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# A G E N D A

**Wednesday, December 4, 2024 - 10:45 AM**

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

**Simultaneous Teleconference Location**

JW Marriott Desert Springs  
74-855 Country Club Drive, Palm Desert, CA 92260

**PUBLIC PARTICIPATION INSTRUCTIONS:** This meeting will be conducted as an in-person meeting at the locations noted above. A remote teleconference Zoom address is listed for the public's convenience and in the event a Board Member requests remote participation due to just cause or emergency circumstances pursuant to Government Code section 54953(f). Please be advised that if a Board Member is not participating in the meeting remotely, remote participation for members of the public is provided for convenience only, and in the event that the Zoom connection malfunctions for any reason, the Board of Directors reserves the right to conduct the meeting without remote access. By participating in this meeting, you acknowledge that you are being recorded.

Agendas, Supplemental Materials and Minutes of the Board of Directors are available on the internet at: <https://www.pctpa.net/sprta-meetings>. Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at the Agency office located at 2260 Douglas Blvd., Suite 130, Roseville, California and will be made available to the public on the Agency website.

**Remote access:** <https://placer-ca-gov.zoom.us/j/92181132798>

**You can also dial in using your phone:** +1 669 900 6833

**Webinar ID:** 921 8113 2798

- A. Flag Salute**
- B. Roll Call**
- C. Approval of Minutes:** August 28, 2024
- D. Agenda Review**  
*Matt Click, Executive Director*

**Action**  
Pg. 1

**Info**

- |  |               |
|--|---------------|
| <b>E. AB 2449</b>  | <b>Action</b> |
| <i>Matt Click, Executive Director</i>  |               |
| • If necessary, the Board will consider approval of any Directors' request to participate remotely and utilize a "just cause" or "emergency circumstance" exception for remote meeting participation pursuant to AB 2449 (Gov. Code 54953(f)).                   |               |
| <b>F. Public Comment</b>   |               |
| Persons may address the Board on items not on this agenda. Please limit comments to three (3) minutes.   |               |
| <b>G. Consent Calendar</b>   | <b>Action</b> |
| These items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested citizen may request an item be removed from the consent calendar for discussion. |               |
| 1. Accept the Annual Report for Fiscal Year 2023/24.   | Pg. 4         |
| 2. Approval of the 2025 SPRTA Board Meetings   | Pg. 36        |
| <b>H. Authorize the Negotiation and Execution of Amendments to Temporary Construction Easements for the Highway 49 Sidewalk Gap Closure Project</b>  | <b>Action</b> |
| <i>Rick Carter, Deputy Executive Director</i>  |               |
|  | Pg. 37        |
| <b>I. Selection of Chair and Vice Chair for 2025</b>   | <b>Action</b> |
| <i>Matt Click, Executive Director</i>  |               |
|  | Pg. 40        |
| <b>J. Executive Director's Report</b>  | <b>Info</b>   |
| <b>K. Board Direction to Staff</b>   |               |
| <b>L. Informational Items</b>  | <b>Info</b>   |
| 1. SPRTA TAC Minutes: November 19, 2025  | Pg. 41        |

**Next regularly scheduled SPRTA Board Meeting**

**January 22, 2025**



## **ACTION MINUTES August 28, 2024**

A meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, August 28, 2024, at 9:55 AM at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, California.

### **BOARD IN**

**ATTENDANCE:** Ken Broadway, Vice Chair  
Bruce Houdesheldt, Chair  
Jim Holmes  
Paul Joiner

**STAFF:** Matt Click  
Rick Carter  
Mike Costa  
Jodi LaCosse  
David Melko  
Cory Peterson

### **APPROVAL OF ACTION MINUTES: JUNE 26, 2024**

Upon motion by Broadway and second Holmes and an abstention by Joiner, the June 26, 2024 meeting minutes were approved.

### **AGENDA REVIEW**

The agenda for the June 26, 2024 SPRTA Board meeting remained unchanged from the agenda that was posted.

### **AB 2449**

All Board Members were present and there was no Board action required.

### **PUBLIC COMMENT**

No public comment was provided.

### **CONSENT CALENDAR**

Upon motion by Holmes and second by Joiner the SPRTA Consent Calendar items as shown below were unanimously approved.

1. 2024 Conflict of Interest Code Amendment

### **MODIFYING THE IMPROVEMENT PROGRAM FOR THE SCOPE AND COST OF SIERRA COLLEGE BOULEVARD SEGMENT 5 FOR THE REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE**

*Item presented by Rick Carter, Deputy Executive Director*

Upon motion by Broadway and second my Holmes the Board unanimously (1) adopted Resolution #24-08 modifying the Improvement Program for the scope and cost of improvements to Sierra College Boulevard Segment 5, and (2) deferred implementation of fee changes until the next annual inflation adjustment, scheduled for consideration in April 2025.

**ADJOURN**

The SPRTA Board meeting concluded at approximately 10:15 AM.

**NEXT REGULARLY SCHEDULED BOARD MEETING:** Wednesday, September 25, 2024.

\_\_\_\_\_  
Matt Click, Executive Director

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Bruce Houdesheldt, Chair

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Solvi Sabol, Clerk of the Board

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

**TO: SPRTA Board of Directors**

**DATE: December 4, 2024**

**FROM: Matt Click, Executive Director**

**SUBJECT: CONSENT CALENDAR**

Below is the Consent Calendar item for the December 4, 2024, agenda for your review and action.

1. Accept the Annual Report for Fiscal Year 2023/24.

In April 2002 the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee (SPRTA Tier 1 Fee) to provide funding for various regional transportation projects needed as a result of local development. In May 2009 the SPRTA Board and local jurisdictions established a second fee, the SPRTA Tier 2 Fee, to provide additional funding for Placer Parkway and the I-80/SR-65 Interchange. As a fee program for public improvements under the State Mitigation Fee Act, California Government Code 66000-66008 (CGC) requires the Authority make available to the public an Annual Report. The Annual Report for FY 2023/24 was made publicly available on the SPRTA website on November 18, 2023, and is included as Attachment 1. Staff recommends that the SPRTA Board accept the Regional Transportation and Air Quality Mitigation Fee annual report for FY 23/24.

2. Approval of the 2025 SPRTA Board Meetings

Per the SPRTA Joint Powers Authority Agreement, amended March 2024, Paragraph B(1) of Section 7 ADMINISTRATION, was amended as follows: *Regular Meetings. The Board shall establish the number of regular meetings to be held each year and the date, hour and location at which such regular meetings shall be held; provided, that the Board shall meet at least once every six (6) months or semiannually.*” To that end, staff recommends approval of the 2025 SPRTA Board Meetings.

CP:rc:mbc:ss



# Regional Transportation and Air Quality Mitigation Fee Annual Report for Fiscal Year 2023/24

December 4, 2024



**South Placer Regional Transportation Authority  
Regional Transportation and Air Quality Mitigation Fee  
FY 2023/24 Annual Report**

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



**Regional Transportation and Air Quality Mitigation Fee – FY 2023/24 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 I-80/SR 65 Interchange.

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

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

**Amount of the fee:**

See the attached SPRTA fee schedules (Pages 7-20) that were in place on July 1, 2023. The Tier 1 fees were updated once during the fiscal year because of the 2024 SPRTA Nexus Study Update. Those fees went into effect on April 1, 2024 and are attached on pages 22-32.

**Table 1: SPRTA Income and Expenditures (FY 2023/24)**

	<b>Tier 1</b>	<b>Tier 2</b>	<b>Total</b>
<b><i>Beginning Fund Balance (7/1/23)</i></b>	<b><i>\$19,698,875.21</i></b>	<b><i>\$11,700,997.35</i></b>	<b><i>\$31,399,872.56</i></b>
Amount of Fees Collected	\$5,172,453.02	\$6,321,165.17	\$11,493,618.19
Interest Earned	\$693,126.40	\$185,750.72	\$878,877.12
Other Income (BOLD Fees)	\$2,510.00	-	\$2,510.00
Expenses (See breakdown in <b>Table 2</b> )	\$4,081,962.65	\$285,561.93	\$4,367,524.58
Agency Administration	\$217,378.61	-	\$217,378.61
<b><i>Ending Fund Balance (6/30/24)</i></b>	<b><i>\$21,267,623.37</i></b>	<b><i>\$17,922,351.31</i></b>	<b><i>\$39,189,974.68</i></b>
<i>Net Change</i>	<i>\$1,568,748.16</i>	<i>\$6,221,353.96</i>	<i>\$7,790,102.12</i>





**Regional Transportation and Air Quality Mitigation Fee – FY 2023/24 Annual Report**

List of public improvements on which SPRTA Fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees:

**Table 2: Tier 1 Fee Expenditures (FY 2023/24)**

Public Improvement Project Title	SPRTA Expenditures FY 2023/24	% Funded With SPRTA Fees
<b>Tier 1</b>		
Placer Parkway	\$10,409.52	100%
Auburn Folsom Road Widening	\$1,000,000	100%
I-80/SR-65 Interchange Phase 1	\$433,276.21	100%
SR-65 Widening	\$176,696.25	100%
I-80 Auxiliary Lanes	\$2,087,758.13	26%
I-80/Rocklin Road Interchange	\$373,822.54	100%
<i>Tier 1 Total Expenditures</i>	<i>\$4,081,962.65</i>	

**Table 3: Tier 2 Fee Expenditures (FY 2023/24)**

Public Improvement Project Title	SPRTA Expenditures FY 2023/24	% Funded With SPRTA Fees
<b>Tier 2</b>		
Placer Parkway	\$285,561.93	100%
<i>Tier 2 Total Expenditures</i>	<i>\$285,561.93</i>	

**Table 4: Summary of Fee Expenditures (FY 2023/24)**

Summary	SPRTA Expenditures FY 2023/24
Sub-Total Tier 1 & Tier 2 Expenditures FY 2023/24	\$4,367,524.58
Agency Administration	\$217,378.61
<b><i>Total SPRTA Expenditures FY 2023/24</i></b>	<b><i>\$4,584,903.19</i></b>

***Regional Transportation and Air Quality Mitigation Fee – FY 2023/24 Annual Report***

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

Construction on the I-80 Auxiliary Lane project began in August 2023 and is anticipated to be complete by spring 2025. Placer Parkway Phase 1 construction is anticipated to commence in 2025.

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

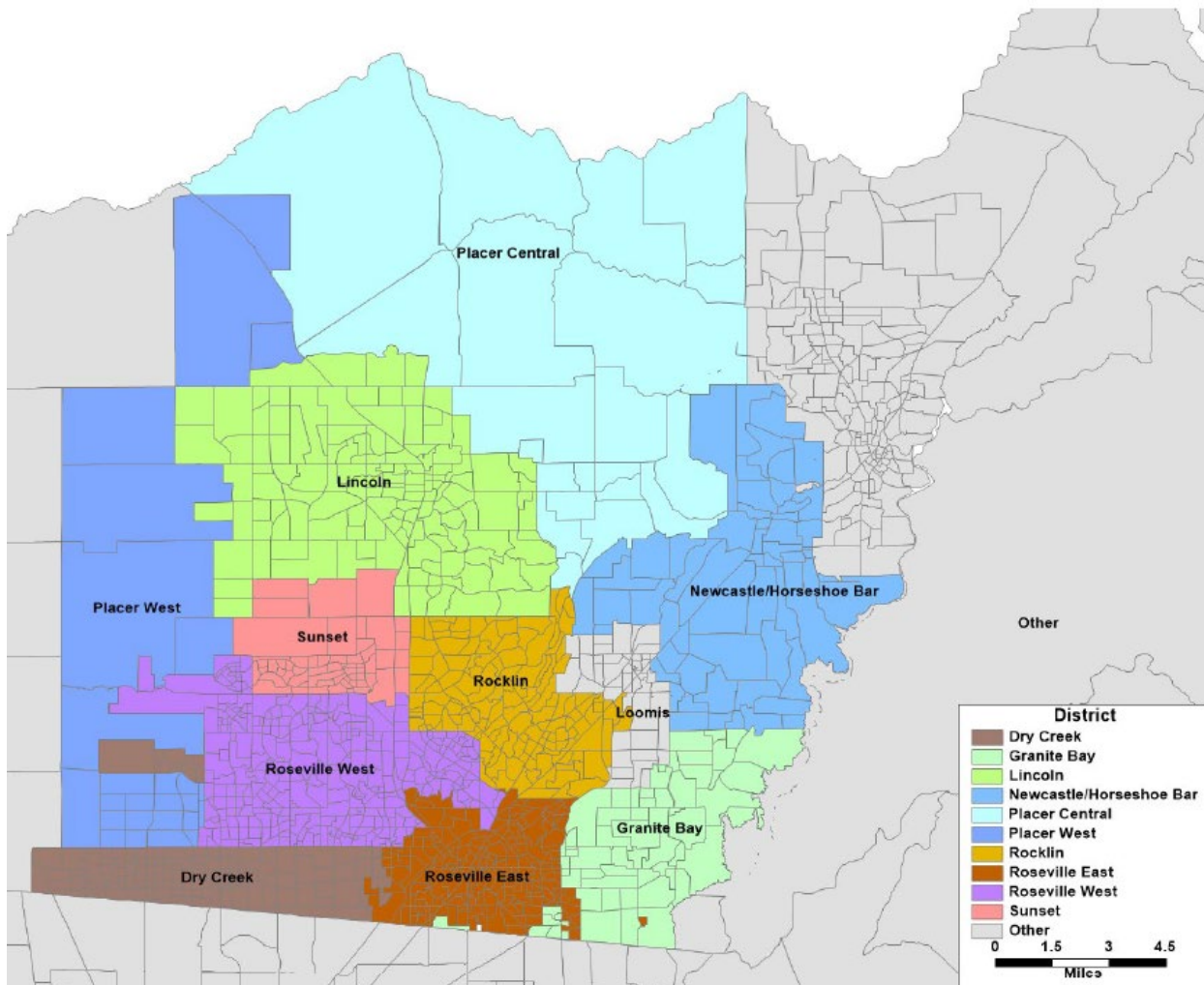
**The amount of any SPRTA Fee refunds made FY 2023/24:**

