

AGENDA

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

Action Pg. 1

D. Agenda Review

Matt Click. Executive Director

Info

Board of Directors Meeting Agenda SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY December 4, 2024 Page 2

E.

AB 2449

Matt Click, Executive Director

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)). **Public Comment** Persons may address the Board on items not on this agenda. Please limit comments to three (3) minutes. **Consent Calendar** G. **Action** Pg. 3 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 H. Authorize the Negotiation and Execution of Amendments to Temporary Action **Construction Easements for the Highway 49 Sidewalk Gap Closure Project** Pg. 37 Rick Carter, Deputy Executive Director I. Selection of Chair and Vice Chair for 2025 Action Matt Click, Executive Director Pg. 40 J. **Executive Director's Report** Info K. **Board Direction to Staff** Informational Items Info 1. SPRTA TAC Minutes: November 19, 2025 Pg. 41

Action

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 STAFF: Matt Click

Bruce Houdesheldt, Chair Rick Carter

Jim Holmes Mike Costa
Paul Joiner 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.

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ADJOURN The SPRTA Board meeting concluded a	at approximately 10:15 AM.
NEXT REGULARLY SCHEDULED BO 2024.	OARD MEETING: Wednesday, September 25,
Matt Click, Executive Director	Bruce Houdesheldt, Chair
Solvi Sabol, Clerk of the Board	

ss:mbc



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: <u>Regular Meetings</u>. 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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Annual Report for Fiscal Year 2023/24	
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Fee Schedules	(







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 I 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)

	Tier 1	Tier 2	Total
Beginning Fund Balance (7/1/23)	\$19,698,875.21	\$11,700,997.35	\$31,399,872.56
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 Table 2)	\$4,081,962.65	\$285,561.93	\$4,367,524.58
Agency Administration	\$217,378.61	-	\$217,378.61
Ending Fund Balance (6/30/24)	\$21,267,623.37	\$17,922,351.31	\$39,189,974.68
Net Change	\$1,568,748.16	\$6,221,353.96	\$7,790,102.12



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	% Funded With
Public improvement Project Title	FY 2023/24	SPRTA Fees
Tier	1	
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%
Tier 1 Total Expenditures	\$4,081,962.65	

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

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

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
Total SPRTA Expenditures FY 2023/24	\$4,584,903.19



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





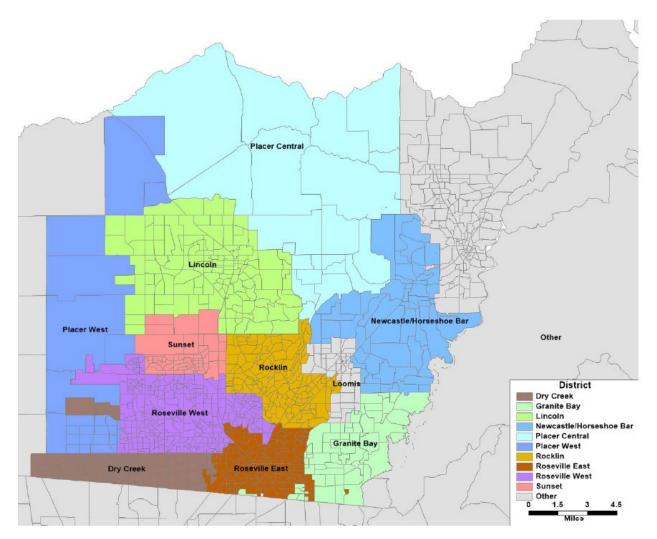


Figure 3: Map of SPRTA Tier 1 Fee Districts



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	1 111 0-1		P.M. Peak Hour	Trip	% New	VMT	DUE
Code	Land Use Category		Trip Rate Per Unit ¹	Length 2	Trips ²	per Unit	per Unit
110	Industrial Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
	Residential						
210	Single Family	1.00	1.00/DU	5	100	5.00	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
231 240	Attached Condominium/Townhome Mobile Home Park	0.78 0.59	0.78/DU 0.59/DU	5 5	100 100	3.90 2.95	0.780 0.590
251	Senior Adult Housing - Detached	0.39	0.39/DU 0.27/DU	5	100	1.35	0.390
252	Senior Adult Housing - Attached	0.27	0.23/DU	5	100	1.15	0.270
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
	Lodging						
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
312	Business Hotel Motel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Recreational	0.47	0.47/Room	6.4	59	1.77	0.355
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
	Institutional	_					
520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80 90	5.85	1.170
530 560	High School	0.97 0.55	0.97/1,000 s.f.	4.3 3.9	90 90	3.75	0.751
565	Church Day Care Center	12.34	0.55/1,000 s.f. 12.34/1,000 s.f.	2	90 74	1.93 18.26	0.386 3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
270	Medical	,.50		J.,	,,	20.02	2.120
610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
	Office		10646		0-	40	
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. 300,001 - 500,000 s.f.	1.47 1.32	1.47/1,000 s.f. 1.32/1,000 s.f.	5.1 5.1	92 92	6.90 6.19	1.379 1.239
	500,001 - 500,000 s.f. 500,000 - 800,000 s.f.	1.32	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
	Retail						
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816 817	Hardware Store Nursery	4.84 6.94	4.84/1,000 s.f. 6.94/1,000 s.f.	1.7 1.7	36 36	2.96 4.25	0.592 0.849
817 820	Shopping Center	0.94	0.77/1,000 S.I.	1./	30	4.23	U.047
020	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,000 s.f. 200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market Gas/Serv. Stn. W/Conv. Mkt./Wash	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946 848	Tire Store	13.86 4.15	13.86/Fueling Pos. 4.15/1,000 s.f.	1.9 2.2	20 80	5.27 7.30	1.053 1.461
848 850	Supermarket	9.48	4.15/1,000 s.f. 9.48/1,000 s.f.	1.7	80 48	7.30	1.461
850 851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.7	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
		0.45	0.45/1.000 - 6	3.6	78	1.26	0.253
890	Furniture Store	0.45	0.45/1,000 s.f.				
	Furniture Store Walk-In Bank Drive-In Bank	12.13 24.30	12.13/1,000 s.f. 24.30/1,000 s.f.	1.6 1.6	77 57	14.94 22.16	2.989 4.432

