

**South Placer Regional  
Transportation Authority**

**Regional Transportation and Air  
Quality Mitigation Fee**

**Annual Report for Fiscal Year 2020/21**

**Five-Year Report for Fiscal Years 2016/17  
through 2020/21**

**December 1, 2021**

**South Placer Regional Transportation  
Authority  
Transportation and Air Quality Mitigation Fee  
Annual and Five-Year Reports**

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# Annual Report for Fiscal Year 2020/21

## **A. 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 Map, Page 5) based on the development land use category; this provides a relationship to the relative impacts on the transportation system. The fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

## **B. Amount of the fee:**

See the attached SPRTA fee schedules (Pages 6-19) that were effective on July 1, 2020.

## **C. Beginning and Ending Fund Balance FY 2020/21:**

Beginning Fund Balance (7/1/20): \$13,840,721

Ending Fund Balance (6/30/21): \$20,209,545

## **D. Amount of fees collected and Interest Earned, FY 2020/21:**

Amount of Fees Collected: \$8,781,374

Interest Earned: \$68,425

**E. 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:**

<b>Public Improvement ProjectTitle</b>	<b>SPRTA Spent FY 2020/21</b>	<b>% Funded With SPRTA Fees</b>
Placer Parkway Tier II	\$12,184.95	76%
Auburn Folsom Rd Widening	\$1,000,000.00	34%
80/65 Phase 1	\$16,903.51	100%
Hwy 65 Widening	\$136,354.97	100%
Roseville Atlantic I-80 On Ramp	\$586,233.96	6%
I-80 at Douglas WB Ramp/Aux Lane	\$270,583.34	19%
<b>Total SPRTA Expended FY 2020/21</b>	<b>\$2,022,260.73</b>	

**F. An identification of an approximate date by which the construction of the public improvement will commence if the localagency 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 incomplete public improvement.

**G. A description of each interfund transfer or loan made from theaccount or fund:**

None

**H. The amount of any SPRTA Fee refunds made FY 2020/21:**

None

# **SPRTA Five-Year Report for Fiscal Years 2016/17 through 2020/21**

**A. Identify the purpose to which the fee is to be put.**

The South Placer Regional Transportation Authority (SPRTA) Regional Transportation and Air Quality Mitigation Fee (SPRTA Fees) program was established to fund 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. SPRTA Tier 1 fees are calculated by fee district (see Map Page 5) based on the development land use category; this provides a relationship to the relative impacts on the transportation system. SPRTA Tier 2 fees are imposed through development agreements and are based on the development land use category. The fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

**B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.**

The roadway improvements identified in the SPRTA Program are intended to meet new travel demand associated with future development forecasts. This projected growth will increase travel demand throughout the fee district and thereby require infrastructure improvements to sustain an acceptable level of service. The reasonable relationship between the Tier 1 fee and the purpose for which it is charged is demonstrated in the Regional Transportation and Air Quality Mitigation Fee documents approved by the Board on April 10, 2002, and most recently amended with the Regional Transportation and Air Quality Mitigation Fee Comprehensive Update 2014, approved by the Board on October 7, 2014. The reasonable relationship between the Tier 2 fee and the purpose for which it is charged is demonstrated in the documents executed by the Board on May 27, 2009. These documents including the data and methodology used to determine the anticipated development, change in traffic, projects included in the fee program, and cost share of new development for those projects.

**C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in the SPRTA.**

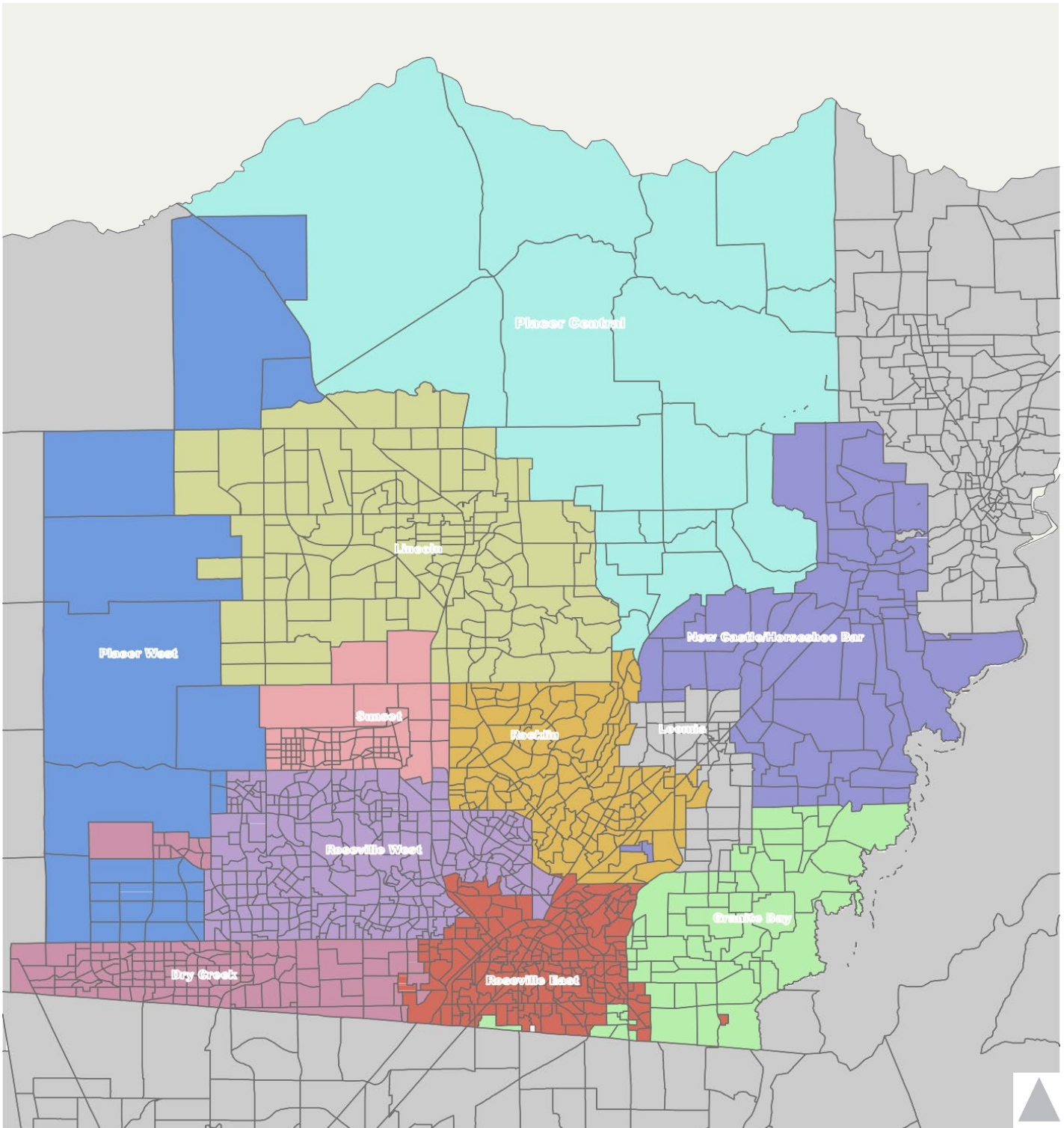
The sources and amounts of funding anticipated to complete the roadway facilities are in the Regional Transportation and Air Quality Mitigation Fee Comprehensive Update 2014, approved by the Board on October 7, 2014 (shown in 2014 dollars) and the Tier II Development Fee Program adopted May 27, 2009 (shown in 2009 dollars). The sources of funding in addition to the SPRTA fees may include state and federal grants, Gas Taxes, Community Facilities Districts, other development impact fees, etc. The table below indicates the adopted SPRTA fee funding plan for the Tier 1 and Tier 2 fees.