None

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



Figure 3: Map of SPRTA Tier 1 Fee Districts



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

**As of 7/1/2023**

**2014 SPRTA Impact Fee Update With 2015 to 2022 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	1.70/1,000 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/Srvc. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

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

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Dry Creek  
 2014 Cost per DUE: \$589.00

2015 Annual Adjustment Factor for Inflation = 1.0246904  
 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$814.52

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$741.21
120	Heavy Industrial	1,000 s.f.	0.178	\$144.98
130	Industrial Park	1,000 s.f.	0.798	\$649.99
140	Manufacturing	1,000 s.f.	0.685	\$557.95
150	Warehousing	1,000 s.f.	0.300	\$244.36
151	Mini-Warehousing	1,000 s.f.	0.148	\$120.55
<b>Residential</b>				
210	Single Family	DU	1.000	\$814.52
220	Apartment	DU	0.620	\$505.00
231	Attached Condominium/Townhome	DU	0.780	\$635.32
240	Mobile Home Park	DU	0.590	\$480.57
251	Senior Adult Housing - Detached	DU	0.270	\$219.92
252	Senior Adult Housing - Attached	DU	0.230	\$187.34
253	Congregate Care	DU	0.070	\$57.02
260	Recreational Home	DU	0.109	\$88.78
<b>Lodging</b>				
310	Hotel	Room	0.545	\$443.91
311	All Suites Hotel	Room	0.364	\$296.48
312	Business Hotel	Room	0.563	\$458.57
320	Motel	Room	0.355	\$289.15
<b>Recreational</b>				
411	City Park	Acre	0.184	\$149.87
430	Golf Course	Hole	3.732	\$3,039.78
444	Movie Theater	1,000 s.f.	1.486	\$1,210.37
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,294.27
493	Athletic Club	1,000 s.f.	2.682	\$2,184.54
495	Recreational Community Center	1,000 s.f.	1.233	\$1,004.30
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$677.68
536	Private School (K - 12)	1,000 s.f.	1.170	\$952.99
530	High School	1,000 s.f.	0.751	\$611.70
560	Church	1,000 s.f.	0.386	\$314.40
565	Day Care Center	1,000 s.f.	3.653	\$2,975.44
590	Library	1,000 s.f.	5.125	\$4,174.41
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$746.91
620	Nursing Home	1,000 s.f.	0.311	\$253.32
630	Clinic	1,000 s.f.	4.575	\$3,726.42
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,256.45
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,452.29
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,123.22
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,009.19
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$948.10
	> 800,000 s.f.	1,000 s.f.	1.145	\$932.62
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,283.91
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$447.99
814	Specialty Center	1,000 s.f.	1.522	\$1,239.70
815	Discount Store	1,000 s.f.	1.022	\$832.44
816	Hardware Store	1,000 s.f.	0.592	\$482.20
817	Nursery	1,000 s.f.	0.849	\$691.53
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,036.07
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,127.29
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,173.72
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,244.58
931	Quality Restaurant	1,000 s.f.	2.959	\$2,410.16
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,317.31
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,548.86
934	Fast Food Drive-In	1,000 s.f.	5.439	\$4,430.17
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,543.51
942	Automobile Care Center	1,000 s.f.	1.136	\$925.29
841	New Car Sales	1,000 s.f.	0.956	\$778.68
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,735.15
944	Gas Station	Fueling Position	1.054	\$858.50
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$836.51
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$857.69
848	Tire Store	1,000 s.f.	1.461	\$1,190.01
850	Supermarket	1,000 s.f.	1.547	\$1,260.06
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,817.42
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,858.73
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,737.60
861	Discount Club	1,000 s.f.	1.519	\$1,237.25
862	Home Improvement Superstore	1,000 s.f.	0.436	\$355.13
863	Electronics Superstore	1,000 s.f.	0.972	\$791.71
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$863.39
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,157.43
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,481.61
890	Furniture Store	1,000 s.f.	0.253	\$206.07
911	Walk-In Bank	1,000 s.f.	2.989	\$2,434.60
912	Drive-In Bank	1,000 s.f.	4.432	\$3,609.95

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Granite Bay  
 2014 Cost per DUE: \$587.00

2015 Annual Adjustment Factor for Inflation = 1.0246904  
 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$811.75

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$738.70
120	Heavy Industrial	1,000 s.f.	0.178	\$144.49
130	Industrial Park	1,000 s.f.	0.798	\$647.78
140	Manufacturing	1,000 s.f.	0.685	\$556.05
150	Warehousing	1,000 s.f.	0.300	\$243.53
151	Mini-Warehousing	1,000 s.f.	0.148	\$120.14
<b>Residential</b>				
210	Single Family	DU	1.000	\$811.75
220	Apartment	DU	0.620	\$503.29
231	Attached Condominium/Townhome	DU	0.780	\$633.17
240	Mobile Home Park	DU	0.590	\$478.93
251	Senior Adult Housing - Detached	DU	0.270	\$219.17
252	Senior Adult Housing - Attached	DU	0.230	\$186.70
253	Congregate Care	DU	0.070	\$56.82
260	Recreational Home	DU	0.109	\$88.48
<b>Lodging</b>				
310	Hotel	Room	0.545	\$442.41
311	All Suites Hotel	Room	0.364	\$295.48
312	Business Hotel	Room	0.563	\$457.02
320	Motel	Room	0.355	\$288.17
<b>Recreational</b>				
411	City Park	Acre	0.184	\$149.36
430	Golf Course	Hole	3.732	\$3,029.46
444	Movie Theater	1,000 s.f.	1.486	\$1,206.26
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,289.88
493	Athletic Club	1,000 s.f.	2.682	\$2,177.12
495	Recreational Community Center	1,000 s.f.	1.233	\$1,000.89
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$675.38
536	Private School (K - 12)	1,000 s.f.	1.170	\$949.75
530	High School	1,000 s.f.	0.751	\$609.63
560	Church	1,000 s.f.	0.386	\$313.34
565	Day Care Center	1,000 s.f.	3.653	\$2,965.33
590	Library	1,000 s.f.	5.125	\$4,160.23
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$744.38
620	Nursing Home	1,000 s.f.	0.311	\$252.46
630	Clinic	1,000 s.f.	4.575	\$3,713.77
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,245.39
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,447.36
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,119.41
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,005.76
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$944.88
	> 800,000 s.f.	1,000 s.f.	1.145	\$929.46
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,276.16
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$446.46
814	Specialty Center	1,000 s.f.	1.522	\$1,235.49
815	Discount Store	1,000 s.f.	1.022	\$829.61
816	Hardware Store	1,000 s.f.	0.592	\$480.56
817	Nursery	1,000 s.f.	0.849	\$689.18
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,032.55
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,123.47
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,169.74
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,240.36
931	Quality Restaurant	1,000 s.f.	2.959	\$2,401.98
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,309.44
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,536.81
934	Fast Food Drive-In	1,000 s.f.	5.439	\$4,415.12
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,538.27
942	Automobile Care Center	1,000 s.f.	1.136	\$922.15
841	New Car Sales	1,000 s.f.	0.956	\$776.04
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,725.87
944	Gas Station	Fueling Position	1.054	\$855.59
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$833.67
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$854.78
848	Tire Store	1,000 s.f.	1.461	\$1,185.97
850	Supermarket	1,000 s.f.	1.547	\$1,255.78
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,807.85
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,852.42
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,728.30
861	Discount Club	1,000 s.f.	1.519	\$1,233.05
862	Home Improvement Superstore	1,000 s.f.	0.436	\$353.92
863	Electronics Superstore	1,000 s.f.	0.972	\$789.02
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$860.46
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,153.50
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,476.58
890	Furniture Store	1,000 s.f.	0.253	\$205.37
911	Walk-In Bank	1,000 s.f.	2.989	\$2,426.33
912	Drive-In Bank	1,000 s.f.	4.432	\$3,597.69

**SPRTA Impact Fees**

Jurisdiction: Lincoln	2015 Annual Adjustment Factor for Inflation = 1.0246904
District: Lincoln	2016 Annual Adjustment Factor for Inflation = 1.0323580
2014 Cost per DUE: \$1,369.00	2017 Annual Adjustment Factor for Inflation = 1.0245216
	2018 Annual Adjustment Factor for Inflation = 1.0273511
	2019 Annual Adjustment Factor for Inflation = 1.0245234
	2020 Annual Adjustment Factor for Inflation = 1.0288336
	2021 Annual Adjustment Factor for Inflation = 1.0320842
	2022 Annual Adjustment Factor for Inflation = 1.1198098
	2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,893.17

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,722.78
120	Heavy Industrial	1,000 s.f.	0.178	\$336.98
130	Industrial Park	1,000 s.f.	0.798	\$1,510.75
140	Manufacturing	1,000 s.f.	0.685	\$1,296.82
150	Warehousing	1,000 s.f.	0.300	\$567.95
151	Mini-Warehousing	1,000 s.f.	0.148	\$280.19
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,893.17
220	Apartment	DU	0.620	\$1,173.76
231	Attached Condominium/Townhome	DU	0.780	\$1,476.67
240	Mobile Home Park	DU	0.590	\$1,116.97
251	Senior Adult Housing - Detached	DU	0.270	\$511.16
252	Senior Adult Housing - Attached	DU	0.230	\$435.43
253	Congregate Care	DU	0.070	\$132.52
260	Recreational Home	DU	0.109	\$206.36
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,031.78
311	All Suites Hotel	Room	0.364	\$689.11
312	Business Hotel	Room	0.563	\$1,065.85
320	Motel	Room	0.355	\$672.07
<b>Recreational</b>				
411	City Park	Acre	0.184	\$348.34
430	Golf Course	Hole	3.732	\$7,065.30
444	Movie Theater	1,000 s.f.	1.486	\$2,813.25
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,008.24
493	Athletic Club	1,000 s.f.	2.682	\$5,077.48
495	Recreational Community Center	1,000 s.f.	1.233	\$2,334.28
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,575.12
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,215.01
530	High School	1,000 s.f.	0.751	\$1,421.77
560	Church	1,000 s.f.	0.386	\$730.76
565	Day Care Center	1,000 s.f.	3.653	\$6,915.74
590	Library	1,000 s.f.	5.125	\$9,702.49
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,736.04
620	Nursing Home	1,000 s.f.	0.311	\$588.78
630	Clinic	1,000 s.f.	4.575	\$8,661.24
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,568.89
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,375.52
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,610.68
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,345.64
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,203.65
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,167.68
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,308.44
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,041.24
814	Specialty Center	1,000 s.f.	1.522	\$2,881.40
815	Discount Store	1,000 s.f.	1.022	\$1,934.82
816	Hardware Store	1,000 s.f.	0.592	\$1,120.76
817	Nursery	1,000 s.f.	0.849	\$1,607.30
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,408.11
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,620.14
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,728.06
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,892.76
931	Quality Restaurant	1,000 s.f.	2.959	\$5,601.88
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,386.06
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,248.53
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,296.94
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,587.55
942	Automobile Care Center	1,000 s.f.	1.136	\$2,150.64
841	New Car Sales	1,000 s.f.	0.956	\$1,809.87
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,357.26
944	Gas Station	Fueling Position	1.054	\$1,995.40
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,944.28
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,993.51
848	Tire Store	1,000 s.f.	1.461	\$2,765.92
850	Supermarket	1,000 s.f.	1.547	\$2,928.73
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,548.47
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,320.21
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,362.94
861	Discount Club	1,000 s.f.	1.519	\$2,875.72
862	Home Improvement Superstore	1,000 s.f.	0.436	\$825.42
863	Electronics Superstore	1,000 s.f.	0.972	\$1,840.16
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,006.76
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,690.19
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,443.67
890	Furniture Store	1,000 s.f.	0.253	\$478.97
911	Walk-In Bank	1,000 s.f.	2.989	\$5,658.68
912	Drive-In Bank	1,000 s.f.	4.432	\$8,390.52