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

SPR	RTA Impact Fees		0.1.2	DATED: 4/7/2023
Jurisdi		2015 Annual Adjus	tment Factor for Inflation = 1.0246904	
Distric			tment Factor for Inflation = 1.0323580	
2014 (Cost per DUE: \$589.00	2017 Annual Adjus	tment Factor for Inflation = 1.0245216	
		2018 Annual Adjus	tment Factor for Inflation = 1.0273511	
		2019 Annual Adjus	tment Factor for Inflation = 1.0245234	
		2020 Annual Adjus	tment Factor for Inflation = 1.0288336	
		2021 Annual Adjus	tment Factor for Inflation = 1.0320842	
		2022 Annual Adjus	tment Factor for Inflation = 1.1198098	
		2023 Annual Adjus	tment Factor for Inflation = 1.0195213	
			Cost per DUE With In	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
	Industrial	Oilit	per Onit	per Ollit
	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
	Residential	DII	1,000	6014.53
210 220	Single Family	DU DU	1.000	\$814.52
231	Apartment Attached Condominium/Townhome	DU	0.620	\$505.00
			0.780	\$635.32
240 251	Mobile Home Park Senior Adult Housing - Detached	DU DU	0.590	\$480.57 \$210.02
251	Senior Adult Housing - Detached Senior Adult Housing - Attached	DU	0.270 0.230	\$219.92 \$187.34
252	Congregate Care	DU	0.230	\$187.34 \$57.02
260	Recreational Home	DU	0.070	\$88.78
	Lodging	20		ψ00.76
	Hotel	Room	0.545	\$443.91
311		Room	0.364	\$296.48
312	Business Hotel	Room	0.563	\$458.57
320	Motel	Room	0.355	\$289.15
	Recreational	A	0.104	6140.0=
	City Park	Acre	0.184	\$149.87
430 444	Golf Course	Hole	3.732	\$3,039.78
	Movie Theater	1,000 s.f.	1.486	\$1,210.37
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,294.27
493 495	Athletic Club Recreational Community Center	1,000 s.f. 1,000 s.f.	2.682 1.233	\$2,184.54 \$1,004.30
	Institutional	1,000 S.1.	1.233	\$1,004.50
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
	Medical			
	Hospital	1,000 s.f.	0.917	\$746.91
	Nursing Home	1,000 s.f.	0.311	\$253.32
630	Clinic Office	1,000 s.f.	4.575	\$3,726.42
	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,256.45
0	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
	Retail			
	Lumber Yard	1,000 s.f.	0.550	\$447.99
814		1,000 s.f.	1.522	\$1,239.70
815		1,000 s.f.	1.022	\$832.44
816 817	Hardware Store Nursery	1,000 s.f.	0.592 0.849	\$482.20 \$691.53
820	Shopping Center	1,000 s.f.	V.047	\$091.33
0	< 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.f1,000,000 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		1,000 s.f.	2.845	\$2,317.31
933		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		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
853 861	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,737.60
862	Discount Club Home Improvement Superstore	1,000 s.f. 1,000 s.f.	1.519 0.436	\$1,237.25 \$355.13
863	Electronics Superstore	1,000 s.f.	0.436	\$333.13 \$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/O Drive-Thru Drugstore W/Drive-Thru	1,000 s.f.	1.421	\$1,481.61
890	Furniture Store	1,000 s.f.	0.253	\$206.07
	Walk-In Bank	1,000 s.f.	2.989	\$2,434.60
911		1,000 5.1.	4.432	\$3,609.95

SPR	TA Impact Fees		OI L	DATED: 4/7/2023
Jurisdio		2015 Annual Adjus	tment Factor for Inflation = 1.0246904	
District			tment Factor for Inflation = 1.0323580	
2014 C	ost per DUE: \$587.00	2017 Annual Adjus	tment Factor for Inflation = 1.0245216	
		2018 Annual Adjus	tment Factor for Inflation = 1.0273511	
		2019 Annual Adjus	tment Factor for Inflation = 1.0245234	
		2020 Annual Adjus	tment Factor for Inflation = 1.0288336	
		2021 Annual Adjus	tment Factor for Inflation = 1.0320842	
		2022 Annual Adjus	tment Factor for Inflation = 1.1198098	
		2023 Annual Adjus	tment Factor for Inflation = 1.0195213	
			Cost per DUE With In:	flation = \$811.75
ITE		** 1	DUE	Fee
	Land Use Category ndustrial	Unit	per Unit	per Unit
	Light Industrial	1,000 s.f.	0.910	\$738.70
	Heavy Industrial	1,000 s.f.	0.178	\$144.49
	Industrial Park	1,000 s.f.	0.798	\$647.78
	Manufacturing	1,000 s.f.	0.685	\$556.05
	Warehousing	1,000 s.f.	0.300	\$243.53
	Mini-Warehousing	1,000 s.f.	0.148	\$120.14
	Residential	***		
	Single Family	DU	1.000	\$811.75
	Apartment	DU	0.620	\$503.29 \$622.17
	Attached Condominium/Townhome	DU	0.780	\$633.17
	Mobile Home Park	DU	0.590	\$478.93
	Senior Adult Housing - Detached	DU	0.270	\$219.17
	Senior Adult Housing - Attached Congregate Care	DU DU	0.230	\$186.70
	Congregate Care Recreational Home	DU DU	0.070 0.109	\$56.82 \$88.48
	odging	20	0.102	900.70
310	Hotel	Room	0.545	\$442.41
	All Suites Hotel	Room	0.364	\$295.48
	Business Hotel	Room	0.563	\$457.02
	Motel	Room	0.355	\$288.17
	Recreational City Park	Acre	0.184	\$149.36
	Golf Course	Acre Hole	3.732	\$149.36 \$3,029.46
	Movie Theater	1,000 s.f.	3.732 1.486	\$3,029.46 \$1,206.26
	Health/Fitness Club	1,000 s.f. 1,000 s.f.	1.589	\$1,289.88
	Athletic Club	1,000 s.f.	2.682	\$2,177.12
	Recreational Community Center	1,000 s.f.	1.233	\$1,000.89
	nstitutional			2-3
	Elementary School	1,000 s.f.	0.832	\$675.38
	Private School (K - 12)	1,000 s.f.	1.170	\$949.75
	High School	1,000 s.f.	0.751	\$609.63
	Church	1,000 s.f.	0.386	\$313.34
	Day Care Center	1,000 s.f.	3.653	\$2,965.33
	Library Andical	1,000 s.f.	5.125	\$4,160.23
	Medical Hospital	1,000 s.f.	0.917	\$744.38
	Nursing Home	1,000 s.f.	0.917	\$252.46
	Clinic	1,000 s.f.	4.575	\$3,713.77
(Office			, , , , , , , , , , , , , , , , , , ,
	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
	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,276.16
	Retail Lumber Yard	1 000 c f	0.550	Q116 16
	Specialty Center	1,000 s.f. 1,000 s.f.	0.550 1.522	\$446.46 \$1,235.49
	Discount Store	1,000 s.f.	1.022	\$829.61
	Hardware Store	1,000 s.f.	0.592	\$480.56
	Nursery	1,000 s.f.	0.849	\$689.18
	Shopping Center	,		J007.110
	< 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.f1,000,000 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
	Quality Restaurant	1,000 s.f.	2.959	\$2,401.98
	High Turnover Restaurant	1,000 s.f.	2.845	\$2,309.44
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,536.81
	Fast Food Drive-In	1,000 s.f.	5.439	\$4,415.12
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,538.27
	Automobile Care Center	1,000 s.f.	1.136	\$922.15
	New Car Sales	1,000 s.f.	0.956	\$776.04
	Automobile Parts Sales	1,000 s.f.	3.358	\$2,725.87
	Gas Station w/Convenience Market	Fueling Position	1.054	\$855.59
	Gas Station w/Convenience Market Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.027	\$833.67 \$854.78
	Gas/Serv. Stn. W/Conv. Mkt./Wash Tire Store	Fueling Position	1.053	\$854.78 \$1.185.07
		1,000 s.f.	1.461	\$1,185.97 \$1,255.78
	Supermarket Convenience Market 24 hour	1,000 s.f.	1.547	\$1,255.78
	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,807.85 \$1,852.42
	Convenience Market < 24-hour Convenience Market w/Gas Pumps	1,000 s.f.	2.282 3.361	\$1,852.42 \$2,728.30
	Discount Club	1,000 s.f. 1,000 s.f.	1.519	\$2,728.30 \$1,233.05
	Home Improvement Superstore	1,000 s.f. 1,000 s.f.	0.436	\$1,233.03 \$353.92
	Electronics Superstore	1,000 s.f.	0.436	\$333.92 \$789.02
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$769.02 \$860.46
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,153.50
	Drugstore W/Drive-Thru Drugstore W/Drive-Thru	1,000 s.f.	1.421	\$1,133.30 \$1,476.58
	Furniture Store	1,000 s.f.	0.253	\$205.37
	Walk-In Bank	1,000 s.f.	2.989	\$2,426.33
	Drive-In Bank	1,000 s.f. 1,000 s.f.	4.432	\$3,597.69

