

**South Placer Regional Transportation Authority**

**Regional Transportation and Air Quality Mitigation Fee**

**Annual Report for Fiscal Year 2018/2019**

**South Placer Regional Transportation Authority  
Regional Transportation and Air Quality Mitigation Fee  
FY 2018/19 Annual Report**

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**Regional Transportation and Air Quality Mitigation Fee – FY 2018/19 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, 2018.

**Table 1: SPRTA Income and Expenditures (FY 2018/19)**

	<b>Tier 1</b>	<b>Tier 2</b>	<b>Total</b>
<b>Beginning Fund Balance (7/1/18)</b>	\$12,904,554.39	\$1,530,893.08	\$14,435,447.47
Amount of Fees Collected	\$2,638,519.62	\$810,131.24	\$3,448,650.86
Interest Earned	\$95,419.29	\$6,088.79	\$101,508.08
Expenses (See breakdown in <b>Table 2</b> )	\$2,728,760.03	-	\$2,728,760.03
Agency Administration	\$72,043.53	-	\$72,043.53
<b>Ending Fund Balance (6/30/19)</b>	\$12,837,689.74	\$2,347,113.11	\$15,184,802.85
<b>Net Change</b>	(\$66,864.65)	\$816,220.03	\$749,355.38

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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 2018/19)**

<b>Public Improvement Project Title</b>	<b>SPRTA Expenditures FY 2021/22</b>	<b>% Funded With SPRTA Fees</b>
<b>Tier 1</b>		
Sierra College Blvd	\$569,604.00	100%
Placer Parkway	\$7,584.94	100%
Auburn Folsom Road Widening	\$1,000,000.00	100%
I-80/SR-65 Interchange Phase 1	\$269,638.71	100%
SR-65 Widening	\$881,932.38	100%
<b>Tier 1 Total Expenditures</b>	<b>\$2,728,760.03</b>	

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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.

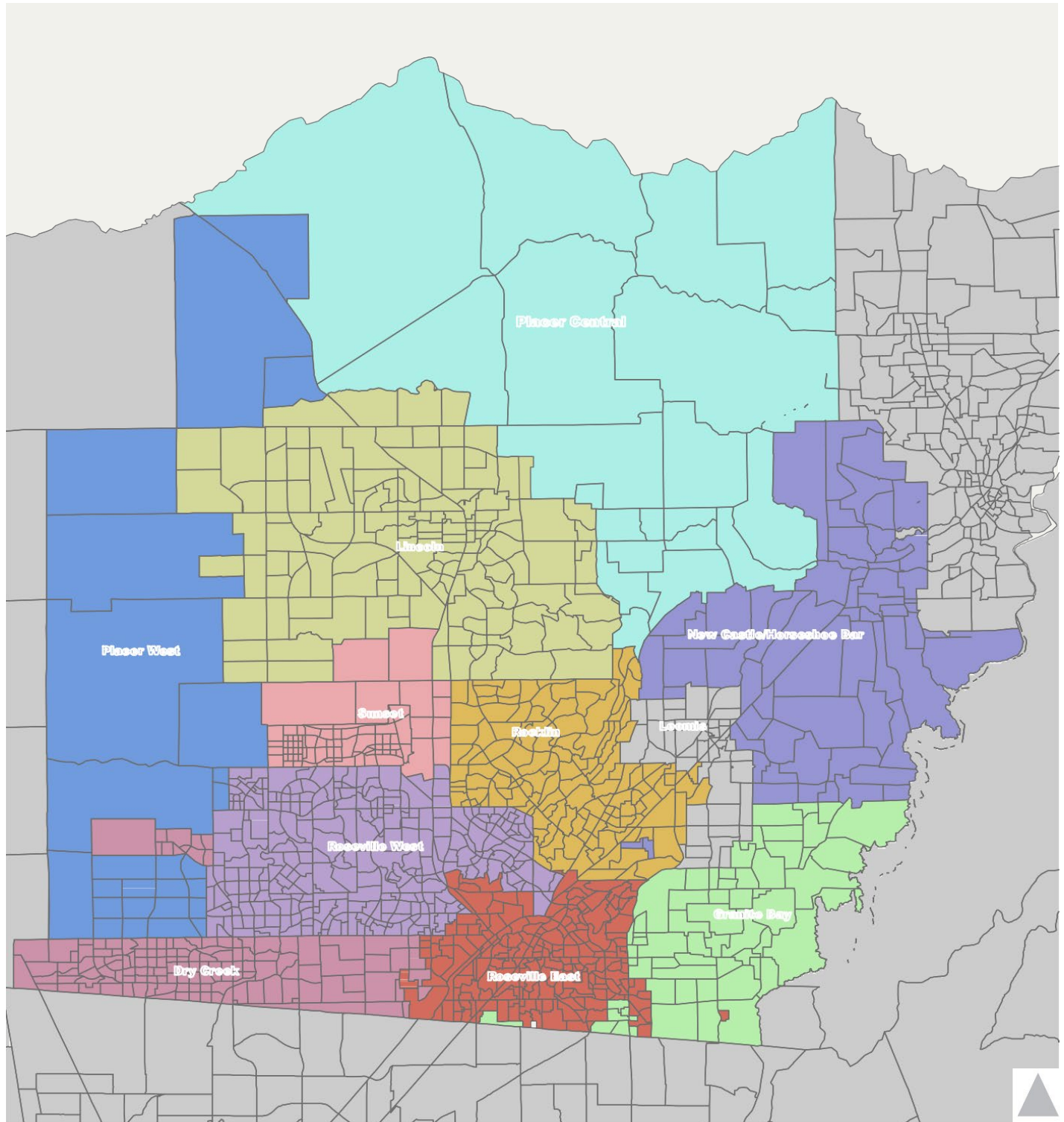
**A description of each interfund transfer or loan made from the account or fund:**