**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  
 2014 Cost per DUE: \$1,440.00 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,991.35

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,812.13
120	Heavy Industrial	1,000 s.f.	0.178	\$354.46
130	Industrial Park	1,000 s.f.	0.798	\$1,589.10
140	Manufacturing	1,000 s.f.	0.685	\$1,364.08
150	Warehousing	1,000 s.f.	0.300	\$597.41
151	Mini-Warehousing	1,000 s.f.	0.148	\$294.72
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,991.35
220	Apartment	DU	0.620	\$1,234.64
231	Attached Condominium/Townhome	DU	0.780	\$1,553.26
240	Mobile Home Park	DU	0.590	\$1,174.90
251	Senior Adult Housing - Detached	DU	0.270	\$537.67
252	Senior Adult Housing - Attached	DU	0.230	\$458.01
253	Congregate Care	DU	0.070	\$139.39
260	Recreational Home	DU	0.109	\$217.06
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,085.29
311	All Suites Hotel	Room	0.364	\$724.85
312	Business Hotel	Room	0.563	\$1,121.13
320	Motel	Room	0.355	\$706.93
<b>Recreational</b>				
411	City Park	Acre	0.184	\$366.41
430	Golf Course	Hole	3.732	\$7,431.73
444	Movie Theater	1,000 s.f.	1.486	\$2,959.15
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,164.26
493	Athletic Club	1,000 s.f.	2.682	\$5,340.81
495	Recreational Community Center	1,000 s.f.	1.233	\$2,455.34
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,656.81
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,329.88
530	High School	1,000 s.f.	0.751	\$1,495.51
560	Church	1,000 s.f.	0.386	\$768.66
565	Day Care Center	1,000 s.f.	3.653	\$7,274.41
590	Library	1,000 s.f.	5.125	\$10,205.68
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,826.07
620	Nursing Home	1,000 s.f.	0.311	\$619.31
630	Clinic	1,000 s.f.	4.575	\$9,110.44
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,961.43
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,550.58
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,746.08
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,467.29
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,317.93
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,280.10
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,583.75
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,095.24
814	Specialty Center	1,000 s.f.	1.522	\$3,030.84
815	Discount Store	1,000 s.f.	1.022	\$2,035.16
816	Hardware Store	1,000 s.f.	0.592	\$1,178.88
817	Nursery	1,000 s.f.	0.849	\$1,690.66
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,533.00
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,756.03
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,869.54
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,042.79
931	Quality Restaurant	1,000 s.f.	2.959	\$5,892.41
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,665.40
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,676.32
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,830.97
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,773.61
942	Automobile Care Center	1,000 s.f.	1.136	\$2,262.18
841	New Car Sales	1,000 s.f.	0.956	\$1,903.73
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,686.96
944	Gas Station	Fueling Position	1.054	\$2,098.89
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,045.12
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,096.89
848	Tire Store	1,000 s.f.	1.461	\$2,909.37
850	Supermarket	1,000 s.f.	1.547	\$3,080.62
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,888.09
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,544.27
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,692.94
861	Discount Club	1,000 s.f.	1.519	\$3,024.86
862	Home Improvement Superstore	1,000 s.f.	0.436	\$868.23
863	Electronics Superstore	1,000 s.f.	0.972	\$1,935.59
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,110.83
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,829.71
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,622.27
890	Furniture Store	1,000 s.f.	0.253	\$503.81
911	Walk-In Bank	1,000 s.f.	2.989	\$5,952.15
912	Drive-In Bank	1,000 s.f.	4.432	\$8,825.68

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Placer Central  
 2014 Cost per DUE: \$1,815.00

2015 Annual Adjustment Factor for Inflation = 1.0246904  
 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$2,509.93

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$2,284.04
120	Heavy Industrial	1,000 s.f.	0.178	\$446.77
130	Industrial Park	1,000 s.f.	0.798	\$2,002.93
140	Manufacturing	1,000 s.f.	0.685	\$1,719.30
150	Warehousing	1,000 s.f.	0.300	\$752.98
151	Mini-Warehousing	1,000 s.f.	0.148	\$371.47
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,509.93
220	Apartment	DU	0.620	\$1,556.16
231	Attached Condominium/Townhome	DU	0.780	\$1,957.75
240	Mobile Home Park	DU	0.590	\$1,480.86
251	Senior Adult Housing - Detached	DU	0.270	\$677.68
252	Senior Adult Housing - Attached	DU	0.230	\$577.28
253	Congregate Care	DU	0.070	\$175.70
260	Recreational Home	DU	0.109	\$273.58
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,367.91
311	All Suites Hotel	Room	0.364	\$913.62
312	Business Hotel	Room	0.563	\$1,413.09
320	Motel	Room	0.355	\$891.03
<b>Recreational</b>				
411	City Park	Acre	0.184	\$461.83
430	Golf Course	Hole	3.732	\$9,367.07
444	Movie Theater	1,000 s.f.	1.486	\$3,729.76
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,988.29
493	Athletic Club	1,000 s.f.	2.682	\$6,731.64
495	Recreational Community Center	1,000 s.f.	1.233	\$3,094.75
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$2,088.27
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,936.62
530	High School	1,000 s.f.	0.751	\$1,884.96
560	Church	1,000 s.f.	0.386	\$968.83
565	Day Care Center	1,000 s.f.	3.653	\$9,168.79
590	Library	1,000 s.f.	5.125	\$12,863.41
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$2,301.61
620	Nursing Home	1,000 s.f.	0.311	\$780.59
630	Clinic	1,000 s.f.	4.575	\$11,482.95
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$10,034.72
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,475.21
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,461.20
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$3,109.81
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,921.56
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,873.87
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$7,037.86
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,380.46
814	Specialty Center	1,000 s.f.	1.522	\$3,820.12
815	Discount Store	1,000 s.f.	1.022	\$2,565.15
816	Hardware Store	1,000 s.f.	0.592	\$1,485.88
817	Nursery	1,000 s.f.	0.849	\$2,130.93
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$3,192.64
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,473.75
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,616.82
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,835.18
931	Quality Restaurant	1,000 s.f.	2.959	\$7,426.90
932	High Turnover Restaurant	1,000 s.f.	2.845	\$7,140.76
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,935.78
934	Fast Food Drive-In	1,000 s.f.	5.439	\$13,651.53
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,756.33
942	Automobile Care Center	1,000 s.f.	1.136	\$2,851.29
841	New Car Sales	1,000 s.f.	0.956	\$2,399.50
843	Automobile Parts Sales	1,000 s.f.	3.358	\$8,428.36
944	Gas Station	Fueling Position	1.054	\$2,645.47
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,577.70
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,642.96
848	Tire Store	1,000 s.f.	1.461	\$3,667.01
850	Supermarket	1,000 s.f.	1.547	\$3,882.87
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$8,681.86
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,727.67
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$8,435.89
861	Discount Club	1,000 s.f.	1.519	\$3,812.59
862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,094.33
863	Electronics Superstore	1,000 s.f.	0.972	\$2,439.66
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,660.53
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,566.62
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$4,565.57
890	Furniture Store	1,000 s.f.	0.253	\$635.01
911	Walk-In Bank	1,000 s.f.	2.989	\$7,502.19
912	Drive-In Bank	1,000 s.f.	4.432	\$11,124.03

**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  
 2014 Cost per DUE: \$1,387.00 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,918.06

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,745.43
120	Heavy Industrial	1,000 s.f.	0.178	\$341.41
130	Industrial Park	1,000 s.f.	0.798	\$1,530.61
140	Manufacturing	1,000 s.f.	0.685	\$1,313.87
150	Warehousing	1,000 s.f.	0.300	\$575.42
151	Mini-Warehousing	1,000 s.f.	0.148	\$283.87
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,918.06
220	Apartment	DU	0.620	\$1,189.20
231	Attached Condominium/Townhome	DU	0.780	\$1,496.09
240	Mobile Home Park	DU	0.590	\$1,131.66
251	Senior Adult Housing - Detached	DU	0.270	\$517.88
252	Senior Adult Housing - Attached	DU	0.230	\$441.15
253	Congregate Care	DU	0.070	\$134.26
260	Recreational Home	DU	0.109	\$209.07
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,045.34
311	All Suites Hotel	Room	0.364	\$698.17
312	Business Hotel	Room	0.563	\$1,079.87
320	Motel	Room	0.355	\$680.91
<b>Recreational</b>				
411	City Park	Acre	0.184	\$352.92
430	Golf Course	Hole	3.732	\$7,158.20
444	Movie Theater	1,000 s.f.	1.486	\$2,850.24
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,047.80
493	Athletic Club	1,000 s.f.	2.682	\$5,144.24
495	Recreational Community Center	1,000 s.f.	1.233	\$2,364.97
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,595.83
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,244.13
530	High School	1,000 s.f.	0.751	\$1,440.46
560	Church	1,000 s.f.	0.386	\$740.37
565	Day Care Center	1,000 s.f.	3.653	\$7,006.67
590	Library	1,000 s.f.	5.125	\$9,830.06
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,758.86
620	Nursing Home	1,000 s.f.	0.311	\$596.52
630	Clinic	1,000 s.f.	4.575	\$8,775.12
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,668.40
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,419.90
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,645.00
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,376.48
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,232.62
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,196.18
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,378.24
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,054.93
814	Specialty Center	1,000 s.f.	1.522	\$2,919.29
815	Discount Store	1,000 s.f.	1.022	\$1,960.26
816	Hardware Store	1,000 s.f.	0.592	\$1,135.49
817	Nursery	1,000 s.f.	0.849	\$1,628.43
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,439.77
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,654.60
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,763.92
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,930.80
931	Quality Restaurant	1,000 s.f.	2.959	\$5,675.54
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,456.88
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,356.99
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,432.33
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,634.72
942	Automobile Care Center	1,000 s.f.	1.136	\$2,178.92
841	New Car Sales	1,000 s.f.	0.956	\$1,833.67
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,440.85
944	Gas Station	Fueling Position	1.054	\$2,021.64
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,969.85
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,019.72
848	Tire Store	1,000 s.f.	1.461	\$2,802.29
850	Supermarket	1,000 s.f.	1.547	\$2,967.24
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,634.57
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,377.01
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,446.60
861	Discount Club	1,000 s.f.	1.519	\$2,913.53
862	Home Improvement Superstore	1,000 s.f.	0.436	\$836.27
863	Electronics Superstore	1,000 s.f.	0.972	\$1,864.35
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,033.14
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,725.56
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,488.95
890	Furniture Store	1,000 s.f.	0.253	\$485.27
911	Walk-In Bank	1,000 s.f.	2.989	\$5,733.08
912	Drive-In Bank	1,000 s.f.	4.432	\$8,500.84

**SPRTA Impact Fees**

Jurisdiction: Rocklin	2015 Annual Adjustment Factor for Inflation = 1.0246904
District: Rocklin	2016 Annual Adjustment Factor for Inflation = 1.0323580
2014 Cost per DUE: \$1,739.00	2017 Annual Adjustment Factor for Inflation = 1.0245216
	2018 Annual Adjustment Factor for Inflation = 1.0273511
	2019 Annual Adjustment Factor for Inflation = 1.0245234
	2020 Annual Adjustment Factor for Inflation = 1.0288336
	2021 Annual Adjustment Factor for Inflation = 1.0320842
	2022 Annual Adjustment Factor for Inflation = 1.1198098
	2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$2,404.84