SPR	TA Impact Fees			JPDATED: 4/7/2023
Jurisdic		2015 Annual Adius	tment Factor for Inflation = 1.024690	м
District			tment Factor for Inflation = 1.024056	
	ost per DUE: \$1,369.00		tment Factor for Inflation = 1.024521	
	F	-	tment Factor for Inflation = 1.027351	
			tment Factor for Inflation = 1.024523	
			tment Factor for Inflation = 1.028833	
			tment Factor for Inflation = 1.032084	
			tment Factor for Inflation = 1.119809	
		-	tment Factor for Inflation = 1.019521	
		2023 Annuai Adjus		Inflation = \$1,893.17
ITE			DUE	Fee
	Land Use Category	Unit	per Unit	per Unit
	ndustrial Light Industrial	1,000 s.f.	0.910	\$1,722.78
	Heavy Industrial	1,000 s.f.	0.178	\$336.98
	Industrial Park	1,000 s.f.	0.798	\$1,510.73
	Manufacturing	1,000 s.f.	0.685	\$1,296.82
	Warehousing	1,000 s.f.	0.300	\$567.95
	Mini-Warehousing	1,000 s.f.	0.148	\$280.19
	Residential	DII	1.000	61 002 1
	Single Family	DU	1.000	\$1,893.1
	Apartment	DU	0.620	\$1,173.70
	Attached Condominium/Townhome	DU	0.780	\$1,476.6
	Mobile Home Park	DU	0.590	\$1,116.9
	Senior Adult Housing - Detached	DU	0.270	\$511.10 \$425.43
	Senior Adult Housing - Attached	DU DU	0.230	\$435.43 \$132.53
	Congregate Care Recreational Home	DU DU	0.070 0.109	\$132.52 \$206.30
	odging	DO	0.107	\$200.30
	Hotel	Room	0.545	\$1,031.78
	All Suites Hotel	Room	0.364	\$689.1
	Business Hotel	Room	0.563	\$1,065.83
	Motel	Room	0.355	\$672.0
	Recreational City Park	Acre	0.184	\$348.34
	Golf Course	Hole	3.732	\$7,065.30
	Movie Theater	1,000 s.f.	1.486	\$2,813.2
	Health/Fitness Club	1,000 s.f.	1.589	\$3,008.24
	Athletic Club	1,000 s.f.	2.682	\$5,077.48
	Recreational Community Center	1,000 s.f.	1.233	\$2,334.28
	nstitutional			
	Elementary School	1,000 s.f.	0.832	\$1,575.12
	Private School (K - 12)	1,000 s.f.	1.170	\$2,215.0
	High School	1,000 s.f.	0.751	\$1,421.7
	Church	1,000 s.f.	0.386	\$730.70
	Day Care Center	1,000 s.f.	3.653	\$6,915.74
	Library Medical	1,000 s.f.	5.125	\$9,702.49
	Hospital	1,000 s.f.	0.917	\$1,736.04
	Nursing Home	1,000 s.f.	0.311	\$588.78
	Clinic	1,000 s.f.	4.575	\$8,661.24
	Office	1.000 .0	2.000	
	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. Medical - Dental Office Building	1,000 s.f.	1.145	\$2,167.68 \$5,308.44
	Medical - Dental Office Building Retail	1,000 s.f.	2.804	\$5,308.44
812	Lumber Yard	1,000 s.f.	0.550	\$1,041.24
	Specialty Center	1,000 s.f.	1.522	\$2,881.40
	Discount Store	1,000 s.f.	1.022	\$1,934.8
	Hardware Store	1,000 s.f.	0.592	\$1,120.76
	Nursery	1,000 s.f.	0.849	\$1,607.30
	Shopping Center < 200,000 s.f.	1,000 s.f.	1.272	\$2,408.1
	< 200,000 s.r. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272	\$2,408.1
	200,001-500,000 s.f. 500,000s.f1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.384	\$2,620.14
	>1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.528	\$2,728.00 \$2,892.70
	Quality Restaurant	1,000 s.f. 1,000 s.f.	2.959	\$5,601.8
	High Turnover Restaurant	1,000 s.f. 1,000 s.f.	2.845	\$5,386.00
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,248.53
	Fast Food Drive-In	1,000 s.f.	5.439	\$10,296.94
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,587.55
	Automobile Care Center	1,000 s.f.	1.136	\$2,150.64
	New Car Sales	1,000 s.f.	0.956	\$1,809.8
	Automobile Parts Sales	1,000 s.f.	3.358	\$6,357.20
	Gas Station	Fueling Position	1.054	\$1,995.40
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,944.28
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,993.5
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	\$6,548.4
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,320.2
	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
	Home Improvement Superstore	1,000 s.f.	0.436	\$825.42
	Electronics Superstore	1,000 s.f.	0.972	\$1,840.10
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,006.70
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,690.19
	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,443.6
890	Furniture Store Walk-In Bank	1,000 s.f.	0.253 2.989	\$478.9
		1,000 s.f.		\$5,658.68