None

**The amount of any SPRTA Fee refunds made FY 2018/19:**

None

Figure 1: Map of SPRTA Tier 1 Fee Districts



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

**As of 7/1/2018**

**2014 SPRTA Impact Fee Update With 2015 to 2018 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>3</sup>	VTM 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	1.70/1,000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
<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	2.72/1,000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srv. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

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



**SPRTA Impact Fees**

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

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

Cost per DUE With Inflation = \$656

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$596.79
120	Heavy Industrial	1,000 s.f.	0.178	\$116.73
130	Industrial Park	1,000 s.f.	0.798	\$523.34
140	Manufacturing	1,000 s.f.	0.685	\$449.23
150	Warehousing	1,000 s.f.	0.300	\$196.74
151	Mini-Warehousing	1,000 s.f.	0.148	\$97.06
<b>Residential</b>				
210	Single Family	DU	1.000	\$655.81
220	Apartment	DU	0.620	\$406.60
231	Attached Condominium/Townhome	DU	0.780	\$511.53
240	Mobile Home Park	DU	0.590	\$386.93
251	Senior Adult Housing - Detached	DU	0.270	\$177.07
252	Senior Adult Housing - Attached	DU	0.230	\$150.84
253	Congregate Care	DU	0.070	\$45.91
260	Recreational Home	DU	0.109	\$71.48
<b>Lodging</b>				
310	Hotel	Room	0.545	\$357.42
311	All Suites Hotel	Room	0.364	\$238.71
312	Business Hotel	Room	0.563	\$369.22
320	Motel	Room	0.355	\$232.81
<b>Recreational</b>				
411	City Park	Acre	0.184	\$120.67
430	Golf Course	Hole	3.732	\$2,447.48
444	Movie Theater	1,000 s.f.	1.486	\$974.53
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,042.08
493	Athletic Club	1,000 s.f.	2.682	\$1,758.88
495	Recreational Community Center	1,000 s.f.	1.233	\$808.61
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$545.63
536	Private School (K - 12)	1,000 s.f.	1.170	\$767.30
530	High School	1,000 s.f.	0.751	\$492.51
560	Church	1,000 s.f.	0.386	\$253.14
565	Day Care Center	1,000 s.f.	3.653	\$2,395.68
590	Library	1,000 s.f.	5.125	\$3,361.03
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$601.38
620	Nursing Home	1,000 s.f.	0.311	\$203.96
630	Clinic	1,000 s.f.	4.575	\$3,000.33
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,621.93
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,169.31
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$904.36
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$812.55
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$763.36
	> 800,000 s.f.	1,000 s.f.	1.145	\$750.90
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,838.89
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$360.70
814	Specialty Center	1,000 s.f.	1.522	\$998.14
815	Discount Store	1,000 s.f.	1.022	\$670.24
816	Hardware Store	1,000 s.f.	0.592	\$388.24
817	Nursery	1,000 s.f.	0.849	\$556.78
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$834.19
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$907.64
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$945.02
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,002.08
931	Quality Restaurant	1,000 s.f.	2.959	\$1,940.54
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,865.78
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,857.37
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,566.95
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,242.76
942	Automobile Care Center	1,000 s.f.	1.136	\$745.00
841	New Car Sales	1,000 s.f.	0.956	\$626.95
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,202.21
944	Gas Station	Fueling Position	1.054	\$691.22
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$673.52
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$690.57
848	Tire Store	1,000 s.f.	1.461	\$958.14
850	Supermarket	1,000 s.f.	1.547	\$1,014.54
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,268.45
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,496.56
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,204.18
861	Discount Club	1,000 s.f.	1.519	\$996.18
862	Home Improvement Superstore	1,000 s.f.	0.436	\$285.93
863	Electronics Superstore	1,000 s.f.	0.972	\$637.45
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$695.16
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$931.91
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,192.92
890	Furniture Store	1,000 s.f.	0.253	\$165.92
911	Walk-In Bank	1,000 s.f.	2.989	\$1,960.22
912	Drive-In Bank	1,000 s.f.	4.432	\$2,906.55