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$2,188.40
120	Heavy Industrial	1,000 s.f.	0.178	\$428.06
130	Industrial Park	1,000 s.f.	0.798	\$1,919.06
140	Manufacturing	1,000 s.f.	0.685	\$1,647.31
150	Warehousing	1,000 s.f.	0.300	\$721.45
151	Mini-Warehousing	1,000 s.f.	0.148	\$355.92
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,404.84
220	Apartment	DU	0.620	\$1,491.00
231	Attached Condominium/Townhome	DU	0.780	\$1,875.77
240	Mobile Home Park	DU	0.590	\$1,418.85
251	Senior Adult Housing - Detached	DU	0.270	\$649.31
252	Senior Adult Housing - Attached	DU	0.230	\$553.11
253	Congregate Care	DU	0.070	\$168.34
260	Recreational Home	DU	0.109	\$262.13
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,310.64
311	All Suites Hotel	Room	0.364	\$875.36
312	Business Hotel	Room	0.563	\$1,353.92
320	Motel	Room	0.355	\$853.72
<b>Recreational</b>				
411	City Park	Acre	0.184	\$442.49
430	Golf Course	Hole	3.732	\$8,974.84
444	Movie Theater	1,000 s.f.	1.486	\$3,573.58
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,821.28
493	Athletic Club	1,000 s.f.	2.682	\$6,449.77
495	Recreational Community Center	1,000 s.f.	1.233	\$2,965.16
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$2,000.82
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,813.66
530	High School	1,000 s.f.	0.751	\$1,806.03
560	Church	1,000 s.f.	0.386	\$928.27
565	Day Care Center	1,000 s.f.	3.653	\$8,784.86
590	Library	1,000 s.f.	5.125	\$12,324.78
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$2,205.23
620	Nursing Home	1,000 s.f.	0.311	\$747.90
630	Clinic	1,000 s.f.	4.575	\$11,002.12
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$9,614.53
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,287.82
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,316.27
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,979.59
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,799.23
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,753.54
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,743.16
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,322.66
814	Specialty Center	1,000 s.f.	1.522	\$3,660.16
815	Discount Store	1,000 s.f.	1.022	\$2,457.74
816	Hardware Store	1,000 s.f.	0.592	\$1,423.66
817	Nursery	1,000 s.f.	0.849	\$2,041.71
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$3,058.95
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,328.29
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,465.37
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,674.59
931	Quality Restaurant	1,000 s.f.	2.959	\$7,115.91
932	High Turnover Restaurant	1,000 s.f.	2.845	\$6,841.76
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,477.87
934	Fast Food Drive-In	1,000 s.f.	5.439	\$13,079.90
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,557.16
942	Automobile Care Center	1,000 s.f.	1.136	\$2,731.89
841	New Car Sales	1,000 s.f.	0.956	\$2,299.02
843	Automobile Parts Sales	1,000 s.f.	3.358	\$8,075.44
944	Gas Station	Fueling Position	1.054	\$2,534.70
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,469.77
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,532.29
848	Tire Store	1,000 s.f.	1.461	\$3,513.46
850	Supermarket	1,000 s.f.	1.547	\$3,720.28
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$8,318.32
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,487.83
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$8,082.65
861	Discount Club	1,000 s.f.	1.519	\$3,652.94
862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,048.51
863	Electronics Superstore	1,000 s.f.	0.972	\$2,337.50
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,549.13
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,417.27
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$4,374.40
890	Furniture Store	1,000 s.f.	0.253	\$608.42
911	Walk-In Bank	1,000 s.f.	2.989	\$7,188.05
912	Drive-In Bank	1,000 s.f.	4.432	\$10,658.23

**SPRTA Impact Fees**

UPDATED: 4/7/2023

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Roseville West 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2014 Cost per DUE: \$890.00 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,230.77

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,120.00
120	Heavy Industrial	1,000 s.f.	0.178	\$219.08
130	Industrial Park	1,000 s.f.	0.798	\$982.15
140	Manufacturing	1,000 s.f.	0.685	\$843.08
150	Warehousing	1,000 s.f.	0.300	\$369.23
151	Mini-Warehousing	1,000 s.f.	0.148	\$182.15
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,230.77
220	Apartment	DU	0.620	\$763.08
231	Attached Condominium/Townhome	DU	0.780	\$960.00
240	Mobile Home Park	DU	0.590	\$726.15
251	Senior Adult Housing - Detached	DU	0.270	\$332.31
252	Senior Adult Housing - Attached	DU	0.230	\$283.08
253	Congregate Care	DU	0.070	\$86.15
260	Recreational Home	DU	0.109	\$134.15
<b>Lodging</b>				
310	Hotel	Room	0.545	\$670.77
311	All Suites Hotel	Room	0.364	\$448.00
312	Business Hotel	Room	0.563	\$692.92
320	Motel	Room	0.355	\$436.92
<b>Recreational</b>				
411	City Park	Acre	0.184	\$226.46
430	Golf Course	Hole	3.732	\$4,593.22
444	Movie Theater	1,000 s.f.	1.486	\$1,828.92
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,955.69
493	Athletic Club	1,000 s.f.	2.682	\$3,300.92
495	Recreational Community Center	1,000 s.f.	1.233	\$1,517.54
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,024.00
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,440.00
530	High School	1,000 s.f.	0.751	\$924.31
560	Church	1,000 s.f.	0.386	\$475.08
565	Day Care Center	1,000 s.f.	3.653	\$4,495.99
590	Library	1,000 s.f.	5.125	\$6,307.68
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,128.61
620	Nursing Home	1,000 s.f.	0.311	\$382.77
630	Clinic	1,000 s.f.	4.575	\$5,630.76
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,920.61
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,194.46
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,697.23
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,524.92
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,432.61
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,409.23
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,451.07
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$676.92
814	Specialty Center	1,000 s.f.	1.522	\$1,873.23
815	Discount Store	1,000 s.f.	1.022	\$1,257.84
816	Hardware Store	1,000 s.f.	0.592	\$728.61
817	Nursery	1,000 s.f.	0.849	\$1,044.92
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,565.54
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,703.38
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,773.53
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,880.61
931	Quality Restaurant	1,000 s.f.	2.959	\$3,641.84
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,501.53
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,362.45
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,694.14
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,332.30
942	Automobile Care Center	1,000 s.f.	1.136	\$1,398.15
841	New Car Sales	1,000 s.f.	0.956	\$1,176.61
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,132.91
944	Gas Station	Fueling Position	1.054	\$1,297.23
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,264.00
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,296.00
848	Tire Store	1,000 s.f.	1.461	\$1,798.15
850	Supermarket	1,000 s.f.	1.547	\$1,904.00
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,257.22
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,808.61
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,136.61
861	Discount Club	1,000 s.f.	1.519	\$1,869.53
862	Home Improvement Superstore	1,000 s.f.	0.436	\$536.61
863	Electronics Superstore	1,000 s.f.	0.972	\$1,196.31
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,304.61
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,748.92
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,238.76
890	Furniture Store	1,000 s.f.	0.253	\$311.38
911	Walk-In Bank	1,000 s.f.	2.989	\$3,678.76
912	Drive-In Bank	1,000 s.f.	4.432	\$5,454.76

**SPRTA Impact Fees**

UPDATED: 4/7/2023

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Roseville East 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2014 Cost per DUE: \$1,074.00 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,485.22

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,351.55
120	Heavy Industrial	1,000 s.f.	0.178	\$264.37
130	Industrial Park	1,000 s.f.	0.798	\$1,185.20
140	Manufacturing	1,000 s.f.	0.685	\$1,017.37
150	Warehousing	1,000 s.f.	0.300	\$445.57
151	Mini-Warehousing	1,000 s.f.	0.148	\$219.81
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,485.22
220	Apartment	DU	0.620	\$920.83
231	Attached Condominium/Townhome	DU	0.780	\$1,158.47
240	Mobile Home Park	DU	0.590	\$876.28
251	Senior Adult Housing - Detached	DU	0.270	\$401.01
252	Senior Adult Housing - Attached	DU	0.230	\$341.60
253	Congregate Care	DU	0.070	\$103.97
260	Recreational Home	DU	0.109	\$161.89
<b>Lodging</b>				
310	Hotel	Room	0.545	\$809.44
311	All Suites Hotel	Room	0.364	\$540.62
312	Business Hotel	Room	0.563	\$836.18
320	Motel	Room	0.355	\$527.25
<b>Recreational</b>				
411	City Park	Acre	0.184	\$273.28
430	Golf Course	Hole	3.732	\$5,542.83
444	Movie Theater	1,000 s.f.	1.486	\$2,207.03
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,360.01
493	Athletic Club	1,000 s.f.	2.682	\$3,983.35
495	Recreational Community Center	1,000 s.f.	1.233	\$1,831.27
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,235.70
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,737.70
530	High School	1,000 s.f.	0.751	\$1,115.40
560	Church	1,000 s.f.	0.386	\$573.29
565	Day Care Center	1,000 s.f.	3.653	\$5,425.50
590	Library	1,000 s.f.	5.125	\$7,611.74
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,361.94
620	Nursing Home	1,000 s.f.	0.311	\$461.90
630	Clinic	1,000 s.f.	4.575	\$6,794.87
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,937.90
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,648.14
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,048.11
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,840.18
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,728.79
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,700.57
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,164.55
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$816.87
814	Specialty Center	1,000 s.f.	1.522	\$2,260.50
815	Discount Store	1,000 s.f.	1.022	\$1,517.89
816	Hardware Store	1,000 s.f.	0.592	\$879.25
817	Nursery	1,000 s.f.	0.849	\$1,260.95
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,889.20
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,055.54
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,140.20
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,269.41
931	Quality Restaurant	1,000 s.f.	2.959	\$4,394.76
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,225.44
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,471.09
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,078.10
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,814.49
942	Automobile Care Center	1,000 s.f.	1.136	\$1,687.21
841	New Car Sales	1,000 s.f.	0.956	\$1,419.87
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,987.36
944	Gas Station	Fueling Position	1.054	\$1,565.42
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,525.32
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,563.93
848	Tire Store	1,000 s.f.	1.461	\$2,169.90
850	Supermarket	1,000 s.f.	1.547	\$2,297.63
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,137.37
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,389.27
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,991.82
861	Discount Club	1,000 s.f.	1.519	\$2,256.05
862	Home Improvement Superstore	1,000 s.f.	0.436	\$647.55
863	Electronics Superstore	1,000 s.f.	0.972	\$1,443.63
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,574.33
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,110.49
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,701.61
890	Furniture Store	1,000 s.f.	0.253	\$375.76
911	Walk-In Bank	1,000 s.f.	2.989	\$4,439.31
912	Drive-In Bank	1,000 s.f.	4.432	\$6,582.48

**SPRTA Impact Fees**

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Sunset 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2014 Cost per DUE: \$1,210.00 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,673.29

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,522.69
120	Heavy Industrial	1,000 s.f.	0.178	\$297.85
130	Industrial Park	1,000 s.f.	0.798	\$1,335.29
140	Manufacturing	1,000 s.f.	0.685	\$1,146.20
150	Warehousing	1,000 s.f.	0.300	\$501.99
151	Mini-Warehousing	1,000 s.f.	0.148	\$247.65
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,673.29
220	Apartment	DU	0.620	\$1,037.44
231	Attached Condominium/Townhome	DU	0.780	\$1,305.17
240	Mobile Home Park	DU	0.590	\$987.24
251	Senior Adult Housing - Detached	DU	0.270	\$451.79
252	Senior Adult Housing - Attached	DU	0.230	\$384.86
253	Congregate Care	DU	0.070	\$117.13
260	Recreational Home	DU	0.109	\$182.39
<b>Lodging</b>				
310	Hotel	Room	0.545	\$911.94
311	All Suites Hotel	Room	0.364	\$609.08
312	Business Hotel	Room	0.563	\$942.06
320	Motel	Room	0.355	\$594.02
<b>Recreational</b>				
411	City Park	Acre	0.184	\$307.89
430	Golf Course	Hole	3.732	\$6,244.72
444	Movie Theater	1,000 s.f.	1.486	\$2,486.51
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,658.86
493	Athletic Club	1,000 s.f.	2.682	\$4,487.76
495	Recreational Community Center	1,000 s.f.	1.233	\$2,063.17
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,392.18
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,957.75
530	High School	1,000 s.f.	0.751	\$1,256.64
560	Church	1,000 s.f.	0.386	\$645.89
565	Day Care Center	1,000 s.f.	3.653	\$6,112.53
590	Library	1,000 s.f.	5.125	\$8,575.61
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,534.41
620	Nursing Home	1,000 s.f.	0.311	\$520.39
630	Clinic	1,000 s.f.	4.575	\$7,655.30
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,689.81
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,983.48
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,307.47
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,073.21
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,947.71
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,915.92
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,691.90
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$920.31
814	Specialty Center	1,000 s.f.	1.522	\$2,546.75
815	Discount Store	1,000 s.f.	1.022	\$1,710.10
816	Hardware Store	1,000 s.f.	0.592	\$990.59
817	Nursery	1,000 s.f.	0.849	\$1,420.62
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,128.42
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,315.83
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,411.21
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,556.79
931	Quality Restaurant	1,000 s.f.	2.959	\$4,951.26
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,760.51
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,290.52
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,101.02
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,170.88
942	Automobile Care Center	1,000 s.f.	1.136	\$1,900.86
841	New Car Sales	1,000 s.f.	0.956	\$1,599.66
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,618.91
944	Gas Station	Fueling Position	1.054	\$1,763.65
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,718.47
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,761.97
848	Tire Store	1,000 s.f.	1.461	\$2,444.68
850	Supermarket	1,000 s.f.	1.547	\$2,588.58
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,787.91
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,818.45
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,623.93
861	Discount Club	1,000 s.f.	1.519	\$2,541.73
862	Home Improvement Superstore	1,000 s.f.	0.436	\$729.55
863	Electronics Superstore	1,000 s.f.	0.972	\$1,626.44
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,773.69
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,377.74
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,043.71
890	Furniture Store	1,000 s.f.	0.253	\$423.34
911	Walk-In Bank	1,000 s.f.	2.989	\$5,001.46
912	Drive-In Bank	1,000 s.f.	4.432	\$7,416.02





**Tier 2 SPRTA Fees**

Land Use Categories	2009 Fee Per DUE
R Residential	\$5,473
I Industrial/Office/Other	\$1,493
C Commercial/Retail	\$2,966
U University	\$1,000

