, were approved by the following roll call vote:

AYES: Broadway, Houdesheldt, Joiner
NOES: None
ABSTAIN: Jones

AGENDA REVIEW

There were no changes to the agenda as presented.

PUBLIC COMMENT

There was no public comment.

CLOSED SESSION: Pursuant to Government Code §54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Under Negotiation: Price and Terms
Agency Negotiators: Mike Luken, Executive Director and Rick Carter, Deputy Executive Director

The Board returned from Closed Session. Chair Joiner stated that there was no reportable action.

EXECUTIVE DIRECTOR'S REPORT

Mike Luken reported that the request by the County to end the Tier 2 Fee Deferral has been withdrawn by Placer County. As such, we will not be pursuing ending the fee deferral which is set to expire in 2035.

BOARD DIRECTION TO STAFF

None.

ADJOURN

The SPRTA Board meeting concluded at approximately 11:30 a.m.

A video of this meeting is available at:

<https://pctpa.net/http-pctpa-net-sprta-board-of-directors-meeting-agendas/>

The regularly scheduled SPRTA Board meeting on September 28, 2022 has been cancelled.

Michael W. Luken, Executive Director

Paul Joiner, Chair

:SS



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

TO: SPRTA Board of Directors

DATE: December 7, 2022

FROM: Mike Luken / Matt Click, Executive Directors

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the December 7, 2022 agenda for your review and action.

1. Approval of the FY 2022/23 Budget Amendment #1.

At the May 2022 meeting, the Board approved a FY 2022/23 budget of \$243,256. The budget included \$129,056 for staff time and various operational expenses and \$100,000 for the consultant contract cost to create a new South Placer County traffic model and perform a comprehensive update of the SPRTA fees (the Nexus Study). The amended budget increases expenses and revenues \$88,295 for a total of \$331,551. There is a \$40,295 increase for additional staff time to support the administration of SPRTA, mainly the continued efforts on the Nexus Study. Additionally, there is a \$48,000 increase for the Nexus Study consultant which is the carryover of unspent funds from the prior fiscal year. The Nexus Study schedule has been extended to provide for additional coordination and input from the SPRTA member agencies resulting in carryover of consultant costs and additional staff time. Staff anticipate completion of the Nexus Study by the end of the fiscal year. Staff recommends the Board approve Budget Amendment #1.

2. Accept the Annual Report for Fiscal Year 2021/22.

In April 2002 the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee (SPRTA Tier 1 Fee) to provide funding for various regional transportation projects needed as a result of local development. The SPRTA Board approved the most recent major update of this fee on October 7, 2014. In May 2009 the SPRTA Board and local jurisdictions established a second fee, the SPRTA Tier 2 Fee, to provide additional funding for Placer Parkway and the I-80/SR-65 Interchange. As a fee program for public improvements under the State Mitigation Fee Act, California Government Code 66000-66008 (CGC) requires the Authority make available to the public an Annual Report. The Annual Report for FY 2021/22 and was made publicly available on the SPRTA website on November 16, 2022, and is included as Attachment 2.

Attachment 1

SPRTA Administrative Budget Amendment #1 Fiscal Year 2022/23

December 7, 2022

Expenditures	FY 2022/23 Amendment 1 Budget	FY 2022/23 Adopted May 2022 Budget	Difference
PCTPA Administrative Contract	\$ 169,351	\$ 129,056	\$ 40,295
Legal Services	\$ 5,000	\$ 5,000	\$ -
Traffic Modeling/Nexus Analysis	\$ 148,000	\$ 100,000	\$ 48,000
Financial Audits	\$ 6,700	\$ 6,700	\$ -
Direct Expenses (note 1)	\$ 2,000	\$ 2,000	\$ -
Accounting Services	\$ 500	\$ 500	\$ -
Contingency funds	\$ -	\$ -	\$ -
Total	\$ 331,551	\$ 243,256	\$ 88,295

Revenues	FY 2022/23 Amendment 1 Budget	FY 2022/23 Adopted May 2022 Budget	Difference
SPRTA Fees	\$ 331,551	\$ 243,256	\$ 88,295
Total	\$ 331,551	\$ 243,256	\$ 88,295

