

South Placer Regional Transportation Authority

Regional Transportation and Air Quality Mitigation Fee

Annual Report for Fiscal Year 2016/2017

**South Placer Regional Transportation Authority
Regional Transportation and Air Quality Mitigation Fee
FY 2016/17 Annual Report**

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Regional Transportation and Air Quality Mitigation Fee – FY 2016/17 Annual Report

Brief description of the type of fee in the fund:

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

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

Amount of the fee:

See the attached SPRTA fee schedules (Pages 5-18) that were in place on July 1, 2016.

Table 1: SPRTA Income and Expenditures (FY 2016/17)

	Tier 1	Tier 2	Total
Beginning Fund Balance (7/1/16)	\$9,668,548.23	\$183,636.12	\$9,852,184.35
Amount of Fees Collected	\$3,889,997.54	\$245,200.51	\$4,135,198.05
Interest Earned	\$97,333.57	\$85.35	\$97,418.92
Expenses (See breakdown in Table 2)	\$2,369,911.85	-	\$2,369,911.85
Agency Administration	\$86,323.46	-	\$86,323.46
Ending Fund Balance (6/30/17)	\$11,199,644.03	\$428,921.98	\$11,628,566.01
Net Change	\$1,531,095.80	\$245,285.86	\$1,776,381.66

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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 2016/17)

Public Improvement Project Title	SPRTA Expenditures FY 2021/22	% Funded With SPRTA Fees
Tier 1		
Sierra College Blvd	\$1,000,000.00	100%
Placer Parkway	\$369,911.85	100%
Auburn Folsom Road Widening	\$1,000,000.00	100%
<i>Tier 1 Total Expenditures</i>	<i>\$2,369,911.85</i>	

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

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

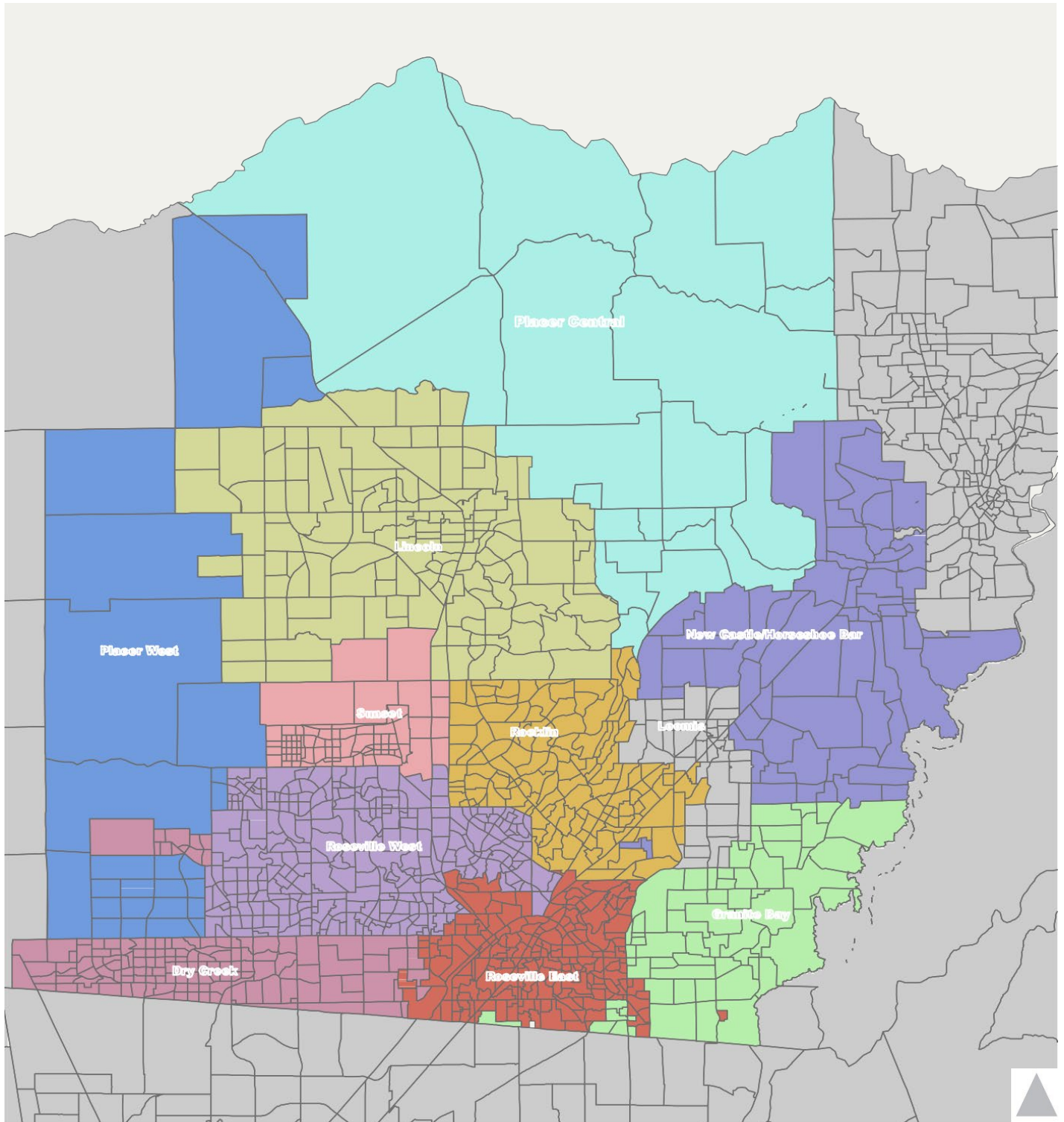
A description of each interfund transfer or loan made from the account or fund:

None

The amount of any SPRTA Fee refunds made FY 2016/17:

None

Figure 1: Map of SPRTA Tier 1 Fee Districts



SPRTA Tier I and Tier II Fee Schedules

As of 7/1/2016

**2014 SPRTA Impact Fee Update With 2015 & 2016 Inflation Adjustment
Updated for ITE Trip Generation, 8th Edition
Detailed DUE Rates**