2010 - 2015 Inflation Adjustment =	1.1944424
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
2020 Inflation Adjustment =	1.0288336
2021 Inflation Adjustment =	1.0320842
2022 Inflation Adjustment =	1.1198098
2023 Inflation Adjustment =	1.0195213
Total Inflation Adjustment =	1.5614495

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	\$2,121.43
I	120	Heavy Industrial	1,000 s.f.	0.178	\$414.96
I	130	Industrial Park	1,000 s.f.	0.798	\$1,860.33
I	140	Manufacturing	1,000 s.f.	0.685	\$1,596.90
I	150	Warehousing	1,000 s.f.	0.300	\$699.37
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$345.02
<b>Residential</b>					
R	210	Single Family	DU	1.000	\$8,545.81
R	220	Apartment	DU	0.620	\$5,298.40
R	231	Attached Condominium/Townhome	DU	0.780	\$6,665.73
R	240	Mobile Home Park	DU	0.590	\$5,042.03
R	251	Senior Adult Housing - Detached	DU	0.270	\$2,307.37
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,965.54
R	253	Congregate Care	DU	0.070	\$598.21
R	260	Recreational Home	DU	0.109	\$931.49
<b>Lodging</b>					
C	310	Hotel	Room	0.545	\$2,524.04
C	311	All Suites Hotel	Room	0.364	\$1,685.78
C	312	Business Hotel	Room	0.563	\$2,607.40
C	320	Motel	Room	0.355	\$1,644.10
<b>Recreational</b>					
I	411	City Park	Acre	0.184	\$428.95
C	430	Golf Course	Hole	3.732	\$17,283.86
C	444	Movie Theater	1,000 s.f.	1.486	\$6,882.05
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$7,359.07
C	493	Athletic Club	1,000 s.f.	2.682	\$12,421.04
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,874.42
<b>Institutional</b>					
U	520	Elementary School	1,000 s.f.	0.832	\$1,299.13
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,826.90
U	530	High School	1,000 s.f.	0.751	\$1,172.65
I	560	Church	1,000 s.f.	0.386	\$899.86
C	565	Day Care Center	1,000 s.f.	3.653	\$16,917.99
I	590	Library	1,000 s.f.	5.125	\$11,947.63
<b>Medical</b>					
I	610	Hospital	1,000 s.f.	0.917	\$2,137.75
R	620	Nursing Home	1,000 s.f.	0.311	\$2,657.75
I	630	Clinic	1,000 s.f.	4.575	\$10,665.44
<b>Office</b>					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$9,320.31
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,156.61
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,214.79
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,888.41
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,713.57
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,669.27
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,536.81
<b>Retail</b>					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,547.19
C	814	Specialty Center	1,000 s.f.	1.522	\$7,048.78
C	815	Discount Store	1,000 s.f.	1.022	\$4,733.15
C	816	Hardware Store	1,000 s.f.	0.592	\$2,741.71
C	817	Nursery	1,000 s.f.	0.849	\$3,931.94
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$5,890.96
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$6,409.66
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$6,673.64
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$7,076.56
C	931	Quality Restaurant	1,000 s.f.	2.959	\$13,703.90
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$13,175.93
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$20,178.40
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$25,189.42
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$8,776.24
C	942	Automobile Care Center	1,000 s.f.	1.136	\$5,261.11
C	841	New Car Sales	1,000 s.f.	0.956	\$4,427.48
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$15,551.77
C	944	Gas Station	Fueling Position	1.054	\$4,881.35
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$4,756.30
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,876.72
C	848	Tire Store	1,000 s.f.	1.461	\$6,766.27
C	850	Supermarket	1,000 s.f.	1.547	\$7,164.56
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$16,019.53
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$10,568.53
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$15,565.66
C	861	Discount Club	1,000 s.f.	1.519	\$7,034.88
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$2,019.23
C	863	Electronics Superstore	1,000 s.f.	0.972	\$4,501.58
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,909.13
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$6,581.02
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$8,424.26
C	890	Furniture Store	1,000 s.f.	0.253	\$1,171.71
C	911	Walk-In Bank	1,000 s.f.	2.989	\$13,842.83
C	912	Drive-In Bank	1,000 s.f.	4.432	\$20,525.74

**SPRTA Tier I Fee Schedule (following Nexus Study  
Update)  
As of 4/1/2024**

ITE Code	Land Use Category	P.M. Peak Hour	Trip	% New	VMT	2023 SPRTA DUE
		Trip Rate Per Unit <sup>1</sup>	Length <sup>2</sup>	Trips <sup>2</sup>	per Unit	per Unit
		(A)	(B)	(C)	(D)=(A)*(B)*(C)	(E)=(D)/4.70 (normalized to Average SFD)
<b>Residential<sup>3</sup></b>						
210	Single Family	0.94 / Dwelling Unit	5.0	100	4.70	1.000
	Apartment	0.51 / Dwelling Unit	5.0	100	2.55	0.543
230	Low-Rise w/ Ground Floor Commercial	0.36 / Dwelling Unit	5.0	100	1.80	0.383
231	Medium-Rise w/ Ground Floor Commercial	0.17 / Dwelling Unit	5.0	100	0.85	0.181
240	Mobile Home Park	0.58 / Dwelling Unit	5.0	100	2.90	0.617
251	Senior, Single-Family	0.30 / Dwelling Unit	5.0	100	1.50	0.319
252	Senior, Multi-Family	0.25 / Dwelling Unit	5.0	100	1.25	0.266
<b>Industrial</b>						
110	Light Industrial	0.65 / 1,000 s.f.	5.1	92	3.05	0.649
130	Industrial Park	0.34 / 1,000 s.f.	5.1	92	1.60	0.339
140	Manufacturing	0.74 / 1,000 s.f.	5.1	92	3.47	0.739
150	Warehousing	0.18 / 1,000 s.f.	5.1	92	0.84	0.180
151	Mini-Warehousing	0.15 / 1,000 s.f.	3.1	92	0.43	0.091
<b>Lodging</b>						
310	Hotel	0.59 / Room	6.4	71	2.68	0.570
311	All Suites Hotel	0.36 / Room	6.4	71	1.64	0.348
312	Business Hotel	0.31 / Room	6.4	71	1.41	0.300
320	Motel	0.36 / Room	6.4	59	1.36	0.289
<b>Recreational</b>						
411	City Park	0.11 / Acre	6.4	90	0.63	0.135
430	Golf Course	2.91 / Hole	7.1	90	18.59	3.956
444	Movie Theater	6.17 / 1,000 s.f.	2.3	85	12.06	2.566
492	Health/Fitness Club	1.31 / 1,000 s.f.	3.0	75	2.95	0.627
493	Athletic Club	6.29 / 1,000 s.f.	3.0	75	14.15	3.011
495	Recreational Community Center	2.50 / 1,000 s.f.	3.0	75	5.63	1.197
<b>Institutional</b>						
536	Private School (K - 12)*	5.50 / 1,000 s.f.	4.3	80	18.92	4.026
560	Church	0.49 / 1,000 s.f.	3.9	90	1.72	0.366
565	Day Care Center	11.12 / 1,000 s.f.	2.0	74	16.46	3.502
<b>Medical</b>						
254	Assisted Living	0.24 / Bed	2.8	74	0.50	0.106
255	Continuing Care Community	0.19 / Unit	2.8	74	0.39	0.084
610	Hospital	1.69 / 1,000 s.f.	6.4	77	8.33	1.772
620	Nursing Home	0.59 / 1,000 s.f.	2.8	75	1.24	0.264
630	Clinic	3.69 / 1,000 s.f.	4.8	92	16.30	3.467
<b>Office</b>						
710	Up to 50,000 s.f.	1.94 / 1,000 s.f.	5.1	92	9.10	1.937
	50,001 - 150,000 s.f.	1.66 / 1,000 s.f.	5.1	92	7.79	1.657
	150,001 - 300,000 s.f.	1.45 / 1,000 s.f.	5.1	92	6.80	1.448
	300,001 - 500,000 s.f.	1.31 / 1,000 s.f.	5.1	92	6.15	1.308
	500,000 - 800,000 s.f.	1.21 / 1,000 s.f.	5.1	92	5.68	1.208
	> 800,000 s.f.	1.12 / 1,000 s.f.	5.1	92	5.26	1.118
720	Medical - Dental Office Building	3.93 / 1,000 s.f.	5.1	77	15.43	3.284
<b>Retail</b>						
812	Building Materials & Lumber Yard	2.25 / 1,000 s.f.	1.7	36	1.38	0.293
815	Discount Store	4.86 / 1,000 s.f.	1.8	57	4.99	1.061
816	Hardware Store	2.98 / 1,000 s.f.	1.7	36	1.82	0.388
817	Nursery	6.94 / 1,000 s.f.	1.7	36	4.25	0.904
820	Shopping Center					
	< 200,000 s.f.	5.04 / 1,000 s.f.	1.8	59	5.35	1.138
	200,001-500,000 s.f.	3.97 / 1,000 s.f.	2.3	76	6.95	1.478
	500,000s.f.-1,000,000 s.f.	3.21 / 1,000 s.f.	3.0	78	7.51	1.598
	>1,000,000 s.f.	2.64 / 1,000 s.f.	3.6	78	7.42	1.580
931	Quality Restaurant	7.80 / 1,000 s.f.	2.5	79	15.41	3.278
932	High Turnover Restaurant	9.05 / 1,000 s.f.	1.9	76	13.07	2.780
933	Fast Food w/o Drive-In	33.21 / 1,000 s.f.	1.7	49	27.66	5.886
934	Fast Food Drive-In	33.03 / 1,000 s.f.	1.7	49	27.51	5.854
941	Quick Lube Vehicle Shop	4.85 / Srvc. Pos.	2.2	83	8.86	1.884
942	Automobile Care Center	2.25 / 1,000 s.f.	2.2	83	4.11	0.874
841	New Car Sales	3.75 / 1,000 s.f.	2.4	76	6.84	1.455
843	Automobile Parts Sales	4.90 / 1,000 s.f.	3.6	78	13.76	2.927
944	Gasoline/Service Station	13.91 / Pump	1.9	20	5.29	1.125
945	Gas/Serv. Stn. W/Conv. Market	18.42 / Pump	1.9	20	7.00	1.489
848	Tire Store	3.75 / 1,000 s.f.	2.2	80	6.60	1.404
850	Supermarket	8.95 / 1,000 s.f.	1.7	48	7.30	1.554
851	Convenience Market	49.11 / 1,000 s.f.	1.5	22	16.21	3.448
857	Discount Club	4.19 / 1,000 s.f.	2.3	79	7.61	1.620
862	Home Improvement Superstore	2.29 / 1,000 s.f.	1.8	52	2.14	0.456
863	Electronics Superstore	4.25 / 1,000 s.f.	1.8	60	4.59	0.977
864	Toy/Childrens Superstore	5.00 / 1,000 s.f.	1.8	59	5.31	1.130
880	Drugstore W/O Drive-Thru	8.51 / 1,000 s.f.	1.8	47	7.20	1.532
881	Drugstore W/Drive-Thru	10.25 / 1,000 s.f.	1.8	51	9.41	2.002
890	Furniture Store	0.52 / 1,000 s.f.	3.6	78	1.46	0.311
911	Walk-In Bank	12.41 / 1,000 s.f.	1.6	77	15.29	3.253
912	Drive-In Bank	21.01 / 1,000 s.f.	1.6	57	19.16	4.077

1) Source: ITE Trip Generation, 11th Edition, except where indicated with an asterisk, which are from the 10th edition

2) Source: ITE Journal, May 1992

3) The ITE rates shown are for units with national average floor areas for the housing type. Average size is "Medium, 1,500-2,500 sq.ft." for SFD and Senior SFD, and "Small, < 1,500 sq.ft." for all other types