**SPRTA Impact Fees**

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

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

Cost per DUE With Inflation = \$654

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$594.76
120	Heavy Industrial	1,000 s.f.	0.178	\$116.34
130	Industrial Park	1,000 s.f.	0.798	\$521.56
140	Manufacturing	1,000 s.f.	0.685	\$447.70
150	Warehousing	1,000 s.f.	0.300	\$196.08
151	Mini-Warehousing	1,000 s.f.	0.148	\$96.73
<b>Residential</b>				
210	Single Family	DU	1.000	\$653.58
220	Apartment	DU	0.620	\$405.22
231	Attached Condominium/Townhome	DU	0.780	\$509.80
240	Mobile Home Park	DU	0.590	\$385.61
251	Senior Adult Housing - Detached	DU	0.270	\$176.47
252	Senior Adult Housing - Attached	DU	0.230	\$150.32
253	Congregate Care	DU	0.070	\$45.75
260	Recreational Home	DU	0.109	\$71.24
<b>Lodging</b>				
310	Hotel	Room	0.545	\$356.20
311	All Suites Hotel	Room	0.364	\$237.90
312	Business Hotel	Room	0.563	\$367.97
320	Motel	Room	0.355	\$232.02
<b>Recreational</b>				
411	City Park	Acre	0.184	\$120.26
430	Golf Course	Hole	3.732	\$2,439.17
444	Movie Theater	1,000 s.f.	1.486	\$971.23
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,038.54
493	Athletic Club	1,000 s.f.	2.682	\$1,752.91
495	Recreational Community Center	1,000 s.f.	1.233	\$805.87
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$543.78
536	Private School (K - 12)	1,000 s.f.	1.170	\$764.69
530	High School	1,000 s.f.	0.751	\$490.84
560	Church	1,000 s.f.	0.386	\$252.28
565	Day Care Center	1,000 s.f.	3.653	\$2,387.54
590	Library	1,000 s.f.	5.125	\$3,349.62
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$599.34
620	Nursing Home	1,000 s.f.	0.311	\$203.26
630	Clinic	1,000 s.f.	4.575	\$2,990.14
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,613.03
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,165.34
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$901.29
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$809.79
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$760.77
	> 800,000 s.f.	1,000 s.f.	1.145	\$748.35
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,832.65
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$359.47
814	Specialty Center	1,000 s.f.	1.522	\$994.75
815	Discount Store	1,000 s.f.	1.022	\$667.96
816	Hardware Store	1,000 s.f.	0.592	\$386.92
817	Nursery	1,000 s.f.	0.849	\$554.89
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$831.36
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$904.56
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$941.81
	>1,000,000 s.f.	1,000 s.f.	1.528	\$998.68
931	Quality Restaurant	1,000 s.f.	2.959	\$1,933.95
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,859.45
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,847.66
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,554.84
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,238.54
942	Automobile Care Center	1,000 s.f.	1.136	\$742.47
841	New Car Sales	1,000 s.f.	0.956	\$624.83
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,194.73
944	Gas Station	Fueling Position	1.054	\$688.88
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$671.23
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$688.22
848	Tire Store	1,000 s.f.	1.461	\$954.89
850	Supermarket	1,000 s.f.	1.547	\$1,011.09
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,260.75
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,491.48
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,196.69
861	Discount Club	1,000 s.f.	1.519	\$992.79
862	Home Improvement Superstore	1,000 s.f.	0.436	\$284.96
863	Electronics Superstore	1,000 s.f.	0.972	\$635.28
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$692.80
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$928.74
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,188.87
890	Furniture Store	1,000 s.f.	0.253	\$165.36
911	Walk-In Bank	1,000 s.f.	2.989	\$1,953.56
912	Drive-In Bank	1,000 s.f.	4.432	\$2,896.68

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$1,524

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,387.10
120	Heavy Industrial	1,000 s.f.	0.178	\$271.32
130	Industrial Park	1,000 s.f.	0.798	\$1,216.38
140	Manufacturing	1,000 s.f.	0.685	\$1,044.14
150	Warehousing	1,000 s.f.	0.300	\$457.29
151	Mini-Warehousing	1,000 s.f.	0.148	\$225.59
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,524.29
220	Apartment	DU	0.620	\$945.06
231	Attached Condominium/Townhome	DU	0.780	\$1,188.94
240	Mobile Home Park	DU	0.590	\$899.33
251	Senior Adult Housing - Detached	DU	0.270	\$411.56
252	Senior Adult Housing - Attached	DU	0.230	\$350.59
253	Congregate Care	DU	0.070	\$106.70
260	Recreational Home	DU	0.109	\$166.15
<b>Lodging</b>				
310	Hotel	Room	0.545	\$830.74
311	All Suites Hotel	Room	0.364	\$554.84
312	Business Hotel	Room	0.563	\$858.17
320	Motel	Room	0.355	\$541.12
<b>Recreational</b>				
411	City Park	Acre	0.184	\$280.47
430	Golf Course	Hole	3.732	\$5,688.64
444	Movie Theater	1,000 s.f.	1.486	\$2,265.09
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,422.09
493	Athletic Club	1,000 s.f.	2.682	\$4,088.13
495	Recreational Community Center	1,000 s.f.	1.233	\$1,879.44
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,268.21
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,783.41
530	High School	1,000 s.f.	0.751	\$1,144.74
560	Church	1,000 s.f.	0.386	\$588.37
565	Day Care Center	1,000 s.f.	3.653	\$5,568.22
590	Library	1,000 s.f.	5.125	\$7,811.97
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,397.77
620	Nursing Home	1,000 s.f.	0.311	\$474.05
630	Clinic	1,000 s.f.	4.575	\$6,973.61
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,094.10
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,717.80
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,101.99
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,888.59
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,774.27
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,745.31
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,274.10
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$838.36
814	Specialty Center	1,000 s.f.	1.522	\$2,319.96
815	Discount Store	1,000 s.f.	1.022	\$1,557.82
816	Hardware Store	1,000 s.f.	0.592	\$902.38
817	Nursery	1,000 s.f.	0.849	\$1,294.12
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,938.89
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,109.61
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,196.50
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,329.11
931	Quality Restaurant	1,000 s.f.	2.959	\$4,510.36
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,336.59
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,641.31
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,290.59
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,888.52
942	Automobile Care Center	1,000 s.f.	1.136	\$1,731.59
841	New Car Sales	1,000 s.f.	0.956	\$1,457.22
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,118.55
944	Gas Station	Fueling Position	1.054	\$1,606.60
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,565.44
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,605.07
848	Tire Store	1,000 s.f.	1.461	\$2,226.98
850	Supermarket	1,000 s.f.	1.547	\$2,358.07
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,272.51
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,478.42
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,123.13
861	Discount Club	1,000 s.f.	1.519	\$2,315.39
862	Home Improvement Superstore	1,000 s.f.	0.436	\$664.59
863	Electronics Superstore	1,000 s.f.	0.972	\$1,481.61
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,615.74
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,166.01
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,772.68
890	Furniture Store	1,000 s.f.	0.253	\$385.64
911	Walk-In Bank	1,000 s.f.	2.989	\$4,556.09
912	Drive-In Bank	1,000 s.f.	4.432	\$6,755.64