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length ²	% New Trips ³	VTM per Unit	DUE per Unit
Industrial							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.901
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.177
130	Industrial Park	0.86	0.86/1,000 s.f.	5.1	92	4.04	0.799
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.678
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.297
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.147
Residential							
210	Single Family	1.01	1.01/DU	5	100	5.05	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.614
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.772
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.584
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.267
252	Senior Adult Housing - Attached	0.16	0.16/DU	5	100	0.80	0.158
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	0.108
Lodging							
310	Hotel	0.59	0.59/Room	6.4	71	2.68	0.531
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.360
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.558
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.351
Recreational							
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.182
430	Golf Course	2.78	2.78/Hole	7.1	90	17.76	3.518
444	Movie Theater	3.80	3.80/1000 sf	2.3	85	7.43	1.471
492	Health/Fitness Club	3.53	3.53/1000 s.f.	3	75	7.94	1.573
493	Athletic Club	5.96	5.96/1000 s.f.	3	75	13.41	2.655
495	Recreational Community Center	1.45	1.45/1,000 s.f.	3	75	3.26	0.646
Institutional							
520	Elementary School	1.21	1.21/1000 s.f.	4.3	80	4.16	0.824
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.158
530	High School	0.97	0.97/1000 s.f.	4.3	90	3.75	0.743
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.382
565	Day Care Center	12.46	12.46/1,000 s.f.	2	74	18.44	3.652
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.074
Medical							
610	Hospital	1.14	1.14/1,000 s.f.	6.4	77	5.62	1.112
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.308
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.530
Office							
710	Up to 50,000 s.f.	4.27	4.27/1,000 s.f.	5.1	92	20.03	3.967
	50,001 - 150,000 s.f.	1.91	1.91/1,000 s.f.	5.1	92	8.96	1.775
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.366
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.226
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.152
	> 800,000 s.f.	1.21	1.21/1,000 s.f.	5.1	92	5.68	1.124
720	Medical - Dental Office Building	3.46	3.46/1000 s.f.	5.1	77	13.59	2.691
Retail							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.544
814	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.507
815	Discount Store	5.00	5.00/1,000 s.f.	1.8	57	5.13	1.016
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.587
817	Nursery	3.80	3.80/1,000 s.f.	1.7	36	2.33	0.461
820	Shopping Center						
	< 200,000 s.f.	6.36	6.36/1,000 s.f.	1.8	59	6.75	1.337
	200,001-500,000 s.f.	4.21	4.21/1,000 s.f.	2.3	76	7.36	1.457
	500,000s.f.-1,000,000 s.f.	3.27	3.27/1,000 s.f.	3	78	7.65	1.515
	>1,000,000 s.f.	2.88	2.88/1,000 s.f.	3.6	78	8.09	1.601
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.929
932	High Turnover Restaurant	11.15	11.15/1,000 s.f.	1.9	76	16.10	3.188
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.313
934	Fast Food Drive-In	33.84	33.84/1,000 s.f.	1.7	49	28.19	5.582
941	Quick Lube Vehicle Shop	5.19	5.19/Srv. Pos.	2.2	83	9.48	1.877
942	Automobile Care Center	3.38	3.38/1000 s.f.	2.2	83	6.17	1.222
841	New Car Sales	2.59	2.59/1,000 s.f.	2.4	76	4.72	0.935
843	Automobile Parts Sales	5.98	5.98/1000 s.f.	3.6	78	16.79	3.325
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.044
945	Gas/Serv. Stn. W/Conv. Market	13.38	13.38/Fueling Pos.	1.9	20	5.08	1.007
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.94	13.94/Fueling Pos.	1.9	20	5.30	1.049
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.446
850	Supermarket	10.50	10.50/1,000 s.f.	1.7	48	8.57	1.697
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.425
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.259
853	Convenience Market w/Gas Pumps	59.69	59.69/1,000 s.f.	1.5	22	19.70	3.901
861	Discount Club	4.24	4.24/1,000 s.f.	2.3	79	7.70	1.526
862	Home Improvement Superstore	2.37	2.37/1000s.f.	1.8	52	2.22	0.439
863	Electronics Superstore	4.50	4.50/1000s.f.	1.8	60	4.86	0.962
864	Toy/Childrens Superstore	4.99	4.99/1000 s.f.	1.8	59	5.30	1.049
880	Drugstore W/O Drive-Thru	8.42	8.42/1000 s.f.	1.8	47	7.12	1.411
881	Drugstore W/Drive-Thru	10.35	10.35/1000 s.f.	1.8	51	9.50	1.881
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.250
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.959
912	Drive-In Bank	25.82	25.82/1,000 s.f.	1.6	57	23.55	4.663

1. Source: ITE Trip Generation, 8th Edition.
2. Source: ITE Journal, May 1992

SPRTA Impact Fees

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

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580

Cost per DUE With Inflation = \$623

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$561.39
120	Heavy Industrial	1,000 s.f.	0.177	\$110.28
130	Industrial Park	1,000 s.f.	0.799	\$497.83
140	Manufacturing	1,000 s.f.	0.678	\$422.44
150	Warehousing	1,000 s.f.	0.297	\$185.05
151	Mini-Warehousing	1,000 s.f.	0.147	\$91.59
Residential				
210	Single Family	DU	1.000	\$623.07
220	Apartment	DU	0.614	\$382.57
231	Attached Condominium/Townhome	DU	0.772	\$481.01
240	Mobile Home Park	DU	0.584	\$363.87
251	Senior Adult Housing - Detached	DU	0.267	\$166.36
252	Senior Adult Housing - Attached	DU	0.158	\$98.45
253	Congregate Care	DU	0.070	\$43.62
260	Recreational Home	DU	0.108	\$67.29
Lodging				
310	Hotel	Room	0.531	\$330.85
311	All Suites Hotel	Room	0.360	\$224.31
312	Business Hotel	Room	0.558	\$347.67
320	Motel	Room	0.351	\$218.70
Recreational				
411	City Park	Acre	0.182	\$113.40
430	Golf Course	Hole	3.518	\$2,191.97
444	Movie Theater	1,000 s.f.	1.471	\$916.54
492	Health/Fitness Club	1,000 s.f.	1.573	\$980.09
493	Athletic Club	1,000 s.f.	2.655	\$1,654.26
495	Recreational Community Center	1,000 s.f.	0.646	\$402.50
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$513.41
536	Private School (K - 12)	1,000 s.f.	1.158	\$721.52
530	High School	1,000 s.f.	0.743	\$462.94
560	Church	1,000 s.f.	0.382	\$238.01
565	Day Care Center	1,000 s.f.	3.652	\$2,275.46
590	Library	1,000 s.f.	5.074	\$3,161.47
Medical				
610	Hospital	1,000 s.f.	1.112	\$692.86
620	Nursing Home	1,000 s.f.	0.308	\$191.91
630	Clinic	1,000 s.f.	4.530	\$2,822.52
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$2,471.73
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,105.95
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$851.12
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$763.89
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$717.78
	> 800,000 s.f.	1,000 s.f.	1.124	\$700.33
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$1,676.69
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$338.95
814	Specialty Center	1,000 s.f.	1.507	\$938.97
815	Discount Store	1,000 s.f.	1.016	\$633.04
816	Hardware Store	1,000 s.f.	0.587	\$365.74
817	Nursery	1,000 s.f.	0.461	\$287.24
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$833.05
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$907.82
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$943.95
	>1,000,000 s.f.	1,000 s.f.	1.601	\$997.54
931	Quality Restaurant	1,000 s.f.	2.929	\$1,824.98
932	High Turnover Restaurant	1,000 s.f.	3.188	\$1,986.35
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$2,687.31
934	Fast Food Drive-In	1,000 s.f.	5.582	\$3,477.99
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,169.51
942	Automobile Care Center	1,000 s.f.	1.222	\$761.39
841	New Car Sales	1,000 s.f.	0.935	\$582.57
843	Automobile Parts Sales	1,000 s.f.	3.325	\$2,071.71
944	Gas Station	Fueling Position	1.044	\$650.49
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$627.43
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$653.60
848	Tire Store	1,000 s.f.	1.446	\$900.96
850	Supermarket	1,000 s.f.	1.697	\$1,057.35
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$2,134.02
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$1,407.52
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$2,430.60
861	Discount Club	1,000 s.f.	1.526	\$950.81
862	Home Improvement Superstore	1,000 s.f.	0.439	\$273.53
863	Electronics Superstore	1,000 s.f.	0.962	\$599.40
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$653.60
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$879.15
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$1,172.00
890	Furniture Store	1,000 s.f.	0.250	\$155.77
911	Walk-In Bank	1,000 s.f.	2.959	\$1,843.67
912	Drive-In Bank	1,000 s.f.	4.663	\$2,905.39