<b>Projected SPRTA Funding Plan (x \$1,000)</b>						
<b>Project</b>	<b>Prior years expenses</b>	<b>Planned FY21/22</b>	<b>Planned FY22/23</b>	<b>Planned FY23/24</b>	<b>Planned FY24/25+</b>	<b>Total</b>
Placer Parkway	4,281	10	10	10	480,689	485,000
Sierra College Boulevard Widening	8,160				37,283	45,443
Lincoln Bypass	22,605				7,395	30,000
I-80/Douglas Interchange Improvements	5,116					5,116
Hwy 65 Widening	2,114	3		5,969	58,914	67,000
I-80/Rocklin Road Interchange Improvements		1,500	1,000		7,500	10,000
Auburn-Folsom Widening	5,000	1,000	1,000	1,000		8,000
I-80/SR 65 Interchange	2,917	5			7,078	10,000
I-80/Douglas Blvd WB Ramp and Aux Lane	271	129			337	737
Atlantic Street WB I-80 Ramp	586	64			3,891	4,541
Rail and Transit Projects	1,180	5	612	1,000	4,203	7,000
<b>Total</b>	<b>52,230</b>	<b>2,716</b>	<b>2,622</b>	<b>7,979</b>	<b>607,290</b>	<b>672,837</b>

**D. Designate approximate dates when revenue in Part C (above) is expected**

As shown in the table above, the SPRTA revenue needed to fund work through the FY 2023/24 is \$13,317,000. At the beginning of fiscal year 2021/22, there was a beginning available SPRTA fund balance of \$20,209,545 which is sufficient to fund the identified needs in those years. Over the prior 5 years, revenue has averaged about \$5 million per year; this revenue will be used to fund project needs in FY24/25 and beyond.

# Map of Fee Districts



## **Tier 1 and Tier 2 Fee Schedules**



**2014 SPRTA Impact Fee Update With 2015 to 2020 Inflation Adjustment  
Updated for ITE Trip Generation, 9th Edition  
Detailed DUE Rates**

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit <sup>1</sup>		Trip Length <sup>2</sup>	% New Trips <sup>2</sup>	VMT per Unit	DUE per Unit
<b>Industrial</b>							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
<b>Residential</b>							
210	Single Family	1.00	1.00/DU	5	100	5.00	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
<b>Lodging</b>							
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
<b>Recreational</b>							
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
<b>Institutional</b>							
520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
<b>Medical</b>							
610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
<b>Office</b>							
710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
	50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
<b>Retail</b>							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
820	Shopping Center						
	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srv. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1. Source: ITE Trip Generation, 9th Edition.

2. Source: ITE Journal, May 1992

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$691

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$629
120	Heavy Industrial	1,000 s.f.	0.178	\$123
130	Industrial Park	1,000 s.f.	0.798	\$552
140	Manufacturing	1,000 s.f.	0.685	\$474
150	Warehousing	1,000 s.f.	0.300	\$207
151	Mini-Warehousing	1,000 s.f.	0.148	\$102
<b>Residential</b>				
210	Single Family	DU	1.000	\$691
220	Apartment	DU	0.620	\$429
231	Attached Condominium/Townhome	DU	0.780	\$539
240	Mobile Home Park	DU	0.590	\$408
251	Senior Adult Housing - Detached	DU	0.270	\$187
252	Senior Adult Housing - Attached	DU	0.230	\$159
253	Congregate Care	DU	0.070	\$48
260	Recreational Home	DU	0.109	\$75
<b>Lodging</b>				
310	Hotel	Room	0.545	\$377
311	All Suites Hotel	Room	0.364	\$252
312	Business Hotel	Room	0.563	\$389
320	Motel	Room	0.355	\$245
<b>Recreational</b>				
411	City Park	Acre	0.184	\$127
430	Golf Course	Hole	3.732	\$2,580
444	Movie Theater	1,000 s.f.	1.486	\$1,027
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,098
493	Athletic Club	1,000 s.f.	2.682	\$1,854
495	Recreational Community Center	1,000 s.f.	1.233	\$852
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$575
536	Private School (K - 12)	1,000 s.f.	1.170	\$809
530	High School	1,000 s.f.	0.751	\$519
560	Church	1,000 s.f.	0.386	\$267
565	Day Care Center	1,000 s.f.	3.653	\$2,525
590	Library	1,000 s.f.	5.125	\$3,543
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$634
620	Nursing Home	1,000 s.f.	0.311	\$215
630	Clinic	1,000 s.f.	4.575	\$3,163
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,764
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,233
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$953
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$856
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$805
	> 800,000 s.f.	1,000 s.f.	1.145	\$791
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,938
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$380
814	Specialty Center	1,000 s.f.	1.522	\$1,052
815	Discount Store	1,000 s.f.	1.022	\$706
816	Hardware Store	1,000 s.f.	0.592	\$409
817	Nursery	1,000 s.f.	0.849	\$587
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$879
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$957
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$996
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,056
931	Quality Restaurant	1,000 s.f.	2.959	\$2,045
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,967
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,012
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,760
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,310
942	Automobile Care Center	1,000 s.f.	1.136	\$785
841	New Car Sales	1,000 s.f.	0.956	\$661
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,321
944	Gas Station	Fueling Position	1.054	\$729
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$710
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$728
848	Tire Store	1,000 s.f.	1.461	\$1,010
850	Supermarket	1,000 s.f.	1.547	\$1,069
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,391
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,577
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,323
861	Discount Club	1,000 s.f.	1.519	\$1,050
862	Home Improvement Superstore	1,000 s.f.	0.436	\$301
863	Electronics Superstore	1,000 s.f.	0.972	\$672
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$733
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$982
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,257
890	Furniture Store	1,000 s.f.	0.253	\$175
911	Walk-In Bank	1,000 s.f.	2.989	\$2,066
912	Drive-In Bank	1,000 s.f.	4.432	\$3,064