ODDIAL 15		UPC	OATED: 4/7/2023
SPRTA Impact Fees			
Jurisdiction: Placer County District: Newcastle/Horseshoe Bar		ustment Factor for Inflation = 1.0246904 ustment Factor for Inflation = 1.0323580	
2014 Cost per DUE: \$1,440.00	•	ustment Factor for Inflation = 1.0323380	
2014 Cost per BCE. \$1,440.00		ustment Factor for Inflation = 1.0273511	
		ustment Factor for Inflation = 1.0245234	
		ustment Factor for Inflation = 1.0288336	
		ustment Factor for Inflation = 1.0320842	
	2022 Annual Adj	ustment Factor for Inflation = 1.1198098	
	2023 Annual Adj	ustment Factor for Inflation = 1.0195213	a .: 0100125
ITE		Cost per DUE With Int	Fee \$1,991.35
Code Land Use Category	Unit	per Unit	per Unit
Industrial 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 Residential	1,000 s.f.	0.148	\$294.72
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 - Attached253 Congregate Care	DU DU	0.230 0.070	\$458.01 \$139.39
260 Recreational Home	DU	0.109	\$139.39 \$217.06
Lodging		***	\$217.00
310 Hotel	Room	0.545	\$1,085.29
311 All Suites Hotel 312 Business Hotel	Room Room	0.364 0.563	\$724.85 \$1.121.13
312 Business Hotel 320 Motel	Room Room	0.563 0.355	\$1,121.13 \$706.93
Recreational			
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 \$3,164.26
492 Health/Fitness Club 493 Athletic Club	1,000 s.f. 1,000 s.f.	1.589 2.682	\$3,164.26 \$5,340.81
493 Athletic Citib 495 Recreational Community Center	1,000 s.f. 1,000 s.f.	1.233	\$3,340.81 \$2,455.34
Institutional			
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 560 Church	1,000 s.f.	0.751	\$1,495.51
565 Day Care Center	1,000 s.f. 1,000 s.f.	0.386 3.653	\$768.66 \$7,274.41
590 Library	1,000 s.f.	5.125	\$10,205.68
Medical			
610 Hospital	1,000 s.f.	0.917	\$1,826.07
620 Nursing Home 630 Clinic	1,000 s.f. 1,000 s.f.	0.311 4.575	\$619.31 \$9,110.44
Office	1,000 511	11.575	92,110.11
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 \$2,467.29
300,001-500,000 s.f. 500,001-800,000 s.f.	1,000 s.f. 1,000 s.f.	1.239 1.164	\$2,467.29 \$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
Retail	1.000 - 6	0.550	61.005.24
812 Lumber Yard 814 Specialty Center	1,000 s.f. 1,000 s.f.	0.550 1.522	\$1,095.24 \$3,030.84
814 Specialty Center 815 Discount Store	1,000 s.f. 1,000 s.f.	1.522	\$3,030.84 \$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	1.000	1 272	e · ·
< 200,000 s.f.	1,000 s.f. 1,000 s.f.	1.272	\$2,533.00 \$2,756.03
200,001-500,000 s.f. 500,000s.f1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.384 1.441	\$2,756.03 \$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 841 New Car Sales	1,000 s.f. 1,000 s.f.	1.136 0.956	\$2,262.18 \$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 852 Convenience Market < 24-hour	1,000 s.f. 1,000 s.f.	3.459 2.282	\$6,888.09 \$4,544.27
852 Convenience Market < 24-nour 853 Convenience Market w/Gas Pumps	1,000 s.f. 1,000 s.f.	3.361	\$4,544.27 \$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 \$503.81
890 Furniture Store 911 Walk-In Bank	1,000 s.f. 1,000 s.f.	0.253 2.989	\$503.81 \$5,952.15
912 Drive-In Bank	1,000 s.f.	4.432	\$8,825.68