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

Cost per DUE With Inflation = \$621

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$559.48
120	Heavy Industrial	1,000 s.f.	0.177	\$109.91
130	Industrial Park	1,000 s.f.	0.799	\$496.14
140	Manufacturing	1,000 s.f.	0.678	\$421.01
150	Warehousing	1,000 s.f.	0.297	\$184.42
151	Mini-Warehousing	1,000 s.f.	0.147	\$91.28
Residential				
210	Single Family	DU	1.000	\$620.96
220	Apartment	DU	0.614	\$381.27
231	Attached Condominium/Townhome	DU	0.772	\$479.38
240	Mobile Home Park	DU	0.584	\$362.64
251	Senior Adult Housing - Detached	DU	0.267	\$165.80
252	Senior Adult Housing - Attached	DU	0.158	\$98.11
253	Congregate Care	DU	0.070	\$43.47
260	Recreational Home	DU	0.108	\$67.06
Lodging				
310	Hotel	Room	0.531	\$329.73
311	All Suites Hotel	Room	0.360	\$223.54
312	Business Hotel	Room	0.558	\$346.49
320	Motel	Room	0.351	\$217.96
Recreational				
411	City Park	Acre	0.182	\$113.01
430	Golf Course	Hole	3.518	\$2,184.52
444	Movie Theater	1,000 s.f.	1.471	\$913.43
492	Health/Fitness Club	1,000 s.f.	1.573	\$976.76
493	Athletic Club	1,000 s.f.	2.655	\$1,648.64
495	Recreational Community Center	1,000 s.f.	0.646	\$401.14
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$511.67
536	Private School (K - 12)	1,000 s.f.	1.158	\$719.07
530	High School	1,000 s.f.	0.743	\$461.37
560	Church	1,000 s.f.	0.382	\$237.21
565	Day Care Center	1,000 s.f.	3.652	\$2,267.73
590	Library	1,000 s.f.	5.074	\$3,150.73
Medical				
610	Hospital	1,000 s.f.	1.112	\$690.50
620	Nursing Home	1,000 s.f.	0.308	\$191.25
630	Clinic	1,000 s.f.	4.530	\$2,812.93
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$2,463.33
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,102.20
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$848.23
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$761.29
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$715.34
	> 800,000 s.f.	1,000 s.f.	1.124	\$697.95
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$1,670.99
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$337.80
814	Specialty Center	1,000 s.f.	1.507	\$935.78
815	Discount Store	1,000 s.f.	1.016	\$630.89
816	Hardware Store	1,000 s.f.	0.587	\$364.50
817	Nursery	1,000 s.f.	0.461	\$286.26
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$830.22
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$904.73
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$940.75
	>1,000,000 s.f.	1,000 s.f.	1.601	\$994.15
931	Quality Restaurant	1,000 s.f.	2.929	\$1,818.78
932	High Turnover Restaurant	1,000 s.f.	3.188	\$1,979.61
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$2,678.18
934	Fast Food Drive-In	1,000 s.f.	5.582	\$3,466.18
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,165.54
942	Automobile Care Center	1,000 s.f.	1.222	\$758.81
841	New Car Sales	1,000 s.f.	0.935	\$580.59
843	Automobile Parts Sales	1,000 s.f.	3.325	\$2,064.68
944	Gas Station	Fueling Position	1.044	\$648.28
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$625.30
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$651.38
848	Tire Store	1,000 s.f.	1.446	\$897.90
850	Supermarket	1,000 s.f.	1.697	\$1,053.76
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$2,126.78
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$1,402.74
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$2,422.35
861	Discount Club	1,000 s.f.	1.526	\$947.58
862	Home Improvement Superstore	1,000 s.f.	0.439	\$272.60
863	Electronics Superstore	1,000 s.f.	0.962	\$597.36
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$651.38
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$876.17
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$1,168.02
890	Furniture Store	1,000 s.f.	0.250	\$155.24
911	Walk-In Bank	1,000 s.f.	2.959	\$1,837.41
912	Drive-In Bank	1,000 s.f.	4.663	\$2,895.52

SPRTA Impact Fees

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

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580

Cost per DUE With Inflation = \$1,448

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,304.82
120	Heavy Industrial	1,000 s.f.	0.177	\$256.33
130	Industrial Park	1,000 s.f.	0.799	\$1,157.11
140	Manufacturing	1,000 s.f.	0.678	\$981.87
150	Warehousing	1,000 s.f.	0.297	\$430.11
151	Mini-Warehousing	1,000 s.f.	0.147	\$212.88
Residential				
210	Single Family	DU	1.000	\$1,448.19
220	Apartment	DU	0.614	\$889.19
231	Attached Condominium/Townhome	DU	0.772	\$1,118.00
240	Mobile Home Park	DU	0.584	\$845.74
251	Senior Adult Housing - Detached	DU	0.267	\$386.67
252	Senior Adult Housing - Attached	DU	0.158	\$228.81
253	Congregate Care	DU	0.070	\$101.37
260	Recreational Home	DU	0.108	\$156.40
Lodging				
310	Hotel	Room	0.531	\$768.99
311	All Suites Hotel	Room	0.360	\$521.35
312	Business Hotel	Room	0.558	\$808.09
320	Motel	Room	0.351	\$508.32
Recreational				
411	City Park	Acre	0.182	\$263.57
430	Golf Course	Hole	3.518	\$5,094.74
444	Movie Theater	1,000 s.f.	1.471	\$2,130.29
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,278.01
493	Athletic Club	1,000 s.f.	2.655	\$3,844.95
495	Recreational Community Center	1,000 s.f.	0.646	\$935.53
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,193.31
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,677.01
530	High School	1,000 s.f.	0.743	\$1,076.01
560	Church	1,000 s.f.	0.382	\$553.21
565	Day Care Center	1,000 s.f.	3.652	\$5,288.80
590	Library	1,000 s.f.	5.074	\$7,348.13
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,610.39
620	Nursing Home	1,000 s.f.	0.308	\$446.04
630	Clinic	1,000 s.f.	4.530	\$6,560.31
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$5,744.98
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,570.54
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,978.23
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,775.48
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,668.32
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,627.77
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,897.09
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$787.82
814	Specialty Center	1,000 s.f.	1.507	\$2,182.43
815	Discount Store	1,000 s.f.	1.016	\$1,471.36
816	Hardware Store	1,000 s.f.	0.587	\$850.09
817	Nursery	1,000 s.f.	0.461	\$667.62
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,936.23
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,110.02
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,194.01
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,318.56
931	Quality Restaurant	1,000 s.f.	2.929	\$4,241.76
932	High Turnover Restaurant	1,000 s.f.	3.188	\$4,616.84
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$6,246.06
934	Fast Food Drive-In	1,000 s.f.	5.582	\$8,083.81
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,718.26
942	Automobile Care Center	1,000 s.f.	1.222	\$1,769.69
841	New Car Sales	1,000 s.f.	0.935	\$1,354.06
843	Automobile Parts Sales	1,000 s.f.	3.325	\$4,815.24
944	Gas Station	Fueling Position	1.044	\$1,511.91
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,458.33
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,519.15
848	Tire Store	1,000 s.f.	1.446	\$2,094.09
850	Supermarket	1,000 s.f.	1.697	\$2,457.58
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$4,960.06
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$3,271.47
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$5,649.40
861	Discount Club	1,000 s.f.	1.526	\$2,209.94
862	Home Improvement Superstore	1,000 s.f.	0.439	\$635.76
863	Electronics Superstore	1,000 s.f.	0.962	\$1,393.16
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,519.15
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,043.40
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,724.05
890	Furniture Store	1,000 s.f.	0.250	\$362.05
911	Walk-In Bank	1,000 s.f.	2.959	\$4,285.20
912	Drive-In Bank	1,000 s.f.	4.663	\$6,752.92