SPRTA Impact Fees		DUE per Unit				Fee per Unit				
ITE Code	Land Use Category	Unit	DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
JURISDICTION: Placer County DISTRICT: Dry Creek FEE: \$1,160.00 2024 Annual Adjustment Factor for Inflation = 2025 Annual Adjustment Factor for Inflation = 2026 Annual Adjustment Factor for Inflation = 2027 Annual Adjustment Factor for Inflation = 2028 Annual Adjustment Factor for Inflation = 2029 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per DUE with inflation = \$1,160.00										
<b>Residential</b>										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$963	\$1,160	\$1,253	\$1,322
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$522	\$626	\$684	\$719
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$371	\$441	\$476	\$510
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$174	\$209	\$232	\$244
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$592	\$719	\$777	\$812
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$302	\$371	\$394	\$418
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$255	\$313	\$336	\$348
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
<b>Industrial</b>										
110	Light Industrial	1,000 s.f.	0.65				\$753			
130	Industrial Park	1,000 s.f.	0.34				\$393			
140	Manufacturing	1,000 s.f.	0.74				\$857			
150	Warehousing	1,000 s.f.	0.18				\$209			
151	Mini-Warehousing	1,000 s.f.	0.09				\$106			
<b>Lodging</b>										
310	Hotel	Room	0.57				\$661			
311	All Suites Hotel	Room	0.35				\$404			
312	Business Hotel	Room	0.30				\$348			
320	Motel	Room	0.29				\$335			
<b>Recreational</b>										
430	Golf Course	Hole	3.96				\$4,589			
444	Movie Theater	1,000 s.f.	2.57				\$2,977			
492	Health/Fitness Club	1,000 s.f.	0.63				\$727			
493	Athletic Club	1,000 s.f.	3.01				\$3,493			
495	Recreational Community Center	1,000 s.f.	1.20				\$1,389			
<b>Institutional</b>										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$4,670			
560	Church	1,000 s.f.	0.37				\$425			
565	Day Care Center	1,000 s.f.	3.50				\$4,062			
<b>Medical</b>										
254	Assisted Living	Bed	0.11				\$123			
255	Continuing Care Community	Unit	0.08				\$97			
610	Hospital	1,000 s.f.	1.77				\$2,056			
620	Nursing Home	1,000 s.f.	0.26				\$306			
630	Clinic	1,000 s.f.	3.47				\$4,022			
<b>Office</b>										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$2,247			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$1,922			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$1,680			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$1,517			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$1,401			
	> 800,000 s.f.	1,000 s.f.	1.12				\$1,297			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$3,809			
<b>Retail</b>										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$340			
815	Discount Store	1,000 s.f.	1.06				\$1,231			
816	Hardware Store	1,000 s.f.	0.39				\$450			
817	Nursery	1,000 s.f.	0.90				\$1,049			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$1,320			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$1,714			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$1,854			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$1,833			
931	Quality Restaurant	1,000 s.f.	3.28				\$3,802			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$3,225			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$6,828			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$6,791			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$2,185			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,014			
841	New Car Sales	1,000 s.f.	1.46				\$1,688			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$3,395			
944	Gasoline/Service Station	Pump	1.13				\$1,305			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$1,727			
848	Tire Store	1,000 s.f.	1.40				\$1,629			
850	Supermarket	1,000 s.f.	1.55				\$1,803			
851	Convenience Market	1,000 s.f.	3.45				\$4,000			
857	Discount Club	1,000 s.f.	1.62				\$1,879			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$529			
863	Electronics Superstore	1,000 s.f.	0.98				\$1,133			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$1,311			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$1,777			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$2,322			
890	Furniture Store	1,000 s.f.	0.31				\$361			
911	Walk-In Bank	1,000 s.f.	3.25				\$3,773			
912	Drive-In Bank	1,000 s.f.	4.08				\$4,729			

SPRTA Impact Fees		DUE per Unit				Fee per Unit				
ITE Code	Land Use Category	Unit	DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
JURISDICTION: Placer County DISTRICT: Granite Bay FEE: \$310.00 2024 Annual Adjustment Factor for Inflation = 2025 Annual Adjustment Factor for Inflation = 2026 Annual Adjustment Factor for Inflation = 2027 Annual Adjustment Factor for Inflation = 2028 Annual Adjustment Factor for Inflation = 2029 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per DUE with inflation = \$310.00										
<b>Residential</b>										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$257	\$310	\$335	\$353
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$140	\$167	\$183	\$192
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$99	\$118	\$127	\$136
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$47	\$56	\$62	\$65
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$158	\$192	\$208	\$217
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$81	\$99	\$105	\$112
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$68	\$84	\$90	\$93
<b>SPRTA DUE per Unit, Normalized to SFD</b>										
<b>Industrial</b>										
110	Light Industrial	1,000 s.f.				0.65			\$201	
130	Industrial Park	1,000 s.f.				0.34			\$105	
140	Manufacturing	1,000 s.f.				0.74			\$229	
150	Warehousing	1,000 s.f.				0.18			\$56	
151	Mini-Warehousing	1,000 s.f.				0.09			\$28	
<b>Lodging</b>										
310	Hotel	Room				0.57			\$177	
311	All Suites Hotel	Room				0.35			\$108	
312	Business Hotel	Room				0.30			\$93	
320	Motel	Room				0.29			\$90	
<b>Recreational</b>										
430	Golf Course	Hole				3.96			\$1,226	
444	Movie Theater	1,000 s.f.				2.57			\$795	
492	Health/Fitness Club	1,000 s.f.				0.63			\$194	
493	Athletic Club	1,000 s.f.				3.01			\$933	
495	Recreational Community Center	1,000 s.f.				1.20			\$371	
<b>Institutional</b>										
536	Private School (K - 12)*	1,000 s.f.				4.03			\$1,248	
560	Church	1,000 s.f.				0.37			\$113	
565	Day Care Center	1,000 s.f.				3.50			\$1,086	
<b>Medical</b>										
254	Assisted Living	Bed				0.11			\$33	
255	Continuing Care Community	Unit				0.08			\$26	
610	Hospital	1,000 s.f.				1.77			\$549	
620	Nursing Home	1,000 s.f.				0.26			\$82	
630	Clinic	1,000 s.f.				3.47			\$1,075	
<b>Office</b>										
710	Up to 50,000 s.f.	1,000 s.f.				1.94			\$600	
	50,001 - 150,000 s.f.	1,000 s.f.				1.66			\$514	
	150,001 - 300,000 s.f.	1,000 s.f.				1.45			\$449	
	300,001 - 500,000 s.f.	1,000 s.f.				1.31			\$405	
	500,000 - 800,000 s.f.	1,000 s.f.				1.21			\$374	
	> 800,000 s.f.	1,000 s.f.				1.12			\$347	
720	Medical - Dental Office Building	1,000 s.f.				3.28			\$1,018	
<b>Retail</b>										
812	Building Materials & Lumber Yard	1,000 s.f.				0.29			\$91	
815	Discount Store	1,000 s.f.				1.06			\$329	
816	Hardware Store	1,000 s.f.				0.39			\$120	
817	Nursery	1,000 s.f.				0.90			\$280	
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.				1.14			\$353	
	200,001-500,000 s.f.	1,000 s.f.				1.48			\$458	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.				1.60			\$495	
	>1,000,000 s.f.	1,000 s.f.				1.58			\$490	
931	Quality Restaurant	1,000 s.f.				3.28			\$1,016	
932	High Turnover Restaurant	1,000 s.f.				2.78			\$862	
933	Fast Food w/o Drive-In	1,000 s.f.				5.89			\$1,825	
934	Fast Food Drive-In	1,000 s.f.				5.85			\$1,815	
941	Quick Lube Vehicle Shop	Svc. Pos.				1.88			\$584	
942	Automobile Care Center	1,000 s.f.				0.87			\$271	
841	New Car Sales	1,000 s.f.				1.46			\$451	
843	Automobile Parts Sales	1,000 s.f.				2.93			\$907	
944	Gasoline/Service Station	Pump				1.13			\$349	
945	Gas/Serv. Stn. W/Conv. Market	Pump				1.49			\$462	
848	Tire Store	1,000 s.f.				1.40			\$435	
850	Supermarket	1,000 s.f.				1.55			\$482	
851	Convenience Market	1,000 s.f.				3.45			\$1,069	
857	Discount Club	1,000 s.f.				1.62			\$502	
862	Home Improvement Superstore	1,000 s.f.				0.46			\$141	
863	Electronics Superstore	1,000 s.f.				0.98			\$303	
864	Toy/Childrens Superstore	1,000 s.f.				1.13			\$350	
880	Drugstore W/O Drive-Thru	1,000 s.f.				1.53			\$475	
881	Drugstore W/Drive-Thru	1,000 s.f.				2.00			\$621	
890	Furniture Store	1,000 s.f.				0.31			\$96	
911	Walk-In Bank	1,000 s.f.				3.25			\$1,008	
912	Drive-In Bank	1,000 s.f.				4.08			\$1,264	









SPRTA Impact Fees		DUE per Unit				Fee per Unit				
ITE Code	Land Use Category	Unit	DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
JURISDICTION: Placer County DISTRICT: Placer West FEE: \$2,044.00 2024 Annual Adjustment Factor for Inflation = 2025 Annual Adjustment Factor for Inflation = 2026 Annual Adjustment Factor for Inflation = 2027 Annual Adjustment Factor for Inflation = 2028 Annual Adjustment Factor for Inflation = 2029 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per DUE with inflation = \$2,044.00										
<b>Residential</b>										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,697	\$2,044	\$2,208	\$2,330
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$920	\$1,104	\$1,206	\$1,267
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$654	\$777	\$838	\$899
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$307	\$368	\$409	\$429
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,042	\$1,267	\$1,369	\$1,431
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$531	\$654	\$695	\$736
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$450	\$552	\$593	\$613
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
<b>Industrial</b>										
110	Light Industrial	1,000 s.f.	0.65				\$1,327			
130	Industrial Park	1,000 s.f.	0.34				\$693			
140	Manufacturing	1,000 s.f.	0.74				\$1,511			
150	Warehousing	1,000 s.f.	0.18				\$368			
151	Mini-Warehousing	1,000 s.f.	0.09				\$186			
<b>Lodging</b>										
310	Hotel	Room	0.57				\$1,165			
311	All Suites Hotel	Room	0.35				\$711			
312	Business Hotel	Room	0.30				\$613			
320	Motel	Room	0.29				\$591			
<b>Recreational</b>										
430	Golf Course	Hole	3.96				\$8,086			
444	Movie Theater	1,000 s.f.	2.57				\$5,245			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,282			
493	Athletic Club	1,000 s.f.	3.01				\$6,154			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,447			
<b>Institutional</b>										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$8,229			
560	Church	1,000 s.f.	0.37				\$748			
565	Day Care Center	1,000 s.f.	3.50				\$7,158			
<b>Medical</b>										
254	Assisted Living	Bed	0.11				\$217			
255	Continuing Care Community	Unit	0.08				\$172			
610	Hospital	1,000 s.f.	1.77				\$3,622			
620	Nursing Home	1,000 s.f.	0.26				\$540			
630	Clinic	1,000 s.f.	3.47				\$7,087			
<b>Office</b>										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$3,959			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,387			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$2,960			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,674			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,469			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,285			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$6,712			
<b>Retail</b>										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$599			
815	Discount Store	1,000 s.f.	1.06				\$2,169			
816	Hardware Store	1,000 s.f.	0.39				\$793			
817	Nursery	1,000 s.f.	0.90				\$1,848			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,326			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,021			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,266			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,230			
931	Quality Restaurant	1,000 s.f.	3.28				\$6,700			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$5,682			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$12,031			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$11,966			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$3,851			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,786			
841	New Car Sales	1,000 s.f.	1.46				\$2,974			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$5,983			
944	Gasoline/Service Station	Pump	1.13				\$2,300			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,044			
848	Tire Store	1,000 s.f.	1.40				\$2,870			
850	Supermarket	1,000 s.f.	1.55				\$3,176			
851	Convenience Market	1,000 s.f.	3.45				\$7,048			
857	Discount Club	1,000 s.f.	1.62				\$3,311			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$932			
863	Electronics Superstore	1,000 s.f.	0.98				\$1,997			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,310			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,131			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$4,092			
890	Furniture Store	1,000 s.f.	0.31				\$636			
911	Walk-In Bank	1,000 s.f.	3.25				\$6,649			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,333			