SPR	TA Impact Fees		0.	PDATED: 4/7/2023
Jurisdic		2015 Annual Adjus	tment Factor for Inflation = 1.0246904	4
District:			tment Factor for Inflation = 1.0323580	
2014 Co	ost per DUE: \$1,815.00		tment Factor for Inflation = 1.0245216	5
		2018 Annual Adjus	tment Factor for Inflation = 1.027351	1
		2019 Annual Adjus	tment Factor for Inflation = 1.0245234	4
		2020 Annual Adjus	tment Factor for Inflation = 1.0288336	5
		2021 Annual Adjus	tment Factor for Inflation = 1.0320842	2
		2022 Annual Adjus	tment Factor for Inflation = 1.1198098	3
		2023 Annual Adjus	tment Factor for Inflation = 1.0195213	3
				Inflation = \$2,509.93
ITE	I and II a Catanana	T.Tia	DUE	Fee
	Land Use Category ndustrial	Unit	per Unit	per Unit
	Light Industrial	1,000 s.f.	0.910	\$2,284.04
	Heavy Industrial	1,000 s.f.	0.178	\$446.77
	Industrial Park	1,000 s.f.	0.798	\$2,002.93
	Manufacturing	1,000 s.f.	0.685	\$1,719.30
	Warehousing	1,000 s.f.	0.300	\$752.98
	Mini-Warehousing	1,000 s.f.	0.148	\$371.47
	esidential	DII	1,000	62 500 02
	Single Family	DU	1.000	\$2,509.93
	Apartment	DU DU	0.620	\$1,556.16 \$1,957.75
	Attached Condominium/Townhome		0.780	\$1,957.75
	Mobile Home Park Senior Adult Housing - Detached	DU DU	0.590	\$1,480.86 \$677.68
	Senior Adult Housing - Detached Senior Adult Housing - Attached	DU DU	0.270 0.230	\$677.68 \$577.28
	Senior Adult Housing - Attached Congregate Care	DU	0.230	\$577.28 \$175.70
	Congregate Care Recreational Home	DU	0.070	\$175.70 \$273.58
	odging	20	3.103	Ψ213.30
	Hotel	Room	0.545	\$1,367.91
	All Suites Hotel	Room	0.364	\$913.62
	Business Hotel	Room	0.563	\$1,413.09
	Motel	Room	0.355	\$891.03
	ecreational City Park	Acre	0.184	QA61 02
	City Park Golf Course	Acre Hole	0.184 3.732	\$461.83 \$9,367.07
	Movie Theater	1,000 s.f.	1.486	
	Health/Fitness Club		1.589	\$3,729.76
		1,000 s.f.		\$3,988.29
	Athletic Club Recreational Community Center	1,000 s.f. 1,000 s.f.	2.682 1.233	\$6,731.64 \$3,094.75
	stitutional	-,		93,074.13
	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 1	Day Care Center	1,000 s.f.	3.653	\$9,168.79
	Library	1,000 s.f.	5.125	\$12,863.41
	Iedical	1,000	0.017	
	Hospital	1,000 s.f.	0.917	\$2,301.61
	Nursing Home Clinic	1,000 s.f. 1,000 s.f.	0.311 4.575	\$780.59 \$11,482.95
	office	1,000 3.1.	4.575	\$11,402.95
710 U	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
	Medical - Dental Office Building	1,000 s.f.	2.804	\$7,037.86
	etail Lumber Vard	1.000 a.f	0.550	e1 200 47
	Lumber Yard Specialty Center	1,000 s.f. 1,000 s.f.	0.550 1.522	\$1,380.46 \$3,820.12
	Specially Center Discount Store	1,000 s.f. 1,000 s.f.	1.022	\$3,820.12 \$2,565.15
	Hardware Store	1,000 s.f.	0.592	\$1,485.88
	Nursery	1,000 s.f.	0.392	\$2,130.93
	Shopping Center	,		Q2,130.73
	< 200,000 s.f.	1,000 s.f.	1.272	\$3,192.64
2	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,473.75
	500,000s.f1,000,000 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
	Quality Restaurant	1,000 s.f.	2.959	\$7,426.90
	High Turnover Restaurant	1,000 s.f.	2.845	\$7,140.76
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,935.78
	Fast Food Drive-In	1,000 s.f.	5.439	\$13,651.53
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,756.33
	Automobile Care Center	1,000 s.f.	1.136	\$2,851.29
	New Car Sales	1,000 s.f.	0.956	\$2,399.50
	Automobile Parts Sales	1,000 s.f.	3.358	\$8,428.36
	Gas Station	Fueling Position	1.054	\$2,645.47
	Gas Station w/Convenience Market Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position Fueling Position	1.027	\$2,577.70 \$2,642.96
	Gas/Serv. Stn. w/Conv. Mkt./wasn Tire Store	1,000 s.f.	1.053 1.461	\$2,642.96 \$3,667.01
	Tire Store Supermarket	1,000 s.f. 1,000 s.f.	1.547	\$3,882.87
	Supermarket Convenience Market 24-hour	1,000 s.f. 1,000 s.f.	3.459	
	Convenience Market 24-hour Convenience Market < 24-hour		3.459 2.282	\$8,681.86 \$5,727.67
	Convenience Market < 24-nour Convenience Market w/Gas Pumps	1,000 s.f. 1,000 s.f.	3.361	\$5,727.67 \$8,435.89
	Discount Club	1,000 s.f. 1,000 s.f.	1.519	\$8,435.89 \$3,812.59
	Home Improvement Superstore	1,000 s.f.	0.436	\$1,094.33
	Florne improvement Superstore Electronics Superstore	1,000 s.f.	0.436	\$2,439.66
	Electronics Superstore Toy/Childrens Superstore	1,000 s.f. 1,000 s.f.	1.060	\$2,439.66
	i oy/Cnii arens Superstore Drugstore W/O Drive-Thru	1,000 s.f. 1,000 s.f.	1.421	\$2,660.53
	Drugstore W/Drive-Thru Drugstore W/Drive-Thru	1,000 s.f. 1,000 s.f.	1.819	\$3,366.62 \$4,565.57
	Furniture Store	1,000 s.f.	0.253	\$635.01
	rumiture store Walk-In Bank	1,000 s.f.	2.989	\$7,502.19
	vvain-iii Dain	1,000 s.f. 1,000 s.f.	4.432	\$7,302.19 \$11,124.03