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Newcastle/Horseshoe Bar
 Cost per DUE: \$1,440

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580

Cost per DUE With Inflation = \$1,523

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,372.49
120	Heavy Industrial	1,000 s.f.	0.177	\$269.62
130	Industrial Park	1,000 s.f.	0.799	\$1,217.12
140	Manufacturing	1,000 s.f.	0.678	\$1,032.80
150	Warehousing	1,000 s.f.	0.297	\$452.42
151	Mini-Warehousing	1,000 s.f.	0.147	\$223.93
Residential				
210	Single Family	DU	1.000	\$1,523.30
220	Apartment	DU	0.614	\$935.31
231	Attached Condominium/Townhome	DU	0.772	\$1,175.99
240	Mobile Home Park	DU	0.584	\$889.61
251	Senior Adult Housing - Detached	DU	0.267	\$406.72
252	Senior Adult Housing - Attached	DU	0.158	\$240.68
253	Congregate Care	DU	0.070	\$106.63
260	Recreational Home	DU	0.108	\$164.52
Lodging				
310	Hotel	Room	0.531	\$808.87
311	All Suites Hotel	Room	0.360	\$548.39
312	Business Hotel	Room	0.558	\$850.00
320	Motel	Room	0.351	\$534.68
Recreational				
411	City Park	Acre	0.182	\$277.24
430	Golf Course	Hole	3.518	\$5,358.97
444	Movie Theater	1,000 s.f.	1.471	\$2,240.77
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,396.15
493	Athletic Club	1,000 s.f.	2.655	\$4,044.36
495	Recreational Community Center	1,000 s.f.	0.646	\$984.05
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,255.20
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,763.98
530	High School	1,000 s.f.	0.743	\$1,131.81
560	Church	1,000 s.f.	0.382	\$581.90
565	Day Care Center	1,000 s.f.	3.652	\$5,563.09
590	Library	1,000 s.f.	5.074	\$7,729.23
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,693.91
620	Nursing Home	1,000 s.f.	0.308	\$469.18
630	Clinic	1,000 s.f.	4.530	\$6,900.55
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$6,042.93
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,703.86
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,080.83
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,867.57
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,754.84
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,712.19
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$4,099.20
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$828.68
814	Specialty Center	1,000 s.f.	1.507	\$2,295.61
815	Discount Store	1,000 s.f.	1.016	\$1,547.67
816	Hardware Store	1,000 s.f.	0.587	\$894.18
817	Nursery	1,000 s.f.	0.461	\$702.24
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$2,036.65
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,219.45
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,307.80
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,438.80
931	Quality Restaurant	1,000 s.f.	2.929	\$4,461.75
932	High Turnover Restaurant	1,000 s.f.	3.188	\$4,856.28
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$6,569.99
934	Fast Food Drive-In	1,000 s.f.	5.582	\$8,503.06
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,859.23
942	Automobile Care Center	1,000 s.f.	1.222	\$1,861.47
841	New Car Sales	1,000 s.f.	0.935	\$1,424.29
843	Automobile Parts Sales	1,000 s.f.	3.325	\$5,064.97
944	Gas Station	Fueling Position	1.044	\$1,590.33
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,533.96
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,597.94
848	Tire Store	1,000 s.f.	1.446	\$2,202.69
850	Supermarket	1,000 s.f.	1.697	\$2,585.04
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$5,217.30
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$3,441.14
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$5,942.39
861	Discount Club	1,000 s.f.	1.526	\$2,324.56
862	Home Improvement Superstore	1,000 s.f.	0.439	\$668.73
863	Electronics Superstore	1,000 s.f.	0.962	\$1,465.41
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,597.94
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,149.38
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,865.33
890	Furniture Store	1,000 s.f.	0.250	\$380.83
911	Walk-In Bank	1,000 s.f.	2.959	\$4,507.45
912	Drive-In Bank	1,000 s.f.	4.663	\$7,103.15