SPRTA Impact Fees										
Jurisdiction: Placer County		District: Rocklin		Fee: \$4,523.00		2024 Annual Adjustment Factor for Inflation =		2025 Annual Adjustment Factor for Inflation =		2026 Annual Adjustment Factor for Inflation =
						2027 Annual Adjustment Factor for Inflation =		2028 Annual Adjustment Factor for Inflation =		2029 Annual Adjustment Factor for Inflation =
						2030 Annual Adjustment Factor for Inflation =		2031 Annual Adjustment Factor for Inflation =		Cost per DUE with inflation = \$4,523.00
ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
			DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fee for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
<b>Residential</b>										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,754	\$4,523	\$4,885	\$5,156
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$2,035	\$2,442	\$2,669	\$2,804
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,447	\$1,719	\$1,854	\$1,990
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$678	\$814	\$905	\$950
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$2,307	\$2,804	\$3,030	\$3,166
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$1,176	\$1,447	\$1,538	\$1,628
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$995	\$1,221	\$1,312	\$1,357
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
<b>Industrial</b>										
110	Light Industrial	1,000 s.f.	0.65				\$2,935			
130	Industrial Park	1,000 s.f.	0.34				\$1,533			
140	Manufacturing	1,000 s.f.	0.74				\$3,342			
150	Warehousing	1,000 s.f.	0.18				\$814			
151	Mini-Warehousing	1,000 s.f.	0.09				\$412			
<b>Lodging</b>										
310	Hotel	Room	0.57				\$2,578			
311	All Suites Hotel	Room	0.35				\$1,574			
312	Business Hotel	Room	0.30				\$1,357			
320	Motel	Room	0.29				\$1,307			
<b>Recreational</b>										
430	Golf Course	Hole	3.96				\$17,893			
444	Movie Theater	1,000 s.f.	2.57				\$11,606			
492	Health/Fitness Club	1,000 s.f.	0.63				\$2,836			
493	Athletic Club	1,000 s.f.	3.01				\$13,619			
495	Recreational Community Center	1,000 s.f.	1.20				\$5,414			
<b>Institutional</b>										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$18,210			
560	Church	1,000 s.f.	0.37				\$1,655			
565	Day Care Center	1,000 s.f.	3.50				\$15,840			
<b>Medical</b>										
254	Assisted Living	Bed	0.11				\$479			
255	Continuing Care Community	Unit	0.08				\$380			
610	Hospital	1,000 s.f.	1.77				\$8,015			
620	Nursing Home	1,000 s.f.	0.26				\$1,194			
630	Clinic	1,000 s.f.	3.47				\$15,681			
<b>Office</b>										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$8,761			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$7,495			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$6,549			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$5,916			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$5,464			
	> 800,000 s.f.	1,000 s.f.	1.12				\$5,057			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$14,854			
<b>Retail</b>										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$1,325			
815	Discount Store	1,000 s.f.	1.06				\$4,799			
816	Hardware Store	1,000 s.f.	0.39				\$1,755			
817	Nursery	1,000 s.f.	0.90				\$4,089			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$5,147			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$6,685			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$7,228			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$7,146			
931	Quality Restaurant	1,000 s.f.	3.28				\$14,826			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$12,574			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$26,622			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$26,478			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$8,521			
942	Automobile Care Center	1,000 s.f.	0.87				\$3,953			
841	New Car Sales	1,000 s.f.	1.46				\$6,581			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$13,239			
944	Gasoline/Service Station	Pump	1.13				\$5,088			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$6,735			
848	Tire Store	1,000 s.f.	1.40				\$6,350			
850	Supermarket	1,000 s.f.	1.55				\$7,029			
851	Convenience Market	1,000 s.f.	3.45				\$15,595			
857	Discount Club	1,000 s.f.	1.62				\$7,327			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$2,062			
863	Electronics Superstore	1,000 s.f.	0.98				\$4,419			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$5,111			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$6,929			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$9,055			
890	Furniture Store	1,000 s.f.	0.31				\$1,407			
911	Walk-In Bank	1,000 s.f.	3.25				\$14,713			
912	Drive-In Bank	1,000 s.f.	4.08				\$18,440			

SPRTA Impact Fees		DUE per Unit				Fee per Unit				
ITE Code	Land Use Category	Unit	DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
JURISDICTION: Placer County DISTRICT: Roseville West FEE: \$1,972.00 2024 Annual Adjustment Factor for Inflation = 2025 Annual Adjustment Factor for Inflation = 2026 Annual Adjustment Factor for Inflation = 2027 Annual Adjustment Factor for Inflation = 2028 Annual Adjustment Factor for Inflation = 2029 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per DUE with inflation = \$1,972.00										
<b>Residential</b>										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,637	\$1,972	\$2,130	\$2,248
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$887	\$1,065	\$1,163	\$1,223
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$631	\$749	\$809	\$868
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$296	\$355	\$394	\$414
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,006	\$1,223	\$1,321	\$1,380
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$513	\$631	\$670	\$710
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$434	\$532	\$572	\$592
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
<b>Industrial</b>										
110	Light Industrial	1,000 s.f.	0.65				\$1,280			
130	Industrial Park	1,000 s.f.	0.34				\$669			
140	Manufacturing	1,000 s.f.	0.74				\$1,457			
150	Warehousing	1,000 s.f.	0.18				\$355			
151	Mini-Warehousing	1,000 s.f.	0.09				\$179			
<b>Lodging</b>										
310	Hotel	Room	0.57				\$1,124			
311	All Suites Hotel	Room	0.35				\$686			
312	Business Hotel	Room	0.30				\$592			
320	Motel	Room	0.29				\$570			
<b>Recreational</b>										
430	Golf Course	Hole	3.96				\$7,801			
444	Movie Theater	1,000 s.f.	2.57				\$5,060			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,236			
493	Athletic Club	1,000 s.f.	3.01				\$5,938			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,360			
<b>Institutional</b>										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$7,939			
560	Church	1,000 s.f.	0.37				\$722			
565	Day Care Center	1,000 s.f.	3.50				\$6,906			
<b>Medical</b>										
254	Assisted Living	Bed	0.11				\$209			
255	Continuing Care Community	Unit	0.08				\$166			
610	Hospital	1,000 s.f.	1.77				\$3,494			
620	Nursing Home	1,000 s.f.	0.26				\$521			
630	Clinic	1,000 s.f.	3.47				\$6,837			
<b>Office</b>										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$3,820			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,268			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$2,855			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,579			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,382			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,205			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$6,476			
<b>Retail</b>										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$578			
815	Discount Store	1,000 s.f.	1.06				\$2,092			
816	Hardware Store	1,000 s.f.	0.39				\$765			
817	Nursery	1,000 s.f.	0.90				\$1,783			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,244			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$2,915			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,151			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,116			
931	Quality Restaurant	1,000 s.f.	3.28				\$6,464			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$5,482			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$11,607			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$11,544			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$3,715			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,724			
841	New Car Sales	1,000 s.f.	1.46				\$2,869			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$5,772			
944	Gasoline/Service Station	Pump	1.13				\$2,219			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$2,936			
848	Tire Store	1,000 s.f.	1.40				\$2,769			
850	Supermarket	1,000 s.f.	1.55				\$3,064			
851	Convenience Market	1,000 s.f.	3.45				\$6,799			
857	Discount Club	1,000 s.f.	1.62				\$3,195			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$899			
863	Electronics Superstore	1,000 s.f.	0.98				\$1,927			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,228			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,021			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$3,948			
890	Furniture Store	1,000 s.f.	0.31				\$613			
911	Walk-In Bank	1,000 s.f.	3.25				\$6,415			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,040			

SPRTA Impact Fees		DUE per Unit				Fee per Unit				
ITE Code	Land Use Category	Unit	DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
JURISDICTION: Placer County DISTRICT: Roseville East FEE: \$925.00 2024 Annual Adjustment Factor for Inflation = 2025 Annual Adjustment Factor for Inflation = 2026 Annual Adjustment Factor for Inflation = 2027 Annual Adjustment Factor for Inflation = 2028 Annual Adjustment Factor for Inflation = 2029 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per DUE with inflation = \$925.00										
<b>Residential</b>										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$768	\$925	\$999	\$1,055
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$416	\$500	\$546	\$574
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$296	\$352	\$379	\$407
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$139	\$167	\$185	\$194
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$472	\$574	\$620	\$648
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$241	\$296	\$315	\$333
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$204	\$250	\$268	\$278
<b>SPRTA DUE per Unit, Normalized to SFD</b>										
<b>Industrial</b>										
110	Light Industrial	1,000 s.f.				0.65			\$600	
130	Industrial Park	1,000 s.f.				0.34			\$314	
140	Manufacturing	1,000 s.f.				0.74			\$684	
150	Warehousing	1,000 s.f.				0.18			\$167	
151	Mini-Warehousing	1,000 s.f.				0.09			\$84	
<b>Lodging</b>										
310	Hotel	Room				0.57			\$527	
311	All Suites Hotel	Room				0.35			\$322	
312	Business Hotel	Room				0.30			\$278	
320	Motel	Room				0.29			\$267	
<b>Recreational</b>										
430	Golf Course	Hole				3.96			\$3,659	
444	Movie Theater	1,000 s.f.				2.57			\$2,374	
492	Health/Fitness Club	1,000 s.f.				0.63			\$580	
493	Athletic Club	1,000 s.f.				3.01			\$2,785	
495	Recreational Community Center	1,000 s.f.				1.20			\$1,107	
<b>Institutional</b>										
536	Private School (K - 12)*	1,000 s.f.				4.03			\$3,724	
560	Church	1,000 s.f.				0.37			\$339	
565	Day Care Center	1,000 s.f.				3.50			\$3,239	
<b>Medical</b>										
254	Assisted Living	Bed				0.11			\$98	
255	Continuing Care Community	Unit				0.08			\$78	
610	Hospital	1,000 s.f.				1.77			\$1,639	
620	Nursing Home	1,000 s.f.				0.26			\$244	
630	Clinic	1,000 s.f.				3.47			\$3,207	
<b>Office</b>										
710	Up to 50,000 s.f.	1,000 s.f.				1.94			\$1,792	
	50,001 - 150,000 s.f.	1,000 s.f.				1.66			\$1,533	
	150,001 - 300,000 s.f.	1,000 s.f.				1.45			\$1,339	
	300,001 - 500,000 s.f.	1,000 s.f.				1.31			\$1,210	
	500,000 - 800,000 s.f.	1,000 s.f.				1.21			\$1,117	
	> 800,000 s.f.	1,000 s.f.				1.12			\$1,034	
720	Medical - Dental Office Building	1,000 s.f.				3.28			\$3,038	
<b>Retail</b>										
812	Building Materials & Lumber Yard	1,000 s.f.				0.29			\$271	
815	Discount Store	1,000 s.f.				1.06			\$981	
816	Hardware Store	1,000 s.f.				0.39			\$359	
817	Nursery	1,000 s.f.				0.90			\$836	
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.				1.14			\$1,053	
	200,001-500,000 s.f.	1,000 s.f.				1.48			\$1,367	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.				1.60			\$1,478	
	>1,000,000 s.f.	1,000 s.f.				1.58			\$1,462	
931	Quality Restaurant	1,000 s.f.				3.28			\$3,032	
932	High Turnover Restaurant	1,000 s.f.				2.78			\$2,572	
933	Fast Food w/o Drive-In	1,000 s.f.				5.89			\$5,445	
934	Fast Food Drive-In	1,000 s.f.				5.85			\$5,415	
941	Quick Lube Vehicle Shop	Svc. Pos.				1.88			\$1,743	
942	Automobile Care Center	1,000 s.f.				0.87			\$808	
841	New Car Sales	1,000 s.f.				1.46			\$1,346	
843	Automobile Parts Sales	1,000 s.f.				2.93			\$2,707	
944	Gasoline/Service Station	Pump				1.13			\$1,041	
945	Gas/Serv. Stn. W/Conv. Market	Pump				1.49			\$1,377	
848	Tire Store	1,000 s.f.				1.40			\$1,299	
850	Supermarket	1,000 s.f.				1.55			\$1,437	
851	Convenience Market	1,000 s.f.				3.45			\$3,189	
857	Discount Club	1,000 s.f.				1.62			\$1,499	
862	Home Improvement Superstore	1,000 s.f.				0.46			\$422	
863	Electronics Superstore	1,000 s.f.				0.98			\$904	
864	Toy/Childrens Superstore	1,000 s.f.				1.13			\$1,045	
880	Drugstore W/O Drive-Thru	1,000 s.f.				1.53			\$1,417	
881	Drugstore W/Drive-Thru	1,000 s.f.				2.00			\$1,852	
890	Furniture Store	1,000 s.f.				0.31			\$288	
911	Walk-In Bank	1,000 s.f.				3.25			\$3,009	
912	Drive-In Bank	1,000 s.f.				4.08			\$3,771	