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$1,603

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,459.04
120	Heavy Industrial	1,000 s.f.	0.178	\$285.39
130	Industrial Park	1,000 s.f.	0.798	\$1,279.46
140	Manufacturing	1,000 s.f.	0.685	\$1,098.29
150	Warehousing	1,000 s.f.	0.300	\$481.00
151	Mini-Warehousing	1,000 s.f.	0.148	\$237.29
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,603.34
220	Apartment	DU	0.620	\$994.07
231	Attached Condominium/Townhome	DU	0.780	\$1,250.60
240	Mobile Home Park	DU	0.590	\$945.97
251	Senior Adult Housing - Detached	DU	0.270	\$432.90
252	Senior Adult Housing - Attached	DU	0.230	\$368.77
253	Congregate Care	DU	0.070	\$112.23
260	Recreational Home	DU	0.109	\$174.76
<b>Lodging</b>				
310	Hotel	Room	0.545	\$873.82
311	All Suites Hotel	Room	0.364	\$583.62
312	Business Hotel	Room	0.563	\$902.68
320	Motel	Room	0.355	\$569.19
<b>Recreational</b>				
411	City Park	Acre	0.184	\$295.01
430	Golf Course	Hole	3.732	\$5,983.66
444	Movie Theater	1,000 s.f.	1.486	\$2,382.56
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,547.71
493	Athletic Club	1,000 s.f.	2.682	\$4,300.16
495	Recreational Community Center	1,000 s.f.	1.233	\$1,976.92
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,333.98
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,875.91
530	High School	1,000 s.f.	0.751	\$1,204.11
560	Church	1,000 s.f.	0.386	\$618.89
565	Day Care Center	1,000 s.f.	3.653	\$5,857.00
590	Library	1,000 s.f.	5.125	\$8,217.12
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,470.26
620	Nursing Home	1,000 s.f.	0.311	\$498.64
630	Clinic	1,000 s.f.	4.575	\$7,335.28
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,410.15
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,858.75
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,211.01
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,986.54
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,866.29
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,835.82
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,495.76
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$881.84
814	Specialty Center	1,000 s.f.	1.522	\$2,440.28
815	Discount Store	1,000 s.f.	1.022	\$1,638.61
816	Hardware Store	1,000 s.f.	0.592	\$949.18
817	Nursery	1,000 s.f.	0.849	\$1,361.24
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,039.45
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,219.02
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,310.41
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,449.90
931	Quality Restaurant	1,000 s.f.	2.959	\$4,744.28
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,561.50
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,985.75
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,720.56
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,038.33
942	Automobile Care Center	1,000 s.f.	1.136	\$1,821.39
841	New Car Sales	1,000 s.f.	0.956	\$1,532.79
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,384.01
944	Gas Station	Fueling Position	1.054	\$1,689.92
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,646.63
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,688.32
848	Tire Store	1,000 s.f.	1.461	\$2,342.48
850	Supermarket	1,000 s.f.	1.547	\$2,480.37
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,545.95
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,658.82
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,388.82
861	Discount Club	1,000 s.f.	1.519	\$2,435.47
862	Home Improvement Superstore	1,000 s.f.	0.436	\$699.06
863	Electronics Superstore	1,000 s.f.	0.972	\$1,558.45
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,699.54
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,278.35
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,916.47
890	Furniture Store	1,000 s.f.	0.253	\$405.64
911	Walk-In Bank	1,000 s.f.	2.989	\$4,792.38
912	Drive-In Bank	1,000 s.f.	4.432	\$7,106.00

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$2,021

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,839.00
120	Heavy Industrial	1,000 s.f.	0.178	\$359.72
130	Industrial Park	1,000 s.f.	0.798	\$1,612.66
140	Manufacturing	1,000 s.f.	0.685	\$1,384.30
150	Warehousing	1,000 s.f.	0.300	\$606.26
151	Mini-Warehousing	1,000 s.f.	0.148	\$299.09
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,020.88
220	Apartment	DU	0.620	\$1,252.94
231	Attached Condominium/Townhome	DU	0.780	\$1,576.28
240	Mobile Home Park	DU	0.590	\$1,192.32
251	Senior Adult Housing - Detached	DU	0.270	\$545.64
252	Senior Adult Housing - Attached	DU	0.230	\$464.80
253	Congregate Care	DU	0.070	\$141.46
260	Recreational Home	DU	0.109	\$220.28
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,101.38
311	All Suites Hotel	Room	0.364	\$735.60
312	Business Hotel	Room	0.563	\$1,137.75
320	Motel	Room	0.355	\$717.41
<b>Recreational</b>				
411	City Park	Acre	0.184	\$371.84
430	Golf Course	Hole	3.732	\$7,541.91
444	Movie Theater	1,000 s.f.	1.486	\$3,003.02
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,211.17
493	Athletic Club	1,000 s.f.	2.682	\$5,419.99
495	Recreational Community Center	1,000 s.f.	1.233	\$2,491.74
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,681.37
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,364.42
530	High School	1,000 s.f.	0.751	\$1,517.68
560	Church	1,000 s.f.	0.386	\$780.06
565	Day Care Center	1,000 s.f.	3.653	\$7,382.26
590	Library	1,000 s.f.	5.125	\$10,356.99
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,853.14
620	Nursing Home	1,000 s.f.	0.311	\$628.49
630	Clinic	1,000 s.f.	4.575	\$9,245.51
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,079.46
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,603.22
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,786.79
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,503.87
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,352.30
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,313.90
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,666.54
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,111.48
814	Specialty Center	1,000 s.f.	1.522	\$3,075.77
815	Discount Store	1,000 s.f.	1.022	\$2,065.34
816	Hardware Store	1,000 s.f.	0.592	\$1,196.36
817	Nursery	1,000 s.f.	0.849	\$1,715.72
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,570.55
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,796.89
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,912.08
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,087.90
931	Quality Restaurant	1,000 s.f.	2.959	\$5,979.77
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,749.39
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,804.96
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,991.54
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,829.56
942	Automobile Care Center	1,000 s.f.	1.136	\$2,295.71
841	New Car Sales	1,000 s.f.	0.956	\$1,931.96
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,786.10
944	Gas Station	Fueling Position	1.054	\$2,130.00
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,075.44
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,127.98
848	Tire Store	1,000 s.f.	1.461	\$2,952.50
850	Supermarket	1,000 s.f.	1.547	\$3,126.29
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,990.21
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,611.64
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,792.16
861	Discount Club	1,000 s.f.	1.519	\$3,069.71
862	Home Improvement Superstore	1,000 s.f.	0.436	\$881.10
863	Electronics Superstore	1,000 s.f.	0.972	\$1,964.29
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,142.13
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,871.66
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,675.97
890	Furniture Store	1,000 s.f.	0.253	\$511.28
911	Walk-In Bank	1,000 s.f.	2.989	\$6,040.40
912	Drive-In Bank	1,000 s.f.	4.432	\$8,956.52