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

Cost per DUE With Inflation = \$1,920

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,729.91
120	Heavy Industrial	1,000 s.f.	0.177	\$339.84
130	Industrial Park	1,000 s.f.	0.799	\$1,534.07
140	Manufacturing	1,000 s.f.	0.678	\$1,301.76
150	Warehousing	1,000 s.f.	0.297	\$570.24
151	Mini-Warehousing	1,000 s.f.	0.147	\$282.24
Residential				
210	Single Family	DU	1.000	\$1,919.99
220	Apartment	DU	0.614	\$1,178.88
231	Attached Condominium/Townhome	DU	0.772	\$1,482.23
240	Mobile Home Park	DU	0.584	\$1,121.28
251	Senior Adult Housing - Detached	DU	0.267	\$512.64
252	Senior Adult Housing - Attached	DU	0.158	\$303.36
253	Congregate Care	DU	0.070	\$134.40
260	Recreational Home	DU	0.108	\$207.36
Lodging				
310	Hotel	Room	0.531	\$1,019.52
311	All Suites Hotel	Room	0.360	\$691.20
312	Business Hotel	Room	0.558	\$1,071.36
320	Motel	Room	0.351	\$673.92
Recreational				
411	City Park	Acre	0.182	\$349.44
430	Golf Course	Hole	3.518	\$6,754.54
444	Movie Theater	1,000 s.f.	1.471	\$2,824.31
492	Health/Fitness Club	1,000 s.f.	1.573	\$3,020.15
493	Athletic Club	1,000 s.f.	2.655	\$5,097.58
495	Recreational Community Center	1,000 s.f.	0.646	\$1,240.32
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,582.07
536	Private School (K - 12)	1,000 s.f.	1.158	\$2,223.35
530	High School	1,000 s.f.	0.743	\$1,426.55
560	Church	1,000 s.f.	0.382	\$733.44
565	Day Care Center	1,000 s.f.	3.652	\$7,011.81
590	Library	1,000 s.f.	5.074	\$9,742.04
Medical				
610	Hospital	1,000 s.f.	1.112	\$2,135.03
620	Nursing Home	1,000 s.f.	0.308	\$591.36
630	Clinic	1,000 s.f.	4.530	\$8,697.57
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$7,616.61
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$3,407.99
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,622.71
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$2,353.91
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$2,211.83
	> 800,000 s.f.	1,000 s.f.	1.124	\$2,158.07
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$5,166.70
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$1,044.48
814	Specialty Center	1,000 s.f.	1.507	\$2,893.43
815	Discount Store	1,000 s.f.	1.016	\$1,950.71
816	Hardware Store	1,000 s.f.	0.587	\$1,127.04
817	Nursery	1,000 s.f.	0.461	\$885.12
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$2,567.03
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,797.43
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,908.79
	>1,000,000 s.f.	1,000 s.f.	1.601	\$3,073.91
931	Quality Restaurant	1,000 s.f.	2.929	\$5,623.66
932	High Turnover Restaurant	1,000 s.f.	3.188	\$6,120.94
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$8,280.93
934	Fast Food Drive-In	1,000 s.f.	5.582	\$10,717.40
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$3,603.83
942	Automobile Care Center	1,000 s.f.	1.222	\$2,346.23
841	New Car Sales	1,000 s.f.	0.935	\$1,795.19
843	Automobile Parts Sales	1,000 s.f.	3.325	\$6,383.98
944	Gas Station	Fueling Position	1.044	\$2,004.47
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,933.43
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$2,014.07
848	Tire Store	1,000 s.f.	1.446	\$2,776.31
850	Supermarket	1,000 s.f.	1.697	\$3,258.23
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$6,575.98
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$4,337.26
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$7,489.89
861	Discount Club	1,000 s.f.	1.526	\$2,929.91
862	Home Improvement Superstore	1,000 s.f.	0.439	\$842.88
863	Electronics Superstore	1,000 s.f.	0.962	\$1,847.03
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$2,014.07
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,709.11
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$3,611.51
890	Furniture Store	1,000 s.f.	0.250	\$480.00
911	Walk-In Bank	1,000 s.f.	2.959	\$5,681.26
912	Drive-In Bank	1,000 s.f.	4.663	\$8,952.93

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

Cost per DUE With Inflation = \$1,467

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,321.98
120	Heavy Industrial	1,000 s.f.	0.177	\$259.70
130	Industrial Park	1,000 s.f.	0.799	\$1,172.32
140	Manufacturing	1,000 s.f.	0.678	\$994.78
150	Warehousing	1,000 s.f.	0.297	\$435.77
151	Mini-Warehousing	1,000 s.f.	0.147	\$215.68
Residential				
210	Single Family	DU	1.000	\$1,467.23
220	Apartment	DU	0.614	\$900.88
231	Attached Condominium/Townhome	DU	0.772	\$1,132.70
240	Mobile Home Park	DU	0.584	\$856.86
251	Senior Adult Housing - Detached	DU	0.267	\$391.75
252	Senior Adult Housing - Attached	DU	0.158	\$231.82
253	Congregate Care	DU	0.070	\$102.71
260	Recreational Home	DU	0.108	\$158.46
Lodging				
310	Hotel	Room	0.531	\$779.10
311	All Suites Hotel	Room	0.360	\$528.20
312	Business Hotel	Room	0.558	\$818.72
320	Motel	Room	0.351	\$515.00
Recreational				
411	City Park	Acre	0.182	\$267.04
430	Golf Course	Hole	3.518	\$5,161.73
444	Movie Theater	1,000 s.f.	1.471	\$2,158.30
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,307.96
493	Athletic Club	1,000 s.f.	2.655	\$3,895.51
495	Recreational Community Center	1,000 s.f.	0.646	\$947.83
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,209.00
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,699.06
530	High School	1,000 s.f.	0.743	\$1,090.16
560	Church	1,000 s.f.	0.382	\$560.48
565	Day Care Center	1,000 s.f.	3.652	\$5,358.34
590	Library	1,000 s.f.	5.074	\$7,444.75
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,631.56
620	Nursing Home	1,000 s.f.	0.308	\$451.91
630	Clinic	1,000 s.f.	4.530	\$6,646.57
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$5,820.52
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,604.34
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,004.24
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,798.83
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,690.25
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,649.17
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,948.33
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$798.18
814	Specialty Center	1,000 s.f.	1.507	\$2,211.12
815	Discount Store	1,000 s.f.	1.016	\$1,490.71
816	Hardware Store	1,000 s.f.	0.587	\$861.27
817	Nursery	1,000 s.f.	0.461	\$676.39
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,961.69
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,137.76
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,222.86
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,349.04
931	Quality Restaurant	1,000 s.f.	2.929	\$4,297.53
932	High Turnover Restaurant	1,000 s.f.	3.188	\$4,677.54
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$6,328.18
934	Fast Food Drive-In	1,000 s.f.	5.582	\$8,190.10
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,754.00
942	Automobile Care Center	1,000 s.f.	1.222	\$1,792.96
841	New Car Sales	1,000 s.f.	0.935	\$1,371.86
843	Automobile Parts Sales	1,000 s.f.	3.325	\$4,878.55
944	Gas Station	Fueling Position	1.044	\$1,531.79
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,477.50
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,539.13
848	Tire Store	1,000 s.f.	1.446	\$2,121.62
850	Supermarket	1,000 s.f.	1.697	\$2,489.90
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$5,025.28
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$3,314.48
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$5,723.68
861	Discount Club	1,000 s.f.	1.526	\$2,239.00
862	Home Improvement Superstore	1,000 s.f.	0.439	\$644.12
863	Electronics Superstore	1,000 s.f.	0.962	\$1,411.48
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,539.13
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,070.27
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,759.87
890	Furniture Store	1,000 s.f.	0.250	\$366.81
911	Walk-In Bank	1,000 s.f.	2.959	\$4,341.55
912	Drive-In Bank	1,000 s.f.	4.663	\$6,841.71