SPR	RTA Impact Fees		, and the second se	IPDATED: 4/7/2023
	iction: Placer County	2015 Annual Adius	tment Factor for Inflation = 1.024690	4
Distric			tment Factor for Inflation = 1.032358	
2014	Cost per DUE: \$1,387.00		tment Factor for Inflation = 1.024521	6
		2018 Annual Adjus	tment Factor for Inflation = 1.027351	1
		2019 Annual Adjus	tment Factor for Inflation = 1.024523	4
		2020 Annual Adjus	tment Factor for Inflation = 1.028833	6
			tment Factor for Inflation = 1.032084	
			tment Factor for Inflation = 1.119809	
		2023 Annual Adjus	tment Factor for Inflation = 1.019521	
ITE			DUE DUE With	Inflation = \$1,918.06 Fee
Code	Land Use Category	Unit	per Unit	per Unit
	Industrial 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
	Residential Single Family	DII	1.000	\$1.019.04
210 220	Single Family	DU DU	1.000 0.620	\$1,918.00
231	Apartment Attached Condominium/Townhome	DU DU	0.620	\$1,189.20 \$1,496.09
240	Mobile Home Park	DU	0.780	\$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
	Lodging	D	0.545	01.04= 2
310	Hotel	Room	0.545	\$1,045.34
311	All Suites Hotel Business Hotel	Room Room	0.364 0.563	\$698.17 \$1,079.87
320	Motel	Room	0.355	\$680.91
	Recreational			
	City Park	Acre	0.184	\$352.92
430		Hole	3.732	\$7,158.20
444 492	Movie Theater	1,000 s.f.	1.486	\$2,850.24
492 493	Health/Fitness Club Athletic Club	1,000 s.f. 1,000 s.f.	1.589 2.682	\$3,047.80 \$5,144.24
495	Recreational Community Center	1,000 s.f. 1,000 s.f.	1.233	\$2,364.97
	Institutional			*-ye 2 112 1
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
565 590	Day Care Center Library	1,000 s.f. 1,000 s.f.	3.653 5.125	\$7,006.67 \$9,830.00
	Medical	1,000 5.1.	J.12J	97,050.00
	Hospital	1,000 s.f.	0.917	\$1,758.86
620	2	1,000 s.f.	0.311	\$596.52
630	Clinic Office	1,000 s.f.	4.575	\$8,775.12
	Office Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,668.40
, 10	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 Retail	1,000 s.f.	2.804	\$5,378.24
	Lumber Yard	1,000 s.f.	0.550	\$1,054.93
814		1,000 s.f.	1.522	\$2,919.29
815		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	1 000 - £	1 272	60 400 70
	< 200,000 s.f. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272 1.384	\$2,439.77 \$2,654.60
	200,001-300,000 s.r. 500,000s.f1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.384	\$2,763.92
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,703.92
931	Quality Restaurant	1,000 s.f.	2.959	\$5,675.54
932		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		1,000 s.f.	5.439	\$10,432.33
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,634.72
942 841	Automobile Care Center New Car Sales	1,000 s.f. 1,000 s.f.	1.136	\$2,178.92 \$1,833.63
841	New Car Sales Automobile Parts Sales	1,000 s.f. 1,000 s.f.	0.956 3.358	\$1,833.6 \$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 \$836.23
862 863	Home Improvement Superstore Electronics Superstore	1,000 s.f.	0.436 0.972	\$836.27 \$1,864.35
863	Toy/Childrens Superstore	1,000 s.f. 1,000 s.f.	0.972 1.060	\$1,864.35 \$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
	Walk-In Bank	1,000 s.f.	2.989	\$5,733.08
911			4.432	\$8,500.84

SPR	TA Impact Fees			JPDATED: 4/7/2023
Jurisdic		2015 Appual Adiu	stment Factor for Inflation = 1.024690	м
District			stment Factor for Inflation = 1.024056	
	ost per DUE: \$1,739.00		stment Factor for Inflation = 1.024521	
	p,,,,,,,,,,,,	•	stment Factor for Inflation = 1.027351	
			stment Factor for Inflation = 1.024523	
			stment Factor for Inflation = 1.028833	
			stment Factor for Inflation = 1.032084	
			stment Factor for Inflation = 1.119809	
		•	stment Factor for Inflation = 1.019521	
_		2023 Aiiilaai Auju		Inflation = \$2,404.84
ITE			DUE	Fee
	Land Use Category	Unit	per Unit	per Unit
	ndustrial Light Industrial	1,000 s.f.	0.910	\$2,188.40
	Heavy Industrial	1,000 s.f.	0.178	\$428.00
	Industrial Park	1,000 s.f.	0.798	\$1,919.00
	Manufacturing	1,000 s.f.	0.685	\$1,647.3
	Warehousing	1,000 s.f.	0.300	\$721.4
151	Mini-Warehousing	1,000 s.f.	0.148	\$355.92
	Residential Single Family	DU	1.000	\$2,404.84
	Apartment	DU	0.620	\$1,491.00
	Attached Condominium/Townhome	DU	0.780	\$1,875.7
	Mobile Home Park	DU	0.780	\$1,418.8
	Senior Adult Housing - Detached	DU	0.270	\$1,418.83 \$649.3
	Senior Adult Housing - Detached Senior Adult Housing - Attached	DU	0.270	\$553.1
	Congregate Care	DU	0.070	\$168.34
	Recreational Home	DU	0.109	\$262.13
L	odging			
	Hotel	Room	0.545	\$1,310.64
	All Suites Hotel Business Hotel	Room	0.364	\$875.30 \$1.353.00
	Motel	Room Room	0.563 0.355	\$1,353.92 \$853.72
	Recreational		V 100 T 10	ψ000.71
	City Park	Acre	0.184	\$442.49
	Golf Course	Hole	3.732	\$8,974.84
	Movie Theater	1,000 s.f.	1.486	\$3,573.58
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,821.28
	Athletic Club	1,000 s.f.	2.682	\$6,449.7
	Recreational Community Center nstitutional	1,000 s.f.	1.233	\$2,965.10
	Elementary School	1,000 s.f.	0.832	\$2,000.82
	Private School (K - 12)	1,000 s.f.	1.170	\$2,813.60
	High School	1,000 s.f.	0.751	\$1,806.03
	Church	1,000 s.f.	0.386	\$928.2
	Day Care Center	1,000 s.f.	3.653	\$8,784.86
	Library	1,000 s.f.	5.125	\$12,324.78
N	/ledical			
	Hospital	1,000 s.f.	0.917	\$2,205.23
	Nursing Home Clinic	1,000 s.f. 1,000 s.f.	0.311 4.575	\$747.90 \$11,002.12
	Office	1,000 3.1.	4.373	ψ11,002.11
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	\$3,316.2
	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	\$2,799.2
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,753.54
	Medical - Dental Office Building Retail	1,000 s.f.	2.804	\$6,743.10
	Lumber Yard	1,000 s.f.	0.550	\$1,322.60
814	Specialty Center	1,000 s.f.	1.522	\$3,660.10
	Discount Store	1,000 s.f.	1.022	\$2,457.74
	Hardware Store	1,000 s.f.	0.592	\$1,423.60
	Nursery	1,000 s.f.	0.849	\$2,041.7
	Shopping Center < 200,000 s.f.	1,000 s.f.	1.272	\$3,058.9
	< 200,000 s.r. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272	\$3,328.29
	200,001-500,000 s.f. 500,000s.f1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.384	\$3,328.29 \$3,465.3°
	>1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.528	\$3,465.3 \$3,674.59
	Quality Restaurant	1,000 s.f.	2.959	\$7,115.9
	High Turnover Restaurant	1,000 s.f.	2.845	\$6,841.70
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,477.8
	Fast Food Drive-In	1,000 s.f.	5.439	\$13,079.90
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,557.10
	Automobile Care Center	1,000 s.f.	1.136	\$2,731.89
	New Car Sales	1,000 s.f.	0.956	\$2,299.00
843	Automobile Parts Sales	1,000 s.f.	3.358	\$8,075.44
944	Gas Station	Fueling Position	1.054	\$2,534.70
	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,469.7
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,532.29
	Tire Store	1,000 s.f.	1.461	\$3,513.40
	Supermarket	1,000 s.f.	1.547	\$3,720.28
	Convenience Market 24-hour	1,000 s.f.	3.459	\$8,318.32
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,487.83
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$8,082.65
	Discount Club	1,000 s.f.	1.519	\$3,652.94
	Home Improvement Superstore	1,000 s.f.	0.436	\$1,048.5
	Electronics Superstore	1,000 s.f.	0.972	\$2,337.50
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,549.13
	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,417.2
	Drugstore W/Drive-Thru Furniture Store	1,000 s.f.	1.819	\$4,374.40 \$608.41
	Furniture Store Walk-In Bank	1,000 s.f.	0.253 2.989	\$608.42 \$7.188.00
911	vvain-III Dalik	1,000 s.f.	2.989	\$7,188.03