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$1,544

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,405.34
120	Heavy Industrial	1,000 s.f.	0.178	\$274.89
130	Industrial Park	1,000 s.f.	0.798	\$1,232.37
140	Manufacturing	1,000 s.f.	0.685	\$1,057.86
150	Warehousing	1,000 s.f.	0.300	\$463.30
151	Mini-Warehousing	1,000 s.f.	0.148	\$228.56
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,544.33
220	Apartment	DU	0.620	\$957.48
231	Attached Condominium/Townhome	DU	0.780	\$1,204.58
240	Mobile Home Park	DU	0.590	\$911.15
251	Senior Adult Housing - Detached	DU	0.270	\$416.97
252	Senior Adult Housing - Attached	DU	0.230	\$355.20
253	Congregate Care	DU	0.070	\$108.10
260	Recreational Home	DU	0.109	\$168.33
<b>Lodging</b>				
310	Hotel	Room	0.545	\$841.66
311	All Suites Hotel	Room	0.364	\$562.14
312	Business Hotel	Room	0.563	\$869.46
320	Motel	Room	0.355	\$548.24
<b>Recreational</b>				
411	City Park	Acre	0.184	\$284.16
430	Golf Course	Hole	3.732	\$5,763.43
444	Movie Theater	1,000 s.f.	1.486	\$2,294.87
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,453.94
493	Athletic Club	1,000 s.f.	2.682	\$4,141.89
495	Recreational Community Center	1,000 s.f.	1.233	\$1,904.16
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,284.88
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,806.86
530	High School	1,000 s.f.	0.751	\$1,159.79
560	Church	1,000 s.f.	0.386	\$596.11
565	Day Care Center	1,000 s.f.	3.653	\$5,641.43
590	Library	1,000 s.f.	5.125	\$7,914.68
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,416.15
620	Nursing Home	1,000 s.f.	0.311	\$480.29
630	Clinic	1,000 s.f.	4.575	\$7,065.30
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,174.22
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,753.54
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,129.63
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,913.42
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,797.60
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,768.26
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,330.29
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$849.38
814	Specialty Center	1,000 s.f.	1.522	\$2,350.47
815	Discount Store	1,000 s.f.	1.022	\$1,578.30
816	Hardware Store	1,000 s.f.	0.592	\$914.24
817	Nursery	1,000 s.f.	0.849	\$1,311.13
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,964.38
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,137.35
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,225.38
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,359.73
931	Quality Restaurant	1,000 s.f.	2.959	\$4,569.67
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,393.61
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,728.64
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,399.60
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,926.50
942	Automobile Care Center	1,000 s.f.	1.136	\$1,754.36
841	New Car Sales	1,000 s.f.	0.956	\$1,476.38
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,185.85
944	Gas Station	Fueling Position	1.054	\$1,627.72
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,586.02
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,626.18
848	Tire Store	1,000 s.f.	1.461	\$2,256.26
850	Supermarket	1,000 s.f.	1.547	\$2,389.07
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,341.83
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,524.16
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,190.49
861	Discount Club	1,000 s.f.	1.519	\$2,345.83
862	Home Improvement Superstore	1,000 s.f.	0.436	\$673.33
863	Electronics Superstore	1,000 s.f.	0.972	\$1,501.09
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,636.99
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,194.49
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,809.13
890	Furniture Store	1,000 s.f.	0.253	\$390.71
911	Walk-In Bank	1,000 s.f.	2.989	\$4,616.00
912	Drive-In Bank	1,000 s.f.	4.432	\$6,844.46