SPRTA Impact Fees

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

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580

Cost per DUE With Inflation = \$1,840

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,657.48
120	Heavy Industrial	1,000 s.f.	0.177	\$325.61
130	Industrial Park	1,000 s.f.	0.799	\$1,469.84
140	Manufacturing	1,000 s.f.	0.678	\$1,247.25
150	Warehousing	1,000 s.f.	0.297	\$546.36
151	Mini-Warehousing	1,000 s.f.	0.147	\$270.42
Residential				
210	Single Family	DU	1.000	\$1,839.60
220	Apartment	DU	0.614	\$1,129.51
231	Attached Condominium/Townhome	DU	0.772	\$1,420.17
240	Mobile Home Park	DU	0.584	\$1,074.32
251	Senior Adult Housing - Detached	DU	0.267	\$491.17
252	Senior Adult Housing - Attached	DU	0.158	\$290.66
253	Congregate Care	DU	0.070	\$128.77
260	Recreational Home	DU	0.108	\$198.68
Lodging				
310	Hotel	Room	0.531	\$976.83
311	All Suites Hotel	Room	0.360	\$662.25
312	Business Hotel	Room	0.558	\$1,026.49
320	Motel	Room	0.351	\$645.70
Recreational				
411	City Park	Acre	0.182	\$334.81
430	Golf Course	Hole	3.518	\$6,471.70
444	Movie Theater	1,000 s.f.	1.471	\$2,706.05
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,893.69
493	Athletic Club	1,000 s.f.	2.655	\$4,884.13
495	Recreational Community Center	1,000 s.f.	0.646	\$1,188.38
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,515.83
536	Private School (K - 12)	1,000 s.f.	1.158	\$2,130.25
530	High School	1,000 s.f.	0.743	\$1,366.82
560	Church	1,000 s.f.	0.382	\$702.73
565	Day Care Center	1,000 s.f.	3.652	\$6,718.21
590	Library	1,000 s.f.	5.074	\$9,334.11
Medical				
610	Hospital	1,000 s.f.	1.112	\$2,045.63
620	Nursing Home	1,000 s.f.	0.308	\$566.60
630	Clinic	1,000 s.f.	4.530	\$8,333.37
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$7,297.68
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$3,265.28
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,512.89
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$2,255.35
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$2,119.22
	> 800,000 s.f.	1,000 s.f.	1.124	\$2,067.71
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$4,950.35
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$1,000.74
814	Specialty Center	1,000 s.f.	1.507	\$2,772.27
815	Discount Store	1,000 s.f.	1.016	\$1,869.03
816	Hardware Store	1,000 s.f.	0.587	\$1,079.84
817	Nursery	1,000 s.f.	0.461	\$848.05
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$2,459.54
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,680.29
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,786.99
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,945.19
931	Quality Restaurant	1,000 s.f.	2.929	\$5,388.18
932	High Turnover Restaurant	1,000 s.f.	3.188	\$5,864.63
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$7,934.18
934	Fast Food Drive-In	1,000 s.f.	5.582	\$10,268.63
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$3,452.92
942	Automobile Care Center	1,000 s.f.	1.222	\$2,247.99
841	New Car Sales	1,000 s.f.	0.935	\$1,720.02
843	Automobile Parts Sales	1,000 s.f.	3.325	\$6,116.66
944	Gas Station	Fueling Position	1.044	\$1,920.54
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,852.47
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,929.74
848	Tire Store	1,000 s.f.	1.446	\$2,660.06
850	Supermarket	1,000 s.f.	1.697	\$3,121.80
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$6,300.62
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$4,155.65
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$7,176.27
861	Discount Club	1,000 s.f.	1.526	\$2,807.22
862	Home Improvement Superstore	1,000 s.f.	0.439	\$807.58
863	Electronics Superstore	1,000 s.f.	0.962	\$1,769.69
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,929.74
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,595.67
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$3,460.28
890	Furniture Store	1,000 s.f.	0.250	\$459.90
911	Walk-In Bank	1,000 s.f.	2.959	\$5,443.37
912	Drive-In Bank	1,000 s.f.	4.663	\$8,578.04

SPRTA Impact Fees

Jurisdiction: Roseville
 District: Roseville West
 Cost per DUE: \$890

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580

Cost per DUE With Inflation = \$941

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$848.28
120	Heavy Industrial	1,000 s.f.	0.177	\$166.64
130	Industrial Park	1,000 s.f.	0.799	\$752.25
140	Manufacturing	1,000 s.f.	0.678	\$638.33
150	Warehousing	1,000 s.f.	0.297	\$279.62
151	Mini-Warehousing	1,000 s.f.	0.147	\$138.40
Residential				
210	Single Family	DU	1.000	\$941.48
220	Apartment	DU	0.614	\$578.07
231	Attached Condominium/Townhome	DU	0.772	\$726.83
240	Mobile Home Park	DU	0.584	\$549.83
251	Senior Adult Housing - Detached	DU	0.267	\$251.38
252	Senior Adult Housing - Attached	DU	0.158	\$148.75
253	Congregate Care	DU	0.070	\$65.90
260	Recreational Home	DU	0.108	\$101.68
Lodging				
310	Hotel	Room	0.531	\$499.93
311	All Suites Hotel	Room	0.360	\$338.93
312	Business Hotel	Room	0.558	\$525.35
320	Motel	Room	0.351	\$330.46
Recreational				
411	City Park	Acre	0.182	\$171.35
430	Golf Course	Hole	3.518	\$3,312.14
444	Movie Theater	1,000 s.f.	1.471	\$1,384.92
492	Health/Fitness Club	1,000 s.f.	1.573	\$1,480.95
493	Athletic Club	1,000 s.f.	2.655	\$2,499.64
495	Recreational Community Center	1,000 s.f.	0.646	\$608.20
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$775.78
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,090.24
530	High School	1,000 s.f.	0.743	\$699.52
560	Church	1,000 s.f.	0.382	\$359.65
565	Day Care Center	1,000 s.f.	3.652	\$3,438.30
590	Library	1,000 s.f.	5.074	\$4,777.09
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,046.93
620	Nursing Home	1,000 s.f.	0.308	\$289.98
630	Clinic	1,000 s.f.	4.530	\$4,264.92
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$3,734.87
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,671.13
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,286.07
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,154.26
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,084.59
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,058.23
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$2,533.53
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$512.17
814	Specialty Center	1,000 s.f.	1.507	\$1,418.82
815	Discount Store	1,000 s.f.	1.016	\$956.55
816	Hardware Store	1,000 s.f.	0.587	\$552.65
817	Nursery	1,000 s.f.	0.461	\$434.02
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,258.76
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$1,371.74
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$1,426.35
	>1,000,000 s.f.	1,000 s.f.	1.601	\$1,507.32
931	Quality Restaurant	1,000 s.f.	2.929	\$2,757.61
932	High Turnover Restaurant	1,000 s.f.	3.188	\$3,001.45
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$4,060.62
934	Fast Food Drive-In	1,000 s.f.	5.582	\$5,255.36
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,767.17
942	Automobile Care Center	1,000 s.f.	1.222	\$1,150.49
841	New Car Sales	1,000 s.f.	0.935	\$880.29
843	Automobile Parts Sales	1,000 s.f.	3.325	\$3,130.43
944	Gas Station	Fueling Position	1.044	\$982.91
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$948.07
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$987.62
848	Tire Store	1,000 s.f.	1.446	\$1,361.39
850	Supermarket	1,000 s.f.	1.697	\$1,597.70
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$3,224.58
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$2,126.81
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$3,672.73
861	Discount Club	1,000 s.f.	1.526	\$1,436.70
862	Home Improvement Superstore	1,000 s.f.	0.439	\$413.31
863	Electronics Superstore	1,000 s.f.	0.962	\$905.71
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$987.62
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$1,328.43
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$1,770.93
890	Furniture Store	1,000 s.f.	0.250	\$235.37
911	Walk-In Bank	1,000 s.f.	2.959	\$2,785.85
912	Drive-In Bank	1,000 s.f.	4.663	\$4,390.14