SPRTA Impact Fees				UPDATED: 4/22/2020	
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		
				Cost per DUE With Inflation = \$689	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
<b>Industrial</b>					
110	Light Industrial	1,000 s.f.	0.910	\$627	
120	Heavy Industrial	1,000 s.f.	0.178	\$123	
130	Industrial Park	1,000 s.f.	0.798	\$550	
140	Manufacturing	1,000 s.f.	0.685	\$472	
150	Warehousing	1,000 s.f.	0.300	\$207	
151	Mini-Warehousing	1,000 s.f.	0.148	\$102	
<b>Residential</b>					
210	Single Family	DU	1.000	\$689	
220	Apartment	DU	0.620	\$427	
231	Attached Condominium/Townhome	DU	0.780	\$537	
240	Mobile Home Park	DU	0.590	\$406	
251	Senior Adult Housing - Detached	DU	0.270	\$186	
252	Senior Adult Housing - Attached	DU	0.230	\$158	
253	Congregate Care	DU	0.070	\$48	
260	Recreational Home	DU	0.109	\$75	
<b>Lodging</b>					
310	Hotel	Room	0.545	\$375	
311	All Suites Hotel	Room	0.364	\$251	
312	Business Hotel	Room	0.563	\$388	
320	Motel	Room	0.355	\$245	
<b>Recreational</b>					
411	City Park	Acre	0.184	\$127	
430	Golf Course	Hole	3.732	\$2,571	
444	Movie Theater	1,000 s.f.	1.486	\$1,024	
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,095	
493	Athletic Club	1,000 s.f.	2.682	\$1,848	
495	Recreational Community Center	1,000 s.f.	1.233	\$849	
<b>Institutional</b>					
520	Elementary School	1,000 s.f.	0.832	\$573	
536	Private School (K - 12)	1,000 s.f.	1.170	\$806	
530	High School	1,000 s.f.	0.751	\$517	
560	Church	1,000 s.f.	0.386	\$266	
565	Day Care Center	1,000 s.f.	3.653	\$2,517	
590	Library	1,000 s.f.	5.125	\$3,531	
<b>Medical</b>					
610	Hospital	1,000 s.f.	0.917	\$632	
620	Nursing Home	1,000 s.f.	0.311	\$214	
630	Clinic	1,000 s.f.	4.575	\$3,152	
<b>Office</b>					
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,754	
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,228	
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$950	
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$854	
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$802	
	> 800,000 s.f.	1,000 s.f.	1.145	\$789	
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,932	
<b>Retail</b>					
812	Lumber Yard	1,000 s.f.	0.550	\$379	
814	Specialty Center	1,000 s.f.	1.522	\$1,049	
815	Discount Store	1,000 s.f.	1.022	\$704	
816	Hardware Store	1,000 s.f.	0.592	\$408	
817	Nursery	1,000 s.f.	0.849	\$585	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.272	\$876	
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$953	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$993	
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,053	
931	Quality Restaurant	1,000 s.f.	2.959	\$2,039	
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,960	
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,002	
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,747	
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,306	
942	Automobile Care Center	1,000 s.f.	1.136	\$783	
841	New Car Sales	1,000 s.f.	0.956	\$659	
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,313	
944	Gas Station	Fueling Position	1.054	\$726	
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$708	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$725	
848	Tire Store	1,000 s.f.	1.461	\$1,007	
850	Supermarket	1,000 s.f.	1.547	\$1,066	
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,383	
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,572	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,315	
861	Discount Club	1,000 s.f.	1.519	\$1,046	
862	Home Improvement Superstore	1,000 s.f.	0.436	\$300	
863	Electronics Superstore	1,000 s.f.	0.972	\$670	
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$730	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$979	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,253	
890	Furniture Store	1,000 s.f.	0.253	\$174	
911	Walk-In Bank	1,000 s.f.	2.989	\$2,059	
912	Drive-In Bank	1,000 s.f.	4.432	\$3,053	

**SPRTA Impact Fees**

UPDATED: 4/22/2020

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
	Cost per DUE With Inflation = \$1,607