Contingency Funds	Budget	Budget	Actual
	\$ -	\$ -	\$ -

Revenue to Expenditure Comparison	Budget	Budget	Actual
Surplus/(Deficit)	\$ -	\$ -	\$ -

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



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**

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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)

	Tier 1	Tier 2	Total
Beginning Fund Balance (7/1/21)	\$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 Table 2)	\$2,129,703.66	\$3,137,988.18	\$5,267,691.84
Agency Administration	\$390,580.87	-	\$390,580.87
Ending Fund Balance (6/30/22)	\$17,169,183.34	\$9,003,914.38	\$26,173,097.72
Net Change	\$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
Tier 1		
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>	<i>\$2,129,703.66</i>	

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

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

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
<i>Total SPRTA Expenditures FY 2021/22</i>	<i>\$5,658,272.71</i>

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:

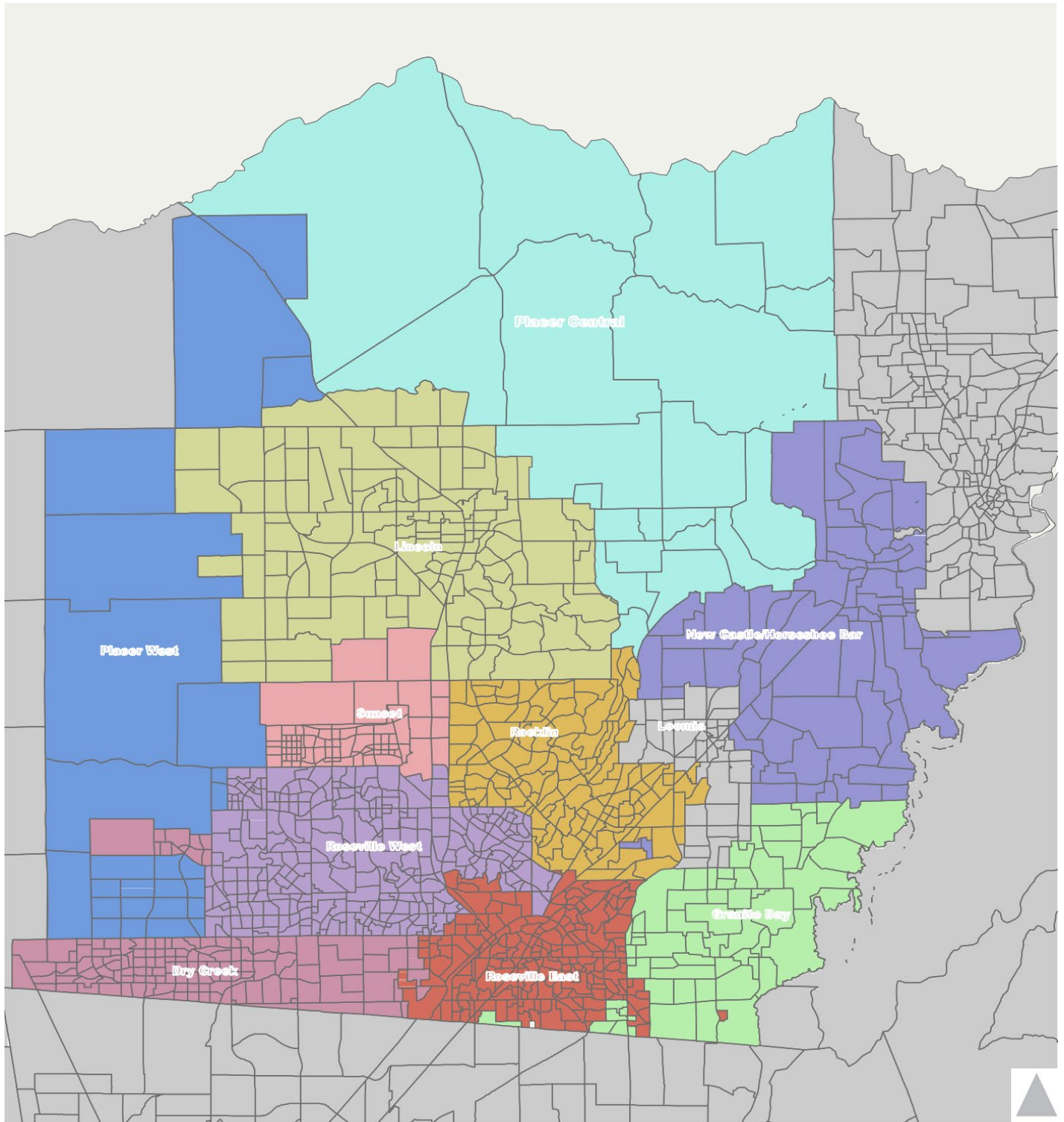
None

Figure 2: Rendering of Placer Parkway



Regional Transportation and Air Quality Mitigation Fee – FY 2021/22 Annual Report

Figure 3: Map of SPRTA Tier 1 Fee Districts



Regional Transportation and Air Quality Mitigation Fee – FY 2021/22 Annual Report

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							UPDATED: 4/5/2021
ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length ²	% New Trips ²	VMT 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	1.70/1000 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
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	2.72/1000 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/Srvc. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	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	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Dry Creek	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$589	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
Industrial				
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
Residential				
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
Lodging				
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
Recreational				
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
Institutional				
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
Medical				
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
Office				
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
Retail				
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		UPDATED: 4/5/2021		
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		
		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
Industrial				
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
Residential				
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
Lodging				
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
Recreational				
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
Institutional				
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
Medical				
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
Office				
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
Retail				
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				UPDATED: 4/5/2021	
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	
Industrial					
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	
Residential					
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	
Lodging					
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	
Recreational					
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	
Institutional					
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	
Medical					
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	
Office					
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	
Retail					
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		UPDATED: 4/5/2021		
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
Industrial				
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
Residential				
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
Lodging				
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
Recreational				
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
Institutional				
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
Medical				
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
Office				
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
Retail				
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		UPDATED: 4/5/2021		
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	
		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
Industrial				
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
Residential				
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
Lodging				