SPR	RTA Impact Fees			DATED: 4/7/2023
Jurisd		2015 Annual Adjus	tment Factor for Inflation = 1.0246904	
Distric			tment Factor for Inflation = 1.0323580	
2014	Cost per DUE: \$890.00	2017 Annual Adjus	tment Factor for Inflation = 1.0245216	
	•	2018 Annual Adjus	tment Factor for Inflation = 1.0273511	
			tment Factor for Inflation = 1.0245234	
			tment Factor for Inflation = 1.0288336	
			tment Factor for Inflation = 1.0320842	
			tment Factor for Inflation = 1.1198098	
		•	tment Factor for Inflation = 1.0195213	
		2025 / Hilliam / Mjus	Cost per DUE With I	nflation = \$1,230.77
ITE			DUE	Fee
Code	Land Use Category	Unit	per Unit	per Unit
	Industrial			
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
	Residential		4.000	
	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
	Lodging	n	0.545	A
	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
	Recreational City Poyle	A	0.194	8007.45
	City Park	Acre	0.184	\$226.46
	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
	Institutional	1000 6	0.022	61 024 00
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
	Medical	1.000 €	0.017	e1 100 C
	Hospital	1,000 s.f.	0.917	\$1,128.61
	Nursing Home	1,000 s.f.	0.311	\$382.77 \$5.630.76
630	Clinic Office	1,000 s.f.	4.575	\$5,630.76
	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,920.61
/10				\$4,920.61 \$2,194.46
	50,001-150,000 s.f.	1,000 s.f.	1.783	
	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
720	> 800,000 s.f.	1,000 s.f.	1.145	\$1,409.23
720	Medical - Dental Office Building Retail	1,000 s.f.	2.804	\$3,451.07
	Retail Lumber Yard	1,000 s.f.	0.550	\$676.92
	Specialty Center	1,000 s.f.	1.522	\$1,873.23
815		1,000 s.f.	1.022	\$1,873.23 \$1,257.84
816	Hardware Store	1,000 s.f.	0.592	\$728.61
817	Nursery	1,000 s.f.	0.392	\$1,044.92
820	Shopping Center	1,000 5.1.	0.017	\$1,0 44 .92
020	< 200,000 s.f.	1,000 s.f.	1.272	\$1,565.54
	200,000 s.f. 200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,703.38
	500,000s.f1,000,000 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
931		1,000 s.f.	2.845	\$3,501.53
933	8	1,000 s.f.	4.357	\$5,362.45
934		1,000 s.f.	5.439	\$6,694.14
934	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,332.30
941		1,000 s.f.	1.895	\$2,332.30 \$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
944	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,264.00
943	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,296.00
848	Tire Store	1,000 s.f.	1.033	\$1,798.15
850	Supermarket	1,000 s.f.	1.547	\$1,798.13
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
853 861	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,136.61 \$1,860.53
862	Discount Club	1,000 s.f.	1.519 0.436	\$1,869.53 \$536.61
863	Home Improvement Superstore	1,000 s.f.	0.436	
	Electronics Superstore	1,000 s.f.		\$1,196.31
864 880	Toy/Childrens Superstore	1,000 s.f.	1.060 1.421	\$1,304.61
881	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	1,000 s.f. 1,000 s.f.	1.421	\$1,748.92 \$2,238.76
890	Furniture Store		0.253	\$2,238.76 \$311.38
		1,000 s.f.		
911	Walk-In Bank	1,000 s.f.	2.989	\$3,678.76