SPRTA Impact Fees		DUE per Unit				Fee per Unit				
ITE Code	Land Use Category	Unit	DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
JURISDICTION: Placer County DISTRICT: Sunset FEE: \$2,628.00 2024 Annual Adjustment Factor for Inflation = 2025 Annual Adjustment Factor for Inflation = 2026 Annual Adjustment Factor for Inflation = 2027 Annual Adjustment Factor for Inflation = 2028 Annual Adjustment Factor for Inflation = 2029 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per DUE with inflation = \$2,628.00										
<b>Residential</b>										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,181	\$2,628	\$2,838	\$2,996
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,183	\$1,419	\$1,551	\$1,629
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$841	\$999	\$1,077	\$1,156
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$394	\$473	\$526	\$552
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,340	\$1,629	\$1,761	\$1,840
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$683	\$841	\$894	\$946
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$578	\$710	\$762	\$788
ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD				Fee per Unit			
<b>Industrial</b>										
110	Light Industrial	1,000 s.f.	0.65				\$1,706			
130	Industrial Park	1,000 s.f.	0.34				\$891			
140	Manufacturing	1,000 s.f.	0.74				\$1,942			
150	Warehousing	1,000 s.f.	0.18				\$473			
151	Mini-Warehousing	1,000 s.f.	0.09				\$239			
<b>Lodging</b>										
310	Hotel	Room	0.57				\$1,498			
311	All Suites Hotel	Room	0.35				\$915			
312	Business Hotel	Room	0.30				\$788			
320	Motel	Room	0.29				\$759			
<b>Recreational</b>										
430	Golf Course	Hole	3.96				\$10,396			
444	Movie Theater	1,000 s.f.	2.57				\$6,743			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,648			
493	Athletic Club	1,000 s.f.	3.01				\$7,913			
495	Recreational Community Center	1,000 s.f.	1.20				\$3,146			
<b>Institutional</b>										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$10,580			
560	Church	1,000 s.f.	0.37				\$962			
565	Day Care Center	1,000 s.f.	3.50				\$9,203			
<b>Medical</b>										
254	Assisted Living	Bed	0.11				\$279			
255	Continuing Care Community	Unit	0.08				\$221			
610	Hospital	1,000 s.f.	1.77				\$4,657			
620	Nursing Home	1,000 s.f.	0.26				\$694			
630	Clinic	1,000 s.f.	3.47				\$9,111			
<b>Office</b>										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$5,090			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$4,355			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$3,805			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$3,437			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$3,175			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,938			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$8,630			
<b>Retail</b>										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$770			
815	Discount Store	1,000 s.f.	1.06				\$2,788			
816	Hardware Store	1,000 s.f.	0.39				\$1,020			
817	Nursery	1,000 s.f.	0.90				\$2,376			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,991			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,884			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$4,200			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$4,152			
931	Quality Restaurant	1,000 s.f.	3.28				\$8,615			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$7,306			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$15,468			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$15,384			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$4,951			
942	Automobile Care Center	1,000 s.f.	0.87				\$2,297			
841	New Car Sales	1,000 s.f.	1.46				\$3,824			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$7,692			
944	Gasoline/Service Station	Pump	1.13				\$2,957			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,913			
848	Tire Store	1,000 s.f.	1.40				\$3,690			
850	Supermarket	1,000 s.f.	1.55				\$4,084			
851	Convenience Market	1,000 s.f.	3.45				\$9,061			
857	Discount Club	1,000 s.f.	1.62				\$4,257			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$1,198			
863	Electronics Superstore	1,000 s.f.	0.98				\$2,568			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,970			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$4,026			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$5,261			
890	Furniture Store	1,000 s.f.	0.31				\$817			
911	Walk-In Bank	1,000 s.f.	3.25				\$8,549			
912	Drive-In Bank	1,000 s.f.	4.08				\$10,714			



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**TO:** SPRTA Board Members **DATE:** December 4, 2024

**FROM:** Solvi Sabol, Clerk to the Board / Executive Assistant II

**SUBJECT:** 2025 SPRTA BOARD MEETING SCHEDULE

Following is the 2025 SPRTA Board meeting schedule which occurs at 10:45 AM unless otherwise rescheduled.

**Board Meetings**  
**Placer County Board of Supervisors Chambers**

- Wednesday, January 22
- Wednesday, February 26
- Wednesday, March 26
- Wednesday, April 23
- Wednesday, May 28
- Wednesday, June 25
- Wednesday, July 23 (Typically cancelled unless deemed necessary)
- Wednesday, August 27
- Wednesday, September 24
- Wednesday, October 22
- Wednesday, December 3



**SPRTA Board of Directors**

**Authorize the negotiation and execution of amendments to Temporary Construction Easements for the Highway 49 Sidewalk Gap Closure Project**

**December 2024**

**Page 2**

**FINANCIAL ANALYSIS**

All of the project costs are funded with a combination of state and federal grants, and Local Transportation Funds (LTF). SPRTA fees are not a funding source for this project. There is sufficient project budget for these costs.

The Technical Advisory Committee (TAC) concurs with staff recommendations.

RC:mbc:ss



**Highway 49 Sidewalk Gap Closure Project Temporary Construction Easement Extension Amendments**

APN	Property Owner	Property Address	TCE (Sq Ft)	Original TCE Expires	TCE Extension
1	Margaret Marfia, an unmarried woman	1015 Grass Valley Highway Auburn, CA 95603	940	3/28/25	3/28/26
2	Wells Fargo Bank, National Association which acquired title as Placer Savings and Loan Association, a Corporation	2995 Grass Valley Highway Auburn, CA 95603	314	3/28/25	9/28/26
3	H&B Investments Hwy 49 LLC	3930 Grass Valley Highway Auburn, CA 95602	254	2/27/25	8/27/26
4	William Henry Easley (and their successors in interest) as Trustee of the William Henry Easley 2016 Living Trust	1177 Grass Valley Highway Auburn, CA 95603	384	2/22/25	8/22/26
5	Grass Valley Highway LLC, an undivided 50% interest and John F. Ginty, Jr. and Maureen Preston Ginty, Trustees of the Ginty Family Trust, created May 7, 2012, an undivided 50% interest, as Tenants in Common	3900 Grass Valley Highway Auburn, CA 95602	207	2/27/25	8/27/26
6	Lillian M. Woods, as Trustee of Trust A of the Ellis and Lillian Woods Family Revocable Trust, established May 2, 1995 as to an undivided 25% interest and Lillian M. Woods, as Trustee of Trust B of the Ellis and Lillian Woods Family Revocable Trust, established May 2, 1995 as to an undivided 25% interest; and Lynne Gaylord Courtright, Trustee of the Ernest Leland Courtright and Lynne Gaylord Courtright Revocable Living Trust dated March 7, 2002 - Trust B, as to an undivided One-Half (1/2) interest	2855 Grass Valley Highway Auburn, CA 95603	356	2/5/25	8/5/26
7	Auburn W.C. Partners LLC, a Delaware limited liability company	2775 Grass Valley Highway # 1 Auburn, CA 95603	1860	1/17/25	6/17/26
8	Arnold E Lyon, Trustee of the Arnold E and Arlene r Lyon Family Trust dated January 16, 2003, as to an undivided 40% interest and Arnold E Lyon, Trustee of the Lyon QTIP Trust dated January 1, 2009, as to an undivided 60% interest	1201 Grass Valley Highway Auburn, CA 95603	519	1/24/25	7/24/26
9	Rainbow Trust	1501 Grass Valley Highway Auburn, CA 95603	475	1/17/25	7/17/26
10	Ralph R. Smith Jr., Trustee of the Ralph R. Smith, Jr. 2017 Revocable Trust, dated March 1, 2017	430 Grass Valley Highway Auburn, CA 95603	333	12/18/24	6/18/26
11	Michael P. Granata and Sharron J. Granata, Trustees of the Michael P and Sharron J Granata Revocable Living Trust of May 2001	436 Grass Valley Highway Auburn, CA 95603	255	12/13/24	6/13/26
12	Carlo A. Lujan and Emma L. Lujan, as Trustees of the Lujan Family Trust dated April 20, 1987	12015 Shale Ridge Ln Auburn, CA 95602	71	12/14/24	6/14/26
13	LLD & B LIMITED PARTNERSHIP	1375 Grass Valley Highway Auburn, CA 95603	2487	12/18/24	12/18/25
14	Barbara L. Silva, Trustee of the Lawrence Halleck Payne Trust of 1980	CORNER OF LIVE OAK LANE Auburn, CA 95603	90	12/18/24	6/18/26
15	Jarrod S. Anderson and Laura J. Anderson, husband and wife, and Matthew K. Anderson, an unmarried person, as joint tenants, as to an undivided 50% interest; and Eugene W. Meyer and Betty F. Meyer, Trustees of the Meyer Family Trust, created October 16, 1996, as to an undivided 50% interest	1127 Grass Valley Highway Auburn, CA 95603	319	12/18/24	6/18/26
16	Auburn Area Recreation Park and Park District	Auburn Regional Park Auburn, CA 95602	1053	6/5/25	6/4/26
17	Rock Creek Mobile Home Park LLC, a California Limited Liability Company	3765 Grass Valley Highway Auburn, CA 95602	6017	3/30/25	3/30/26
18	ROCK CREEK SELF STORAGE LLC, a California Limited Liability Company	11711 Quartz Drive Auburn, CA 95602	444	3/30/25	3/30/26
19	William Easley, a married man as his sole and separate property, an undivided 12.5% interest James Easley, a married man as his sole and separate property, an undivided 12.5% interest Susan Flohr, a married woman as her sole and separate property, an undivided 12.5% interest Earlene Freeman, a single woman, an undivided 12.5% interest, all as tenants-in-common Harvey B Easley, Trustee of the Harvey B Easley 1996 Revocable Trust, an undivided 50% interest	471 & 485 Grass Valley Highway Auburn, CA 95603-3713	4215	3/30/25	3/30/26
20	Andrew S. Georgeson and Mary Jane Georgeson, Trustees of the Andrew S. and Mary Jane Georgeson Revocable Living Trust, as to an undivided 50% interest and Chelsea Haldeman and Drew Haldeman, wife and husband, as joint tenants, as to an undivided 50% interest	1075 Grass Valley Highway Auburn, CA 95603	302	7/24/2025	7/24/26
21	Soma Rani LLC, a California limited liability company	1055 Grass Valley Highway Auburn, CA 95603	1575	9/28/2025	3/28/26
22	SHUR Enterprises, a California General Partnership	11899 Edgewood Road Auburn, CA 95603	3659	9/28/2025	3/28/26



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

**TO: SPRTA Board of Directors** **DATE: December 4, 2024**

**FROM: Matt Click, Executive Director**

**SUBJECT: SELECTION OF CHAIR AND VICE CHAIR FOR 2025**

**ACTION REQUESTED**

Designate the Board Member representing Placer County as Chair and the Board Member representing the City of Lincoln as Vice Chair for the 2025 calendar year.

**DISCUSSION**

In accordance with the rotation schedule adopted in February 2008 and codified in the March 2024 Amended Joint Powers Authority (JPA) agreement, the annual appointment of Chair and Vice Chair shall take effect each January. Based on the recommended rotation scheduled, the representatives from Placer County and the City of Lincoln would become Chair and Vice Chair respectively for the 2025 calendar year.

**Rotation happens annually effective January 1<sup>st</sup>**

**2025 Rotation**

Placer County, Chair  
Lincoln, Vice Chair  
Rocklin  
Roseville

**2026 Rotation**

Lincoln, Chair  
Rocklin, Vice Chair  
Roseville  
Placer County

**2027 Rotation**

Rocklin, Chair  
Roseville, Vice Chair  
Placer County  
Lincoln

**2028 Rotation**

Roseville, Chair  
Placer County, Vice Chair  
Lincoln  
Rocklin

**SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY**  
**Technical Advisory Committee Meeting Minutes**  
**November 19, 2024 – 2:00 PM**

**Technical Advisory Committee**

Vin Cay, City of Lincoln  
Matthew Medill, City of Lincoln  
Amber Conboy, Placer County  
Jake Hanson, City of Roseville  
Mark Johnson, City of Roseville

**Staff**

Rick Carter  
Matt Click  
Jodi LaCosse  
Cory Peterson  
Solvi Sabol

**Fee Program Annual Report**

Cory provided the FY 2023/24 Annual Report for the Fee Program and explained that we are required to make this report available to the public per the State Mitigation Fee Act. This report details the SPRTA impact fee income and expenses from the latest fiscal year, and identifies the projects that SPRTA fees were expended and the amount expended on each of the projects. In the past fiscal year, SPRTA had a beginning fund balance of \$31.4 million, collected a total of \$11.4 million, and had approximately \$4.3 million in expenses, and ended with a fund balance of around \$39.1 million. Staff intends to bring this to the SPRTA Board in December. The TAC concurred.

**TCE Extensions for Hwy 49 Sidewalk Gap Project (Rick)**

Rick explained that we are going to SPRTA Board to authorize Matt to negotiate and execute 21 temporary construction easements (TCEs) in an amount not to exceed \$38,000. He provided background noting that PCTPA oversaw the design process, and Caltrans is managing the construction phase of the project. SPRTA, not PCTPA, is authorized to hold property, which was necessary to secure the 43 TCEs required for the project. Due to delays in the bidding process, extensions for the 21 of these parcels are necessary. We are seeking approval for the 21 TCEs in amount not to exceed \$38,000. The TAC concurred.

**SB 937 – Collection of Traffic Fees**

Rick noted that Katie Jackson, Placer County, had sent over recent legislation - SB 937, that passed in September and goes into effect January 1 pertaining to collecting fees on residential development. Rick shared the legislation with TAC earlier. He explained that the act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first. Placer County is working with their IT staff to manage this process at the counter. Roseville noted this change should not be an issue to implement at the counter level. Lincoln said they address this change with their staff.

**Discussion on local practices for collecting fees on large ADUs permitted together with the main home**

Rick said he received an inquiry on how to handle fees on an ADU that is over 750 square feet that is being built in conjunction with a single-family home. If the fees are collected as part of the main residence, they would be lower than if the main home and ADU were collected separately. The jurisdictions present had variations in their approach to collecting

fees for large ADUs permitted with the main home. Rick will put together a working group to address the need for consistency on this matter amongst the jurisdictions. Mark Johnson – City of Roseville, Vin Cay – City of Lincoln, and Amber Conboy – Placer County offered to part of this group.

**Other Items**

- a. December 4th - 10:45 AM: SPRTA Board Meeting
- b. January 7th - 2:00 PM: SPRTA TAC

The meeting concluded at 2:27 PM.

ss:rc:mbc