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
Recreational				
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
Institutional				
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
Medical				
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
Office				
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
Retail				
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		UPDATED: 4/5/2021		
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		
		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
Industrial				
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
Residential				
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
Lodging				
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
Recreational				
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
Institutional				
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
Medical				
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
Office				
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
Retail				
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		UPDATED: 4/5/2021		
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
Industrial				
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
Residential				
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
Lodging				
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
Recreational				
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
Institutional				
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
Medical				
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
Office				
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
Retail				
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	
Industrial					
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	
Residential					
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	
Lodging					
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	
Recreational					
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	
Institutional					
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	
Medical					
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	
Office					
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	
Retail					
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				UPDATED: 4/5/2021	
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		
		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	
Industrial					
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	
Residential					
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	
Lodging					
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	
Recreational					
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	
Institutional					
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	
Medical					
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	
Office					
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	
Retail					
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				UPDATED: 4/5/2021	
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		
		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	
Industrial					
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	
Residential					
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	
Lodging					
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	
Recreational					
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	
Institutional					
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	
Medical					
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	
Office					
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	
Retail					
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								UPDATED: 4/5/2021
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 ¹	Length ²	Trips ²	per Unit	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	1.70/1000 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	2.72/1000 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				UPDATED: 4/5/2021	
Land Use Categories		Fee Per DUE	2010 - 2015 Inflation Adjustment = 1.1944424		
R	Residential	\$5,473	2017 Inflation Adjustment = 1.0245216		
I	Industrial/Office/Other	\$1,493	2018 Inflation Adjustment = 1.0273511		
C	Commercial/Retail	\$2,966	2019 Inflation Adjustment = 1.0245234		
U	University	\$1,000	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
Industrial					
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
Residential					
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
Lodging					
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
Recreational					
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
Institutional					
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
Medical					
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
Office					
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
Retail					
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