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$1,936

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,761.99
120	Heavy Industrial	1,000 s.f.	0.178	\$344.65
130	Industrial Park	1,000 s.f.	0.798	\$1,545.13
140	Manufacturing	1,000 s.f.	0.685	\$1,326.33
150	Warehousing	1,000 s.f.	0.300	\$580.88
151	Mini-Warehousing	1,000 s.f.	0.148	\$286.57
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,936.26
220	Apartment	DU	0.620	\$1,200.48
231	Attached Condominium/Townhome	DU	0.780	\$1,510.28
240	Mobile Home Park	DU	0.590	\$1,142.39
251	Senior Adult Housing - Detached	DU	0.270	\$522.79
252	Senior Adult Housing - Attached	DU	0.230	\$445.34
253	Congregate Care	DU	0.070	\$135.54
260	Recreational Home	DU	0.109	\$211.05
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,055.26
311	All Suites Hotel	Room	0.364	\$704.80
312	Business Hotel	Room	0.563	\$1,090.11
320	Motel	Room	0.355	\$687.37
<b>Recreational</b>				
411	City Park	Acre	0.184	\$356.27
430	Golf Course	Hole	3.732	\$7,226.10
444	Movie Theater	1,000 s.f.	1.486	\$2,877.28
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,076.71
493	Athletic Club	1,000 s.f.	2.682	\$5,193.04
495	Recreational Community Center	1,000 s.f.	1.233	\$2,387.40
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,610.96
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,265.42
530	High School	1,000 s.f.	0.751	\$1,454.13
560	Church	1,000 s.f.	0.386	\$747.39
565	Day Care Center	1,000 s.f.	3.653	\$7,073.14
590	Library	1,000 s.f.	5.125	\$9,923.31
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,775.55
620	Nursing Home	1,000 s.f.	0.311	\$602.18
630	Clinic	1,000 s.f.	4.575	\$8,858.37
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,741.15
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,452.34
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,670.10
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,399.02
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,253.80
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,217.01
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,429.26
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,064.94
814	Specialty Center	1,000 s.f.	1.522	\$2,946.98
815	Discount Store	1,000 s.f.	1.022	\$1,978.85
816	Hardware Store	1,000 s.f.	0.592	\$1,146.26
817	Nursery	1,000 s.f.	0.849	\$1,643.88
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,462.92
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,679.78
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,790.14
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,958.60
931	Quality Restaurant	1,000 s.f.	2.959	\$5,729.38
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,508.65
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,436.26
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,531.29
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,669.20
942	Automobile Care Center	1,000 s.f.	1.136	\$2,199.59
841	New Car Sales	1,000 s.f.	0.956	\$1,851.06
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,501.94
944	Gas Station	Fueling Position	1.054	\$2,040.81
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,988.53
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,038.88
848	Tire Store	1,000 s.f.	1.461	\$2,828.87
850	Supermarket	1,000 s.f.	1.547	\$2,995.39
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,697.51
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,418.53
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,507.75
861	Discount Club	1,000 s.f.	1.519	\$2,941.17
862	Home Improvement Superstore	1,000 s.f.	0.436	\$844.21
863	Electronics Superstore	1,000 s.f.	0.972	\$1,882.04
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,052.43
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,751.42
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,522.05
890	Furniture Store	1,000 s.f.	0.253	\$489.87
911	Walk-In Bank	1,000 s.f.	2.989	\$5,787.47
912	Drive-In Bank	1,000 s.f.	4.432	\$8,581.48

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$991

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$901.77
120	Heavy Industrial	1,000 s.f.	0.178	\$176.39
130	Industrial Park	1,000 s.f.	0.798	\$790.78
140	Manufacturing	1,000 s.f.	0.685	\$678.80
150	Warehousing	1,000 s.f.	0.300	\$297.29
151	Mini-Warehousing	1,000 s.f.	0.148	\$146.66
<b>Residential</b>				
210	Single Family	DU	1.000	\$990.95
220	Apartment	DU	0.620	\$614.39
231	Attached Condominium/Townhome	DU	0.780	\$772.94
240	Mobile Home Park	DU	0.590	\$584.66
251	Senior Adult Housing - Detached	DU	0.270	\$267.56
252	Senior Adult Housing - Attached	DU	0.230	\$227.92
253	Congregate Care	DU	0.070	\$69.37
260	Recreational Home	DU	0.109	\$108.01
<b>Lodging</b>				
310	Hotel	Room	0.545	\$540.07
311	All Suites Hotel	Room	0.364	\$360.71
312	Business Hotel	Room	0.563	\$557.91
320	Motel	Room	0.355	\$351.79
<b>Recreational</b>				
411	City Park	Acre	0.184	\$182.34
430	Golf Course	Hole	3.732	\$3,698.24
444	Movie Theater	1,000 s.f.	1.486	\$1,472.56
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,574.62
493	Athletic Club	1,000 s.f.	2.682	\$2,657.74
495	Recreational Community Center	1,000 s.f.	1.233	\$1,221.84
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$824.47
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,159.41
530	High School	1,000 s.f.	0.751	\$744.21
560	Church	1,000 s.f.	0.386	\$382.51
565	Day Care Center	1,000 s.f.	3.653	\$3,619.95
590	Library	1,000 s.f.	5.125	\$5,078.63
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$908.70
620	Nursing Home	1,000 s.f.	0.311	\$308.19
630	Clinic	1,000 s.f.	4.575	\$4,533.61
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,961.83
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,766.87
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,366.52
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,227.79
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,153.47
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,134.64
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,778.63
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$545.02
814	Specialty Center	1,000 s.f.	1.522	\$1,508.23
815	Discount Store	1,000 s.f.	1.022	\$1,012.75
816	Hardware Store	1,000 s.f.	0.592	\$586.64
817	Nursery	1,000 s.f.	0.849	\$841.32
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,260.49
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,371.48
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,427.96
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,514.18
931	Quality Restaurant	1,000 s.f.	2.959	\$2,932.23
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,819.26
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,317.58
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,389.79
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,877.86
942	Automobile Care Center	1,000 s.f.	1.136	\$1,125.72
841	New Car Sales	1,000 s.f.	0.956	\$947.35
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,327.62
944	Gas Station	Fueling Position	1.054	\$1,044.46
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,017.71
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,043.47
848	Tire Store	1,000 s.f.	1.461	\$1,447.78
850	Supermarket	1,000 s.f.	1.547	\$1,533.00
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,427.71
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,261.35
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,330.59
861	Discount Club	1,000 s.f.	1.519	\$1,505.26
862	Home Improvement Superstore	1,000 s.f.	0.436	\$432.06
863	Electronics Superstore	1,000 s.f.	0.972	\$963.21
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,050.41
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,408.14
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,802.54
890	Furniture Store	1,000 s.f.	0.253	\$250.71
911	Walk-In Bank	1,000 s.f.	2.989	\$2,961.96
912	Drive-In Bank	1,000 s.f.	4.432	\$4,391.90