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,462
120	Heavy Industrial	1,000 s.f.	0.178	\$286
130	Industrial Park	1,000 s.f.	0.798	\$1,282
140	Manufacturing	1,000 s.f.	0.685	\$1,101
150	Warehousing	1,000 s.f.	0.300	\$482
151	Mini-Warehousing	1,000 s.f.	0.148	\$238
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,607
220	Apartment	DU	0.620	\$996
231	Attached Condominium/Townhome	DU	0.780	\$1,253
240	Mobile Home Park	DU	0.590	\$948
251	Senior Adult Housing - Detached	DU	0.270	\$434
252	Senior Adult Housing - Attached	DU	0.230	\$370
253	Congregate Care	DU	0.070	\$112
260	Recreational Home	DU	0.109	\$175
<b>Lodging</b>				
310	Hotel	Room	0.545	\$876
311	All Suites Hotel	Room	0.364	\$585
312	Business Hotel	Room	0.563	\$905
320	Motel	Room	0.355	\$570
<b>Recreational</b>				
411	City Park	Acre	0.184	\$296
430	Golf Course	Hole	3.732	\$5,996
444	Movie Theater	1,000 s.f.	1.486	\$2,388
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,553
493	Athletic Club	1,000 s.f.	2.682	\$4,309
495	Recreational Community Center	1,000 s.f.	1.233	\$1,981
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,337
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,880
530	High School	1,000 s.f.	0.751	\$1,207
560	Church	1,000 s.f.	0.386	\$620
565	Day Care Center	1,000 s.f.	3.653	\$5,869
590	Library	1,000 s.f.	5.125	\$8,234
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,473
620	Nursing Home	1,000 s.f.	0.311	\$500
630	Clinic	1,000 s.f.	4.575	\$7,351
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,424
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,865
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,216
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,991
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,870
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,840
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,505
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$884
814	Specialty Center	1,000 s.f.	1.522	\$2,445
815	Discount Store	1,000 s.f.	1.022	\$1,642
816	Hardware Store	1,000 s.f.	0.592	\$951
817	Nursery	1,000 s.f.	0.849	\$1,364
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,044
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,224
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,315
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,455
931	Quality Restaurant	1,000 s.f.	2.959	\$4,754
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,571
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,000
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,739
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,045
942	Automobile Care Center	1,000 s.f.	1.136	\$1,825
841	New Car Sales	1,000 s.f.	0.956	\$1,536
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,395
944	Gas Station	Fueling Position	1.054	\$1,693
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,650
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,692
848	Tire Store	1,000 s.f.	1.461	\$2,347
850	Supermarket	1,000 s.f.	1.547	\$2,486
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,558
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,666
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,400
861	Discount Club	1,000 s.f.	1.519	\$2,441
862	Home Improvement Superstore	1,000 s.f.	0.436	\$701
863	Electronics Superstore	1,000 s.f.	0.972	\$1,562
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,703
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,283
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,923
890	Furniture Store	1,000 s.f.	0.253	\$406
911	Walk-In Bank	1,000 s.f.	2.989	\$4,802
912	Drive-In Bank	1,000 s.f.	4.432	\$7,121

SPRTA Impact Fees				UPDATED: 4/22/2020
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	
				Cost per DUE With Inflation = \$1,690
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,538
120	Heavy Industrial	1,000 s.f.	0.178	\$301
130	Industrial Park	1,000 s.f.	0.798	\$1,349
140	Manufacturing	1,000 s.f.	0.685	\$1,158
150	Warehousing	1,000 s.f.	0.300	\$507
151	Mini-Warehousing	1,000 s.f.	0.148	\$250
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,690
220	Apartment	DU	0.620	\$1,048
231	Attached Condominium/Townhome	DU	0.780	\$1,318
240	Mobile Home Park	DU	0.590	\$997
251	Senior Adult Housing - Detached	DU	0.270	\$456
252	Senior Adult Housing - Attached	DU	0.230	\$389
253	Congregate Care	DU	0.070	\$118
260	Recreational Home	DU	0.109	\$184
<b>Lodging</b>				
310	Hotel	Room	0.545	\$921
311	All Suites Hotel	Room	0.364	\$615
312	Business Hotel	Room	0.563	\$951
320	Motel	Room	0.355	\$600
<b>Recreational</b>				
411	City Park	Acre	0.184	\$311
430	Golf Course	Hole	3.732	\$6,307
444	Movie Theater	1,000 s.f.	1.486	\$2,511
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,685
493	Athletic Club	1,000 s.f.	2.682	\$4,533
495	Recreational Community Center	1,000 s.f.	1.233	\$2,084
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,406
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,977
530	High School	1,000 s.f.	0.751	\$1,269
560	Church	1,000 s.f.	0.386	\$652
565	Day Care Center	1,000 s.f.	3.653	\$6,174
590	Library	1,000 s.f.	5.125	\$8,661
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,550
620	Nursing Home	1,000 s.f.	0.311	\$526
630	Clinic	1,000 s.f.	4.575	\$7,732
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,757
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,013
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,331
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,094
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,967
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,935
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,739
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$930
814	Specialty Center	1,000 s.f.	1.522	\$2,572
815	Discount Store	1,000 s.f.	1.022	\$1,727
816	Hardware Store	1,000 s.f.	0.592	\$1,000
817	Nursery	1,000 s.f.	0.849	\$1,435
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,150
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,339
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,435
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,582
931	Quality Restaurant	1,000 s.f.	2.959	\$5,001
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,808
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,363
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,192
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,203
942	Automobile Care Center	1,000 s.f.	1.136	\$1,920
841	New Car Sales	1,000 s.f.	0.956	\$1,616
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,675
944	Gas Station	Fueling Position	1.054	\$1,781
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,736
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,780
848	Tire Store	1,000 s.f.	1.461	\$2,469
850	Supermarket	1,000 s.f.	1.547	\$2,614
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,846
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,857
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,680
861	Discount Club	1,000 s.f.	1.519	\$2,567
862	Home Improvement Superstore	1,000 s.f.	0.436	\$737
863	Electronics Superstore	1,000 s.f.	0.972	\$1,643
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,791
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,402
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,074
890	Furniture Store	1,000 s.f.	0.253	\$428
911	Walk-In Bank	1,000 s.f.	2.989	\$5,051
912	Drive-In Bank	1,000 s.f.	4.432	\$7,490

**SPRTA Impact Fees**

UPDATED: 4/22/2020

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
		Cost per DUE With Inflation =	\$2,130