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

Cost per DUE With Inflation = \$1,136

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,023.65
120	Heavy Industrial	1,000 s.f.	0.177	\$201.09
130	Industrial Park	1,000 s.f.	0.799	\$907.77
140	Manufacturing	1,000 s.f.	0.678	\$770.29
150	Warehousing	1,000 s.f.	0.297	\$337.43
151	Mini-Warehousing	1,000 s.f.	0.147	\$167.01
Residential				
210	Single Family	DU	1.000	\$1,136.13
220	Apartment	DU	0.614	\$697.58
231	Attached Condominium/Townhome	DU	0.772	\$877.09
240	Mobile Home Park	DU	0.584	\$663.50
251	Senior Adult Housing - Detached	DU	0.267	\$303.35
252	Senior Adult Housing - Attached	DU	0.158	\$179.51
253	Congregate Care	DU	0.070	\$79.53
260	Recreational Home	DU	0.108	\$122.70
Lodging				
310	Hotel	Room	0.531	\$603.28
311	All Suites Hotel	Room	0.360	\$409.01
312	Business Hotel	Room	0.558	\$633.96
320	Motel	Room	0.351	\$398.78
Recreational				
411	City Park	Acre	0.182	\$206.78
430	Golf Course	Hole	3.518	\$3,996.90
444	Movie Theater	1,000 s.f.	1.471	\$1,671.24
492	Health/Fitness Club	1,000 s.f.	1.573	\$1,787.13
493	Athletic Club	1,000 s.f.	2.655	\$3,016.42
495	Recreational Community Center	1,000 s.f.	0.646	\$733.94
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$936.17
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,315.64
530	High School	1,000 s.f.	0.743	\$844.14
560	Church	1,000 s.f.	0.382	\$434.00
565	Day Care Center	1,000 s.f.	3.652	\$4,149.14
590	Library	1,000 s.f.	5.074	\$5,764.71
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,263.37
620	Nursing Home	1,000 s.f.	0.308	\$349.93
630	Clinic	1,000 s.f.	4.530	\$5,146.66
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$4,507.02
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,016.63
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,551.95
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,392.89
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,308.82
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,277.01
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,057.32
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$618.05
814	Specialty Center	1,000 s.f.	1.507	\$1,712.14
815	Discount Store	1,000 s.f.	1.016	\$1,154.31
816	Hardware Store	1,000 s.f.	0.587	\$666.91
817	Nursery	1,000 s.f.	0.461	\$523.76
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,519.00
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$1,655.34
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$1,721.23
	>1,000,000 s.f.	1,000 s.f.	1.601	\$1,818.94
931	Quality Restaurant	1,000 s.f.	2.929	\$3,327.72
932	High Turnover Restaurant	1,000 s.f.	3.188	\$3,621.98
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$4,900.12
934	Fast Food Drive-In	1,000 s.f.	5.582	\$6,341.87
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,132.51
942	Automobile Care Center	1,000 s.f.	1.222	\$1,388.35
841	New Car Sales	1,000 s.f.	0.935	\$1,062.28
843	Automobile Parts Sales	1,000 s.f.	3.325	\$3,777.63
944	Gas Station	Fueling Position	1.044	\$1,186.12
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,144.08
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,191.80
848	Tire Store	1,000 s.f.	1.446	\$1,642.84
850	Supermarket	1,000 s.f.	1.697	\$1,928.01
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$3,891.24
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$2,566.51
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$4,432.04
861	Discount Club	1,000 s.f.	1.526	\$1,733.73
862	Home Improvement Superstore	1,000 s.f.	0.439	\$498.76
863	Electronics Superstore	1,000 s.f.	0.962	\$1,092.96
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,191.80
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$1,603.08
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,137.06
890	Furniture Store	1,000 s.f.	0.250	\$284.03
911	Walk-In Bank	1,000 s.f.	2.959	\$3,361.80
912	Drive-In Bank	1,000 s.f.	4.663	\$5,297.77

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

Cost per DUE With Inflation = \$1,280

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,153.28
120	Heavy Industrial	1,000 s.f.	0.177	\$226.56
130	Industrial Park	1,000 s.f.	0.799	\$1,022.72
140	Manufacturing	1,000 s.f.	0.678	\$867.84
150	Warehousing	1,000 s.f.	0.297	\$380.16
151	Mini-Warehousing	1,000 s.f.	0.147	\$188.16
Residential				
210	Single Family	DU	1.000	\$1,280.00
220	Apartment	DU	0.614	\$785.92
231	Attached Condominium/Townhome	DU	0.772	\$988.16
240	Mobile Home Park	DU	0.584	\$747.52
251	Senior Adult Housing - Detached	DU	0.267	\$341.76
252	Senior Adult Housing - Attached	DU	0.158	\$202.24
253	Congregate Care	DU	0.070	\$89.60
260	Recreational Home	DU	0.108	\$138.24
Lodging				
310	Hotel	Room	0.531	\$679.68
311	All Suites Hotel	Room	0.360	\$460.80
312	Business Hotel	Room	0.558	\$714.24
320	Motel	Room	0.351	\$449.28
Recreational				
411	City Park	Acre	0.182	\$232.96
430	Golf Course	Hole	3.518	\$4,503.02
444	Movie Theater	1,000 s.f.	1.471	\$1,882.87
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,013.43
493	Athletic Club	1,000 s.f.	2.655	\$3,398.39
495	Recreational Community Center	1,000 s.f.	0.646	\$826.88
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,054.72
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,482.23
530	High School	1,000 s.f.	0.743	\$951.04
560	Church	1,000 s.f.	0.382	\$488.96
565	Day Care Center	1,000 s.f.	3.652	\$4,674.54
590	Library	1,000 s.f.	5.074	\$6,494.70
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,423.35
620	Nursing Home	1,000 s.f.	0.308	\$394.24
630	Clinic	1,000 s.f.	4.530	\$5,798.38
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$5,077.74
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,271.99
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,748.47
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,569.27
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,474.55
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,438.71
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,444.47
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$696.32
814	Specialty Center	1,000 s.f.	1.507	\$1,928.95
815	Discount Store	1,000 s.f.	1.016	\$1,300.48
816	Hardware Store	1,000 s.f.	0.587	\$751.36
817	Nursery	1,000 s.f.	0.461	\$590.08
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,711.35
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$1,864.95
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$1,939.19
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,049.27
931	Quality Restaurant	1,000 s.f.	2.929	\$3,749.11
932	High Turnover Restaurant	1,000 s.f.	3.188	\$4,080.62
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$5,520.62
934	Fast Food Drive-In	1,000 s.f.	5.582	\$7,144.93
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,402.55
942	Automobile Care Center	1,000 s.f.	1.222	\$1,564.15
841	New Car Sales	1,000 s.f.	0.935	\$1,196.80
843	Automobile Parts Sales	1,000 s.f.	3.325	\$4,255.98
944	Gas Station	Fueling Position	1.044	\$1,336.32
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,288.96
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,342.72
848	Tire Store	1,000 s.f.	1.446	\$1,850.87
850	Supermarket	1,000 s.f.	1.697	\$2,172.15
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$4,383.98
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$2,891.51
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$4,993.26
861	Discount Club	1,000 s.f.	1.526	\$1,953.27
862	Home Improvement Superstore	1,000 s.f.	0.439	\$561.92
863	Electronics Superstore	1,000 s.f.	0.962	\$1,231.36
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,342.72
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$1,806.07
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,407.67
890	Furniture Store	1,000 s.f.	0.250	\$320.00
911	Walk-In Bank	1,000 s.f.	2.959	\$3,787.51
912	Drive-In Bank	1,000 s.f.	4.663	\$5,968.62