**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$1.196

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,088.20
120	Heavy Industrial	1,000 s.f.	0.178	\$212.86
130	Industrial Park	1,000 s.f.	0.798	\$954.27
140	Manufacturing	1,000 s.f.	0.685	\$819.14
150	Warehousing	1,000 s.f.	0.300	\$358.75
151	Mini-Warehousing	1,000 s.f.	0.148	\$176.98
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,195.82
220	Apartment	DU	0.620	\$741.41
231	Attached Condominium/Townhome	DU	0.780	\$932.74
240	Mobile Home Park	DU	0.590	\$705.54
251	Senior Adult Housing - Detached	DU	0.270	\$322.87
252	Senior Adult Housing - Attached	DU	0.230	\$275.04
253	Congregate Care	DU	0.070	\$83.71
260	Recreational Home	DU	0.109	\$130.34
<b>Lodging</b>				
310	Hotel	Room	0.545	\$651.72
311	All Suites Hotel	Room	0.364	\$435.28
312	Business Hotel	Room	0.563	\$673.25
320	Motel	Room	0.355	\$424.52
<b>Recreational</b>				
411	City Park	Acre	0.184	\$220.03
430	Golf Course	Hole	3.732	\$4,462.82
444	Movie Theater	1,000 s.f.	1.486	\$1,776.99
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,900.16
493	Athletic Club	1,000 s.f.	2.682	\$3,207.20
495	Recreational Community Center	1,000 s.f.	1.233	\$1,474.45
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$994.93
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,399.11
530	High School	1,000 s.f.	0.751	\$898.06
560	Church	1,000 s.f.	0.386	\$461.59
565	Day Care Center	1,000 s.f.	3.653	\$4,368.35
590	Library	1,000 s.f.	5.125	\$6,128.60
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,096.57
620	Nursing Home	1,000 s.f.	0.311	\$371.90
630	Clinic	1,000 s.f.	4.575	\$5,470.90
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,780.90
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,132.15
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,649.04
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,481.63
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,391.94
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,369.22
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,353.09
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$657.70
814	Specialty Center	1,000 s.f.	1.522	\$1,820.04
815	Discount Store	1,000 s.f.	1.022	\$1,222.13
816	Hardware Store	1,000 s.f.	0.592	\$707.93
817	Nursery	1,000 s.f.	0.849	\$1,015.25
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,521.09
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,655.02
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,723.18
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,827.22
931	Quality Restaurant	1,000 s.f.	2.959	\$3,538.44
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,402.12
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,210.21
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,504.09
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,266.09
942	Automobile Care Center	1,000 s.f.	1.136	\$1,358.46
841	New Car Sales	1,000 s.f.	0.956	\$1,143.21
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,015.58
944	Gas Station	Fueling Position	1.054	\$1,260.40
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,228.11
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,259.20
848	Tire Store	1,000 s.f.	1.461	\$1,747.10
850	Supermarket	1,000 s.f.	1.547	\$1,849.94
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,136.36
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,728.87
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,019.16
861	Discount Club	1,000 s.f.	1.519	\$1,816.46
862	Home Improvement Superstore	1,000 s.f.	0.436	\$521.38
863	Electronics Superstore	1,000 s.f.	0.972	\$1,162.34
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,267.57
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,699.27
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,175.20
890	Furniture Store	1,000 s.f.	0.253	\$302.54
911	Walk-In Bank	1,000 s.f.	2.989	\$3,574.32
912	Drive-In Bank	1,000 s.f.	4.432	\$5,299.89

**SPRTA Impact Fees**

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

Cost per DUE With Inflation = \$1,347

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,226.00
120	Heavy Industrial	1,000 s.f.	0.178	\$239.81
130	Industrial Park	1,000 s.f.	0.798	\$1,075.11
140	Manufacturing	1,000 s.f.	0.685	\$922.87
150	Warehousing	1,000 s.f.	0.300	\$404.18
151	Mini-Warehousing	1,000 s.f.	0.148	\$199.39
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,347.25
220	Apartment	DU	0.620	\$835.30
231	Attached Condominium/Townhome	DU	0.780	\$1,050.86
240	Mobile Home Park	DU	0.590	\$794.88
251	Senior Adult Housing - Detached	DU	0.270	\$363.76
252	Senior Adult Housing - Attached	DU	0.230	\$309.87
253	Congregate Care	DU	0.070	\$94.31
260	Recreational Home	DU	0.109	\$146.85
<b>Lodging</b>				
310	Hotel	Room	0.545	\$734.25
311	All Suites Hotel	Room	0.364	\$490.40
312	Business Hotel	Room	0.563	\$758.50
320	Motel	Room	0.355	\$478.27
<b>Recreational</b>				
411	City Park	Acre	0.184	\$247.89
430	Golf Course	Hole	3.732	\$5,027.94
444	Movie Theater	1,000 s.f.	1.486	\$2,002.01
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,140.78
493	Athletic Club	1,000 s.f.	2.682	\$3,613.33
495	Recreational Community Center	1,000 s.f.	1.233	\$1,661.16
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,120.91
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,576.28
530	High School	1,000 s.f.	0.751	\$1,011.79
560	Church	1,000 s.f.	0.386	\$520.04
565	Day Care Center	1,000 s.f.	3.653	\$4,921.51
590	Library	1,000 s.f.	5.125	\$6,904.66
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,235.43
620	Nursing Home	1,000 s.f.	0.311	\$418.99
630	Clinic	1,000 s.f.	4.575	\$6,163.67
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,386.31
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,402.15
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,857.86
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,669.24
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,568.20
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,542.60
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,777.69
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$740.99
814	Specialty Center	1,000 s.f.	1.522	\$2,050.52
815	Discount Store	1,000 s.f.	1.022	\$1,376.89
816	Hardware Store	1,000 s.f.	0.592	\$797.57
817	Nursery	1,000 s.f.	0.849	\$1,143.82
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,713.70
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,864.59
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,941.39
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,058.60
931	Quality Restaurant	1,000 s.f.	2.959	\$3,986.51
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,832.93
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,869.97
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,327.70
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,553.04
942	Automobile Care Center	1,000 s.f.	1.136	\$1,530.48
841	New Car Sales	1,000 s.f.	0.956	\$1,287.97
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,524.07
944	Gas Station	Fueling Position	1.054	\$1,420.00
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,383.63
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,418.65
848	Tire Store	1,000 s.f.	1.461	\$1,968.33
850	Supermarket	1,000 s.f.	1.547	\$2,084.20
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,660.14
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,074.43
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,528.11
861	Discount Club	1,000 s.f.	1.519	\$2,046.47
862	Home Improvement Superstore	1,000 s.f.	0.436	\$587.40
863	Electronics Superstore	1,000 s.f.	0.972	\$1,309.53
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,428.09
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,914.44
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,450.65
890	Furniture Store	1,000 s.f.	0.253	\$340.85
911	Walk-In Bank	1,000 s.f.	2.989	\$4,026.93
912	Drive-In Bank	1,000 s.f.	4.432	\$5,971.01