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,938
120	Heavy Industrial	1,000 s.f.	0.178	\$379
130	Industrial Park	1,000 s.f.	0.798	\$1,700
140	Manufacturing	1,000 s.f.	0.685	\$1,459
150	Warehousing	1,000 s.f.	0.300	\$639
151	Mini-Warehousing	1,000 s.f.	0.148	\$315
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,130
220	Apartment	DU	0.620	\$1,321
231	Attached Condominium/Townhome	DU	0.780	\$1,662
240	Mobile Home Park	DU	0.590	\$1,257
251	Senior Adult Housing - Detached	DU	0.270	\$575
252	Senior Adult Housing - Attached	DU	0.230	\$490
253	Congregate Care	DU	0.070	\$149
260	Recreational Home	DU	0.109	\$232
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,161
311	All Suites Hotel	Room	0.364	\$775
312	Business Hotel	Room	0.563	\$1,199
320	Motel	Room	0.355	\$756
<b>Recreational</b>				
411	City Park	Acre	0.184	\$392
430	Golf Course	Hole	3.732	\$7,950
444	Movie Theater	1,000 s.f.	1.486	\$3,165
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,385
493	Athletic Club	1,000 s.f.	2.682	\$5,713
495	Recreational Community Center	1,000 s.f.	1.233	\$2,626
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,772
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,492
530	High School	1,000 s.f.	0.751	\$1,600
560	Church	1,000 s.f.	0.386	\$822
565	Day Care Center	1,000 s.f.	3.653	\$7,781
590	Library	1,000 s.f.	5.125	\$10,917
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,953
620	Nursing Home	1,000 s.f.	0.311	\$662
630	Clinic	1,000 s.f.	4.575	\$9,745
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,516
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,798
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,937
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,639
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,479
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,439
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,973
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,172
814	Specialty Center	1,000 s.f.	1.522	\$3,242
815	Discount Store	1,000 s.f.	1.022	\$2,177
816	Hardware Store	1,000 s.f.	0.592	\$1,261
817	Nursery	1,000 s.f.	0.849	\$1,808
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,710
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,948
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,070
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,255
931	Quality Restaurant	1,000 s.f.	2.959	\$6,303
932	High Turnover Restaurant	1,000 s.f.	2.845	\$6,060
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,281
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,586
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,037
942	Automobile Care Center	1,000 s.f.	1.136	\$2,420
841	New Car Sales	1,000 s.f.	0.956	\$2,036
843	Automobile Parts Sales	1,000 s.f.	3.358	\$7,153
944	Gas Station	Fueling Position	1.054	\$2,245
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,188
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,243
848	Tire Store	1,000 s.f.	1.461	\$3,112
850	Supermarket	1,000 s.f.	1.547	\$3,295
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,368
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,861
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$7,159
861	Discount Club	1,000 s.f.	1.519	\$3,236
862	Home Improvement Superstore	1,000 s.f.	0.436	\$929
863	Electronics Superstore	1,000 s.f.	0.972	\$2,070
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,258
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,027
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,875
890	Furniture Store	1,000 s.f.	0.253	\$539
911	Walk-In Bank	1,000 s.f.	2.989	\$6,367
912	Drive-In Bank	1,000 s.f.	4.432	\$9,441

SPRTA Impact Fees				UPDATED: 4/22/2020	
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		
				Cost per DUE With Inflation = \$1,628	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
<b>Industrial</b>					
110	Light Industrial	1,000 s.f.	0.910	\$1,481	
120	Heavy Industrial	1,000 s.f.	0.178	\$290	
130	Industrial Park	1,000 s.f.	0.798	\$1,299	
140	Manufacturing	1,000 s.f.	0.685	\$1,115	
150	Warehousing	1,000 s.f.	0.300	\$488	
151	Mini-Warehousing	1,000 s.f.	0.148	\$241	
<b>Residential</b>					
210	Single Family	DU	1.000	\$1,628	
220	Apartment	DU	0.620	\$1,009	
231	Attached Condominium/Townhome	DU	0.780	\$1,270	
240	Mobile Home Park	DU	0.590	\$960	
251	Senior Adult Housing - Detached	DU	0.270	\$440	
252	Senior Adult Housing - Attached	DU	0.230	\$374	
253	Congregate Care	DU	0.070	\$114	
260	Recreational Home	DU	0.109	\$177	
<b>Lodging</b>					
310	Hotel	Room	0.545	\$887	
311	All Suites Hotel	Room	0.364	\$593	
312	Business Hotel	Room	0.563	\$916	
320	Motel	Room	0.355	\$578	
<b>Recreational</b>					
411	City Park	Acre	0.184	\$300	
430	Golf Course	Hole	3.732	\$6,075	
444	Movie Theater	1,000 s.f.	1.486	\$2,419	
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,587	
493	Athletic Club	1,000 s.f.	2.682	\$4,366	
495	Recreational Community Center	1,000 s.f.	1.233	\$2,007	
<b>Institutional</b>					
520	Elementary School	1,000 s.f.	0.832	\$1,354	
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,905	
530	High School	1,000 s.f.	0.751	\$1,222	
560	Church	1,000 s.f.	0.386	\$628	
565	Day Care Center	1,000 s.f.	3.653	\$5,946	
590	Library	1,000 s.f.	5.125	\$8,343	
<b>Medical</b>					
610	Hospital	1,000 s.f.	0.917	\$1,493	
620	Nursing Home	1,000 s.f.	0.311	\$506	
630	Clinic	1,000 s.f.	4.575	\$7,447	
<b>Office</b>					
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,508	
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,902	
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,245	
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,017	
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,895	
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,864	
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,564	
<b>Retail</b>					
812	Lumber Yard	1,000 s.f.	0.550	\$895	
814	Specialty Center	1,000 s.f.	1.522	\$2,478	
815	Discount Store	1,000 s.f.	1.022	\$1,664	
816	Hardware Store	1,000 s.f.	0.592	\$964	
817	Nursery	1,000 s.f.	0.849	\$1,382	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,071	
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,253	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,346	
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,487	
931	Quality Restaurant	1,000 s.f.	2.959	\$4,817	
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,631	
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,092	
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,854	
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,085	
942	Automobile Care Center	1,000 s.f.	1.136	\$1,849	
841	New Car Sales	1,000 s.f.	0.956	\$1,556	
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,466	
944	Gas Station	Fueling Position	1.054	\$1,716	
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,672	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,714	
848	Tire Store	1,000 s.f.	1.461	\$2,378	
850	Supermarket	1,000 s.f.	1.547	\$2,518	
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,631	
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,715	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,471	
861	Discount Club	1,000 s.f.	1.519	\$2,473	
862	Home Improvement Superstore	1,000 s.f.	0.436	\$710	
863	Electronics Superstore	1,000 s.f.	0.972	\$1,582	
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,725	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,313	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,961	
890	Furniture Store	1,000 s.f.	0.253	\$412	
911	Walk-In Bank	1,000 s.f.	2.989	\$4,866	
912	Drive-In Bank	1,000 s.f.	4.432	\$7,215	