Tier 2 SPRTA Fees

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

2010 - 2014 Inflation Adjustment =	1.1291255
2015 Inflation Adjustment =	1.0246904
2016 Inflation Adjustment =	1.0323580
Total Inflation Adjustment =	1.1944424

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial					
I	110	Light Industrial	1,000 s.f.	0.901	\$1,606.76
I	120	Heavy Industrial	1,000 s.f.	0.177	\$315.64
I	130	Industrial Park	1,000 s.f.	0.799	\$1,424.86
I	140	Manufacturing	1,000 s.f.	0.678	\$1,209.08
I	150	Warehousing	1,000 s.f.	0.297	\$529.64
I	151	Mini-Warehousing	1,000 s.f.	0.147	\$262.15
Residential					
R	210	Single Family	DU	1.000	\$6,537.18
R	220	Apartment	DU	0.614	\$4,013.83
R	231	Attached Condominium/Townhome	DU	0.772	\$5,046.71
R	240	Mobile Home Park	DU	0.584	\$3,817.71
R	251	Senior Adult Housing - Detached	DU	0.267	\$1,745.43
R	252	Senior Adult Housing - Attached	DU	0.158	\$1,032.87
R	253	Congregate Care	DU	0.070	\$457.60
R	260	Recreational Home	DU	0.108	\$706.02
Lodging					
C	310	Hotel	Room	0.531	\$1,881.18
C	311	All Suites Hotel	Room	0.360	\$1,275.38
C	312	Business Hotel	Room	0.558	\$1,976.84
C	320	Motel	Room	0.351	\$1,243.49
Recreational					
I	411	City Park	Acre	0.182	\$324.56
C	430	Golf Course	Hole	3.518	\$12,463.28
C	444	Movie Theater	1,000 s.f.	1.471	\$5,211.34
C	492	Health/Fitness Club	1,000 s.f.	1.573	\$5,572.69
C	493	Athletic Club	1,000 s.f.	2.655	\$9,405.91
I	495	Recreational Community Center	1,000 s.f.	0.646	\$1,152.01
Institutional					
U	520	Elementary School	1,000 s.f.	0.824	\$984.22
U	536	Private School (K - 12)	1,000 s.f.	1.158	\$1,383.16
U	530	High School	1,000 s.f.	0.743	\$887.47
I	560	Church	1,000 s.f.	0.382	\$681.22
C	565	Day Care Center	1,000 s.f.	3.652	\$12,938.00
I	590	Library	1,000 s.f.	5.074	\$9,048.48
Medical					
I	610	Hospital	1,000 s.f.	1.112	\$1,983.03
R	620	Nursing Home	1,000 s.f.	0.308	\$2,013.45
I	630	Clinic	1,000 s.f.	4.530	\$8,078.36
Office					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$7,074.36
I		50,001-150,000 s.f.	1,000 s.f.	1.775	\$3,165.36
I		150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,435.99
I		300,001-500,000 s.f.	1,000 s.f.	1.226	\$2,186.33
I		500,001-800,000 s.f.	1,000 s.f.	1.152	\$2,054.36
I		> 800,000 s.f.	1,000 s.f.	1.124	\$2,004.43
I	720	Medical - Dental Office Building	1,000 s.f.	2.691	\$4,798.87
Retail					
C	812	Lumber Yard	1,000 s.f.	0.544	\$1,927.24
C	814	Specialty Center	1,000 s.f.	1.507	\$5,338.87
C	815	Discount Store	1,000 s.f.	1.016	\$3,599.40
C	816	Hardware Store	1,000 s.f.	0.587	\$2,079.57
C	817	Nursery	1,000 s.f.	0.461	\$1,633.19
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.337	\$4,736.61
C		200,001-500,000 s.f.	1,000 s.f.	1.457	\$5,161.74
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$5,367.21
C		>1,000,000 s.f.	1,000 s.f.	1.601	\$5,671.89
C	931	Quality Restaurant	1,000 s.f.	2.929	\$10,376.62
C	932	High Turnover Restaurant	1,000 s.f.	3.188	\$11,294.18
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$15,279.73
C	934	Fast Food Drive-In	1,000 s.f.	5.582	\$19,775.44
C	941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$6,649.68
C	942	Automobile Care Center	1,000 s.f.	1.222	\$4,329.20
C	841	New Car Sales	1,000 s.f.	0.935	\$3,312.44
C	843	Automobile Parts Sales	1,000 s.f.	3.325	\$11,779.53
C	944	Gas Station	Fueling Position	1.044	\$3,698.60
C	945	Gas Station w/Convenience Market	Fueling Position	1.007	\$3,567.52
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$3,716.31
C	848	Tire Store	1,000 s.f.	1.446	\$5,122.77
C	850	Supermarket	1,000 s.f.	1.697	\$6,011.99
C	851	Convenience Market 24-hour	1,000 s.f.	3.425	\$12,133.80
C	852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$8,003.00
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$13,820.14
C	861	Discount Club	1,000 s.f.	1.526	\$5,406.18
C	862	Home Improvement Superstore	1,000 s.f.	0.439	\$1,555.25
C	863	Electronics Superstore	1,000 s.f.	0.962	\$3,408.09
C	864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$3,716.31
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$4,998.77
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$6,663.85
C	890	Furniture Store	1,000 s.f.	0.250	\$885.68
C	911	Walk-In Bank	1,000 s.f.	2.959	\$10,482.90
C	912	Drive-In Bank	1,000 s.f.	4.663	\$16,519.69