**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		500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
C		>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
C	931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
C	932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
C	933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
C	934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
C	941	Quick Lube Vehicle Shop	5.19	5.19/1,000 s.f.	2.2	83	9.48	1.895
C	942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
C	841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
C	843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
C	944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
C	945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
C	848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
C	850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
C	851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
C	852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
C	853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
C	857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
C	862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
C	863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
C	864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
C	880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
C	881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
C	890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
C	911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
C	912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1.000

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

**Tier 2 SPRTA Fees**

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

2010 - 2015 Inflation Adjustment =	1.1570040
2016 Inflation Adjustment =	1.0323580
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
<b>Total Inflation Adjustment =</b>	<b>1.2572024</b>

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	\$1,708.07
I	120	Heavy Industrial	1,000 s.f.	0.178	\$334.11
I	130	Industrial Park	1,000 s.f.	0.798	\$1,497.85
I	140	Manufacturing	1,000 s.f.	0.685	\$1,285.75
I	150	Warehousing	1,000 s.f.	0.300	\$563.10
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$277.80
<b>Residential</b>					
R	210	Single Family	DU	1.000	\$6,880.67
R	220	Apartment	DU	0.620	\$4,266.01
R	231	Attached Condominium/Townhome	DU	0.780	\$5,366.92
R	240	Mobile Home Park	DU	0.590	\$4,059.59
R	251	Senior Adult Housing - Detached	DU	0.270	\$1,857.78
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,582.55
R	253	Congregate Care	DU	0.070	\$481.65
R	260	Recreational Home	DU	0.109	\$749.99
<b>Lodging</b>					
C	310	Hotel	Room	0.545	\$2,032.23
C	311	All Suites Hotel	Room	0.364	\$1,357.31
C	312	Business Hotel	Room	0.563	\$2,099.35
C	320	Motel	Room	0.355	\$1,323.75
<b>Recreational</b>					
I	411	City Park	Acre	0.184	\$345.37
C	430	Golf Course	Hole	3.732	\$13,916.11
C	444	Movie Theater	1,000 s.f.	1.486	\$5,541.09
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$5,925.16
C	493	Athletic Club	1,000 s.f.	2.682	\$10,000.81
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,314.34
<b>Institutional</b>					
U	520	Elementary School	1,000 s.f.	0.832	\$1,045.99
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,470.93
U	530	High School	1,000 s.f.	0.751	\$944.16
I	560	Church	1,000 s.f.	0.386	\$724.52
C	565	Day Care Center	1,000 s.f.	3.653	\$13,621.53
I	590	Library	1,000 s.f.	5.125	\$9,619.64
<b>Medical</b>					
I	610	Hospital	1,000 s.f.	0.917	\$1,721.21
R	620	Nursing Home	1,000 s.f.	0.311	\$2,139.89
I	630	Clinic	1,000 s.f.	4.575	\$8,587.29
<b>Office</b>					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,504.26
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,346.70
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,588.39
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,325.61
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,184.83
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,149.17
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,263.12
<b>Retail</b>					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,050.87
C	814	Specialty Center	1,000 s.f.	1.522	\$5,675.33
C	815	Discount Store	1,000 s.f.	1.022	\$3,810.90
C	816	Hardware Store	1,000 s.f.	0.592	\$2,207.49
C	817	Nursery	1,000 s.f.	0.849	\$3,165.80
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$4,743.11
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$5,160.75
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$5,373.29
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$5,697.70
C	931	Quality Restaurant	1,000 s.f.	2.959	\$11,033.70
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$10,608.61
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$16,246.65
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$20,281.28
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$7,066.19
C	942	Automobile Care Center	1,000 s.f.	1.136	\$4,235.99
C	841	New Car Sales	1,000 s.f.	0.956	\$3,564.79
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$12,521.52
C	944	Gas Station	Fueling Position	1.054	\$3,930.22
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$3,829.54
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$3,926.49
C	848	Tire Store	1,000 s.f.	1.461	\$5,447.87
C	850	Supermarket	1,000 s.f.	1.547	\$5,768.55
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$12,898.14
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$8,509.26
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$12,532.71
C	861	Discount Club	1,000 s.f.	1.519	\$5,664.14
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,625.78
C	863	Electronics Superstore	1,000 s.f.	0.972	\$3,624.45
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$3,952.59
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$5,298.71
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$6,782.80
C	890	Furniture Store	1,000 s.f.	0.253	\$943.40
C	911	Walk-In Bank	1,000 s.f.	2.989	\$11,145.57
C	912	Drive-In Bank	1,000 s.f.	4.432	\$16,526.32