**SPRTA Impact Fees**

UPDATED: 4/22/2020

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

Cost per DUE With Inflation = \$2,041

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,857
120	Heavy Industrial	1,000 s.f.	0.178	\$363
130	Industrial Park	1,000 s.f.	0.798	\$1,629
140	Manufacturing	1,000 s.f.	0.685	\$1,398
150	Warehousing	1,000 s.f.	0.300	\$612
151	Mini-Warehousing	1,000 s.f.	0.148	\$302
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,041
220	Apartment	DU	0.620	\$1,265
231	Attached Condominium/Townhome	DU	0.780	\$1,592
240	Mobile Home Park	DU	0.590	\$1,204
251	Senior Adult Housing - Detached	DU	0.270	\$551
252	Senior Adult Housing - Attached	DU	0.230	\$469
253	Congregate Care	DU	0.070	\$143
260	Recreational Home	DU	0.109	\$222
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,112
311	All Suites Hotel	Room	0.364	\$743
312	Business Hotel	Room	0.563	\$1,149
320	Motel	Room	0.355	\$725
<b>Recreational</b>				
411	City Park	Acre	0.184	\$376
430	Golf Course	Hole	3.732	\$7,617
444	Movie Theater	1,000 s.f.	1.486	\$3,033
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,243
493	Athletic Club	1,000 s.f.	2.682	\$5,474
495	Recreational Community Center	1,000 s.f.	1.233	\$2,516
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,698
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,388
530	High School	1,000 s.f.	0.751	\$1,533
560	Church	1,000 s.f.	0.386	\$788
565	Day Care Center	1,000 s.f.	3.653	\$7,456
590	Library	1,000 s.f.	5.125	\$10,460
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,872
620	Nursing Home	1,000 s.f.	0.311	\$635
630	Clinic	1,000 s.f.	4.575	\$9,337
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,160
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,639
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,814
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,529
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,376
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,337
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,723
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,123
814	Specialty Center	1,000 s.f.	1.522	\$3,106
815	Discount Store	1,000 s.f.	1.022	\$2,086
816	Hardware Store	1,000 s.f.	0.592	\$1,208
817	Nursery	1,000 s.f.	0.849	\$1,733
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,596
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,825
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,941
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,119
931	Quality Restaurant	1,000 s.f.	2.959	\$6,039
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,806
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,892
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,101
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,868
942	Automobile Care Center	1,000 s.f.	1.136	\$2,319
841	New Car Sales	1,000 s.f.	0.956	\$1,951
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,853
944	Gas Station	Fueling Position	1.054	\$2,151
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,096
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,149
848	Tire Store	1,000 s.f.	1.461	\$2,982
850	Supermarket	1,000 s.f.	1.547	\$3,157
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,060
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,657
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,860
861	Discount Club	1,000 s.f.	1.519	\$3,100
862	Home Improvement Superstore	1,000 s.f.	0.436	\$890
863	Electronics Superstore	1,000 s.f.	0.972	\$1,984
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,163
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,900
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,712
890	Furniture Store	1,000 s.f.	0.253	\$516
911	Walk-In Bank	1,000 s.f.	2.989	\$6,100
912	Drive-In Bank	1,000 s.f.	4.432	\$9,045



SPRTA Impact Fees			UPDATED: 4/22/2020	
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	
		Cost per DUE With Inflation =	\$1,045	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$951
120	Heavy Industrial	1,000 s.f.	0.178	\$186
130	Industrial Park	1,000 s.f.	0.798	\$834
140	Manufacturing	1,000 s.f.	0.685	\$716
150	Warehousing	1,000 s.f.	0.300	\$313
151	Mini-Warehousing	1,000 s.f.	0.148	\$155
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,045
220	Apartment	DU	0.620	\$648
231	Attached Condominium/Townhome	DU	0.780	\$815
240	Mobile Home Park	DU	0.590	\$616
251	Senior Adult Housing - Detached	DU	0.270	\$282
252	Senior Adult Housing - Attached	DU	0.230	\$240
253	Congregate Care	DU	0.070	\$73
260	Recreational Home	DU	0.109	\$114
<b>Lodging</b>				
310	Hotel	Room	0.545	\$569
311	All Suites Hotel	Room	0.364	\$380
312	Business Hotel	Room	0.563	\$588
320	Motel	Room	0.355	\$371
<b>Recreational</b>				
411	City Park	Acre	0.184	\$192
430	Golf Course	Hole	3.732	\$3,898
444	Movie Theater	1,000 s.f.	1.486	\$1,552
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,660
493	Athletic Club	1,000 s.f.	2.682	\$2,801
495	Recreational Community Center	1,000 s.f.	1.233	\$1,288
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$869
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,222
530	High School	1,000 s.f.	0.751	\$784
560	Church	1,000 s.f.	0.386	\$403
565	Day Care Center	1,000 s.f.	3.653	\$3,816
590	Library	1,000 s.f.	5.125	\$5,353
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$958
620	Nursing Home	1,000 s.f.	0.311	\$325
630	Clinic	1,000 s.f.	4.575	\$4,779
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,176
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,862
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,440
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,294
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,216
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,196
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,929
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$574
814	Specialty Center	1,000 s.f.	1.522	\$1,590
815	Discount Store	1,000 s.f.	1.022	\$1,068
816	Hardware Store	1,000 s.f.	0.592	\$618
817	Nursery	1,000 s.f.	0.849	\$887
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,329
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,446
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,505
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,596
931	Quality Restaurant	1,000 s.f.	2.959	\$3,091
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,972
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,551
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,681
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,979
942	Automobile Care Center	1,000 s.f.	1.136	\$1,187
841	New Car Sales	1,000 s.f.	0.956	\$999
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,508
944	Gas Station	Fueling Position	1.054	\$1,101
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,073
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,100
848	Tire Store	1,000 s.f.	1.461	\$1,526
850	Supermarket	1,000 s.f.	1.547	\$1,616
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,613
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,384
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,511
861	Discount Club	1,000 s.f.	1.519	\$1,587
862	Home Improvement Superstore	1,000 s.f.	0.436	\$455
863	Electronics Superstore	1,000 s.f.	0.972	\$1,015
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,107
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,484
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,900
890	Furniture Store	1,000 s.f.	0.253	\$264
911	Walk-In Bank	1,000 s.f.	2.989	\$3,122
912	Drive-In Bank	1,000 s.f.	4.432	\$4,629

**SPRTA Impact Fees**

UPDATED: 4/22/2020

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
		Cost per DUE With Inflation =	\$1,260

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,147
120	Heavy Industrial	1,000 s.f.	0.178	\$224
130	Industrial Park	1,000 s.f.	0.798	\$1,006
140	Manufacturing	1,000 s.f.	0.685	\$863
150	Warehousing	1,000 s.f.	0.300	\$378
151	Mini-Warehousing	1,000 s.f.	0.148	\$187
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,260
220	Apartment	DU	0.620	\$781
231	Attached Condominium/Townhome	DU	0.780	\$983
240	Mobile Home Park	DU	0.590	\$744
251	Senior Adult Housing - Detached	DU	0.270	\$340
252	Senior Adult Housing - Attached	DU	0.230	\$290
253	Congregate Care	DU	0.070	\$88
260	Recreational Home	DU	0.109	\$137
<b>Lodging</b>				
310	Hotel	Room	0.545	\$687
311	All Suites Hotel	Room	0.364	\$459
312	Business Hotel	Room	0.563	\$710
320	Motel	Room	0.355	\$447
<b>Recreational</b>				
411	City Park	Acre	0.184	\$232
430	Golf Course	Hole	3.732	\$4,704
444	Movie Theater	1,000 s.f.	1.486	\$1,873
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,003
493	Athletic Club	1,000 s.f.	2.682	\$3,381
495	Recreational Community Center	1,000 s.f.	1.233	\$1,554
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,049
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,475
530	High School	1,000 s.f.	0.751	\$947
560	Church	1,000 s.f.	0.386	\$487
565	Day Care Center	1,000 s.f.	3.653	\$4,605
590	Library	1,000 s.f.	5.125	\$6,460
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,156
620	Nursing Home	1,000 s.f.	0.311	\$392
630	Clinic	1,000 s.f.	4.575	\$5,767
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,039
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,247
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,738
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,562
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,467
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,443
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,534
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$693
814	Specialty Center	1,000 s.f.	1.522	\$1,918
815	Discount Store	1,000 s.f.	1.022	\$1,288
816	Hardware Store	1,000 s.f.	0.592	\$746
817	Nursery	1,000 s.f.	0.849	\$1,070
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,603
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,744
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,816
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,926
931	Quality Restaurant	1,000 s.f.	2.959	\$3,730
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,586
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,492
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,856
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,389
942	Automobile Care Center	1,000 s.f.	1.136	\$1,432
841	New Car Sales	1,000 s.f.	0.956	\$1,205
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,233
944	Gas Station	Fueling Position	1.054	\$1,329
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,295
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,327
848	Tire Store	1,000 s.f.	1.461	\$1,842
850	Supermarket	1,000 s.f.	1.547	\$1,950
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,360
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,876
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,236
861	Discount Club	1,000 s.f.	1.519	\$1,915
862	Home Improvement Superstore	1,000 s.f.	0.436	\$550
863	Electronics Superstore	1,000 s.f.	0.972	\$1,225
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,336
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,791
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,293
890	Furniture Store	1,000 s.f.	0.253	\$319
911	Walk-In Bank	1,000 s.f.	2.989	\$3,768
912	Drive-In Bank	1,000 s.f.	4.432	\$5,586

SPRTA Impact Fees				UPDATED: 4/22/2020
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	
		Cost per DUE With Inflation =	\$1,420	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,292
120	Heavy Industrial	1,000 s.f.	0.178	\$253
130	Industrial Park	1,000 s.f.	0.798	\$1,133
140	Manufacturing	1,000 s.f.	0.685	\$973
150	Warehousing	1,000 s.f.	0.300	\$426
151	Mini-Warehousing	1,000 s.f.	0.148	\$210
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,420
220	Apartment	DU	0.620	\$880
231	Attached Condominium/Townhome	DU	0.780	\$1,108
240	Mobile Home Park	DU	0.590	\$838
251	Senior Adult Housing - Detached	DU	0.270	\$383
252	Senior Adult Housing - Attached	DU	0.230	\$327
253	Congregate Care	DU	0.070	\$99
260	Recreational Home	DU	0.109	\$155
<b>Lodging</b>				
310	Hotel	Room	0.545	\$774
311	All Suites Hotel	Room	0.364	\$517
312	Business Hotel	Room	0.563	\$800
320	Motel	Room	0.355	\$504
<b>Recreational</b>				
411	City Park	Acre	0.184	\$261
430	Golf Course	Hole	3.732	\$5,300
444	Movie Theater	1,000 s.f.	1.486	\$2,110
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,257
493	Athletic Club	1,000 s.f.	2.682	\$3,809
495	Recreational Community Center	1,000 s.f.	1.233	\$1,751
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,182
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,662
530	High School	1,000 s.f.	0.751	\$1,066
560	Church	1,000 s.f.	0.386	\$548
565	Day Care Center	1,000 s.f.	3.653	\$5,188
590	Library	1,000 s.f.	5.125	\$7,278
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,302
620	Nursing Home	1,000 s.f.	0.311	\$442
630	Clinic	1,000 s.f.	4.575	\$6,497
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,678
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,532
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,958
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,759
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,653
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,626
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,982
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$781
814	Specialty Center	1,000 s.f.	1.522	\$2,161
815	Discount Store	1,000 s.f.	1.022	\$1,451
816	Hardware Store	1,000 s.f.	0.592	\$841
817	Nursery	1,000 s.f.	0.849	\$1,206
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,806
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,965
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,046
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,170
931	Quality Restaurant	1,000 s.f.	2.959	\$4,202
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,040
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,187
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,724
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,691
942	Automobile Care Center	1,000 s.f.	1.136	\$1,613
841	New Car Sales	1,000 s.f.	0.956	\$1,358
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,769
944	Gas Station	Fueling Position	1.054	\$1,497
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,458
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,495
848	Tire Store	1,000 s.f.	1.461	\$2,075
850	Supermarket	1,000 s.f.	1.547	\$2,197
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,912
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,241
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,773
861	Discount Club	1,000 s.f.	1.519	\$2,157
862	Home Improvement Superstore	1,000 s.f.	0.436	\$619
863	Electronics Superstore	1,000 s.f.	0.972	\$1,380
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,505
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,018
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,583
890	Furniture Store	1,000 s.f.	0.253	\$359
911	Walk-In Bank	1,000 s.f.	2.989	\$4,245
912	Drive-In Bank	1,000 s.f.	4.432	\$6,294

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

**Tier 2 Fee - Land Use Categories**

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

Tier 2 LU	ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit <sup>1</sup>		Trip Length	% New Trips <sup>2</sup>	VMT per Unit	DUE per Unit
<b>Industrial</b>								
I	110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
I	120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
I	130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
I	140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
I	150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
I	151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
<b>Residential</b>								
R	210	Single Family	1.00	1.0/DU	5	100	5.00	1.000
R	220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
R	231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
R	240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
R	251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
R	252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
R	253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
R	260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
<b>Lodging</b>								
C	310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
C	311	All Suites Hotel	0.40	0.4/Room	6.4	71	1.82	0.364
C	312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
C	320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
<b>Recreational</b>								
I	411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
C	430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
C	444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
C	492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
C	493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
I	495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
<b>Institutional</b>								
U	520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
U	536	Private School (K - 12)	1.70	1.70/1000 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
<b>Medical</b>								
I	610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
R	620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
I	630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
<b>Office</b>								
I	710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
I		50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
I		150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
I		300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
I		500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
I		> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
I	720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
<b>Retail</b>								
C	812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
C	826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
C	815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
C	816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
C	817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
C	820	Shopping Center						
C		< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
C		200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
C		500,000.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/Srvc. 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**

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

2010 - 2015 Inflation Adjustment =	1.1944424
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
2020 Inflation Adjustment =	1.0288336
Total Inflation Adjustment =	1.3251720

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>					
I	110	Light Industrial	1,000 s.f.	0.910	\$1,800
I	120	Heavy Industrial	1,000 s.f.	0.178	\$352
I	130	Industrial Park	1,000 s.f.	0.798	\$1,579
I	140	Manufacturing	1,000 s.f.	0.685	\$1,355
I	150	Warehousing	1,000 s.f.	0.300	\$594
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$293
<b>Residential</b>					
R	210	Single Family	DU	1.000	\$7,253
R	220	Apartment	DU	0.620	\$4,497
R	231	Attached Condominium/Townhome	DU	0.780	\$5,657
R	240	Mobile Home Park	DU	0.590	\$4,279
R	251	Senior Adult Housing - Detached	DU	0.270	\$1,958
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,668
R	253	Congregate Care	DU	0.070	\$508
R	260	Recreational Home	DU	0.109	\$791
<b>Lodging</b>					
C	310	Hotel	Room	0.545	\$2,142
C	311	All Suites Hotel	Room	0.364	\$1,431
C	312	Business Hotel	Room	0.563	\$2,213
C	320	Motel	Room	0.355	\$1,395
<b>Recreational</b>					
I	411	City Park	Acre	0.184	\$364
C	430	Golf Course	Hole	3.732	\$14,668
C	444	Movie Theater	1,000 s.f.	1.486	\$5,841
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$6,246
C	493	Athletic Club	1,000 s.f.	2.682	\$10,541
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,439
<b>Institutional</b>					
U	520	Elementary School	1,000 s.f.	0.832	\$1,103
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,550
U	530	High School	1,000 s.f.	0.751	\$995
I	560	Church	1,000 s.f.	0.386	\$764
C	565	Day Care Center	1,000 s.f.	3.653	\$14,358
I	590	Library	1,000 s.f.	5.125	\$10,140
<b>Medical</b>					
I	610	Hospital	1,000 s.f.	0.917	\$1,814
R	620	Nursing Home	1,000 s.f.	0.311	\$2,256
I	630	Clinic	1,000 s.f.	4.575	\$9,052
<b>Office</b>					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,910
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,528
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,728
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,451
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,303
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,265
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,548
<b>Retail</b>					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,162
C	814	Specialty Center	1,000 s.f.	1.522	\$5,982
C	815	Discount Store	1,000 s.f.	1.022	\$4,017
C	816	Hardware Store	1,000 s.f.	0.592	\$2,327
C	817	Nursery	1,000 s.f.	0.849	\$3,337
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$5,000
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$5,440
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$5,664
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$6,006
C	931	Quality Restaurant	1,000 s.f.	2.959	\$11,630
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$11,182
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$17,125
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$21,378
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$7,448
C	942	Automobile Care Center	1,000 s.f.	1.136	\$4,465
C	841	New Car Sales	1,000 s.f.	0.956	\$3,758
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$13,198
C	944	Gas Station	Fueling Position	1.054	\$4,143
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$4,037
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,139
C	848	Tire Store	1,000 s.f.	1.461	\$5,742
C	850	Supermarket	1,000 s.f.	1.547	\$6,080
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$13,595
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$8,969
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$13,210
C	861	Discount Club	1,000 s.f.	1.519	\$5,970
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,714
C	863	Electronics Superstore	1,000 s.f.	0.972	\$3,820
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,166
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$5,585
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$7,150
C	890	Furniture Store	1,000 s.f.	0.253	\$994
C	911	Walk-In Bank	1,000 s.f.	2.989	\$11,748
C	912	Drive-In Bank	1,000 s.f.	4.432	\$17,420