SPR	RTA Impact Fees			JPDATED: 4/7/2023
Jurisdi		2015 Annual Adius	tment Factor for Inflation = 1.024690)4
Distric			tment Factor for Inflation = 1.032358	
2014	Cost per DUE: \$1,074.00	2017 Annual Adjus	tment Factor for Inflation = 1.024521	16
		2018 Annual Adjus	tment Factor for Inflation = 1.027351	11
		2019 Annual Adjus	tment Factor for Inflation = 1.024523	34
		2020 Annual Adjus	tment Factor for Inflation = 1.028833	36
			tment Factor for Inflation = 1.032084	
			tment Factor for Inflation = 1.119809	
		2023 Annual Adjus	tment Factor for Inflation = 1.019521	
ITE			DUE Oost per DUE With	1 Inflation = \$1,485.22 Fee
Code	Land Use Category	Unit	per Unit	per Unit
	Industrial 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
210	Residential 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 Lodging	DU	0.109	\$161.89
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	\$527.23
	Recreational City Park	Acre	0.184	\$273.28
430		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 Institutional	1,000 s.f.	1.233	\$1,831.27
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
	Medical Hospital	1,000 s.f.	0.917	\$1,361.94
620		1,000 s.f.	0.311	\$461.90
630	Clinic	1,000 s.f.	4.575	\$6,794.87
	Office	1 000 - £	2.000	es 027 00
/10	Up to 50,000 s.f. 50,001-150,000 s.f.	1,000 s.f. 1,000 s.f.	3.998 1.783	\$5,937.90 \$2,648.14
	150,001-300,000 s.f.	1,000 s.f. 1,000 s.f.	1.783	\$2,048.12
	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
	Retail Lumber Yard	1,000 s.f.	0.550	\$816.8
814		1,000 s.f.	1.522	\$2,260.50
815	1 2	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	1 000 a f	1.272	61 000 20
	< 200,000 s.f. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272	\$1,889.20 \$2,055.54
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.364	\$2,033.32
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,269.41
931	Quality Restaurant	1,000 s.f.	2.959	\$4,394.70
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,225.44
933		1,000 s.f.	4.357	\$6,471.09
934		1,000 s.f.	5.439	\$8,078.10
941 942	Quick Lube Vehicle Shop	Service Pos.	1.895 1.136	\$2,814.49
942 841	Automobile Care Center New Car Sales	1,000 s.f. 1,000 s.f.	0.956	\$1,687.21 \$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
851 852	Convenience Market < 24 hour	1,000 s.f.	3.459	\$5,137.3
852 853	Convenience Market < 24-hour Convenience Market w/Gas Pumps	1,000 s.f. 1,000 s.f.	2.282 3.361	\$3,389.2° \$4,991.8°
861	Discount Club	1,000 s.f. 1,000 s.f.	1.519	\$4,991.82 \$2,256.03
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	\$4,439.3

y	RTA Impact Fees	2015	,	
Jurisd Distric	liction: Placer County ct: Sunset		stment Factor for Inflation = 1.0246904 stment Factor for Inflation = 1.0323580	
	Cost per DUE: \$1,210.00		stment Factor for Inflation = 1.0245216	
	F, -		stment Factor for Inflation = 1.0273511	
		2019 Annual Adju	stment Factor for Inflation = 1.0245234	
			stment Factor for Inflation = 1.0288336	
			stment Factor for Inflation = 1.0320842	
			stment Factor for Inflation = 1.1198098 stment Factor for Inflation = 1.0195213	
		2025 Annuai Auju	Cost per DUE With I	
ITE	Land Use Category	Unit	DUE per Unit	Fee per Unit
	Industrial	Ollit	per Onit	per Ollit
110	Light Industrial	1,000 s.f.	0.910	\$1,522.6
120	Heavy Industrial	1,000 s.f.	0.178	\$297.8
130	Industrial Park	1,000 s.f.	0.798	\$1,335.2
140 150	Manufacturing	1,000 s.f.	0.685 0.300	\$1,146.2
151	Warehousing Mini-Warehousing	1,000 s.f. 1,000 s.f.	0.148	\$501.9 \$247.6
_	Residential	1,000 511	0.110	Q2 1710
210	Single Family	DU	1.000	\$1,673.2
220	Apartment	DU	0.620	\$1,037.4
231	Attached Condominium/Townhome	DU	0.780	\$1,305.1
240	Mobile Home Park	DU	0.590	\$987.2 \$451.7
251 252	Senior Adult Housing - Detached Senior Adult Housing - Attached	DU DU	0.270 0.230	\$451.7 \$384.8
253	Congregate Care	DU	0.230	\$117.1
260	Recreational Home	DU	0.109	\$182.3
	Lodging	-		
	Hotel	Room	0.545	\$911.9
311 312	All Suites Hotel Business Hotel	Room Room	0.364 0.563	\$609.0 \$942.0
320		Room	0.355	\$594.0
	Recreational			
	City Park	Acre	0.184	\$307.8
430	Golf Course	Hole	3.732	\$6,244.7
444 492	Movie Theater Health/Fitness Club	1,000 s.f. 1,000 s.f.	1.486 1.589	\$2,486.5 \$2,658.8
492	Athletic Club	1,000 s.f. 1,000 s.f.	2.682	\$2,638.8 \$4,487.7
495	Recreational Community Center	1,000 s.f.	1.233	\$2,063.1
	Institutional			
	Elementary School	1,000 s.f.	0.832	\$1,392.1
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,957.7
530 560	High School Church	1,000 s.f. 1,000 s.f.	0.751 0.386	\$1,256.6 \$645.8
565	Day Care Center	1,000 s.f.	3.653	\$6,112.5
590	Library	1,000 s.f.	5.125	\$8,575.6
	Medical			
	Hospital	1,000 s.f.	0.917 0.311	\$1,534.4
630	Nursing Home Clinic	1,000 s.f. 1,000 s.f.	4.575	\$520.3 \$7,655.3
	Office	-,000		**,*****
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,689.8
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,983.4
	150,001-300,000 s.f.	1,000 s.f. 1,000 s.f.	1.379 1.239	\$2,307.4 \$2,073.2
	300,001-500,000 s.f. 500,001-800,000 s.f.	1,000 s.f. 1,000 s.f.	1.164	\$2,073.2 \$1,947.7
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,915.9
	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,691.9
	Retail Lumber Yard	1,000 s.f.	0.550	\$920.3
814	Specialty Center	1,000 s.f.	1.522	\$2,546.7
815		1,000 s.f.	1.022	\$1,710.1
816		1,000 s.f.	0.592	\$990.5
817	Nursery	1,000 s.f.	0.849	\$1,420.6
820	Shopping Center < 200,000 s.f.	1,000 s.f.	1.272	\$2,128.4
	< 200,000 s.f. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272	\$2,128.4 \$2,315.8
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.441	\$2,411.2
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,556.7
931	Quality Restaurant	1,000 s.f.	2.959	\$4,951.2
932		1,000 s.f.	2.845	\$4,760.5
933 934	Fast Food w/o Drive-In Fast Food Drive-In	1,000 s.f. 1,000 s.f.	4.357	\$7,290.5
934	Quick Lube Vehicle Shop	1,000 s.t. Service Pos.	5.439 1.895	\$9,101.0 \$3,170.8
942	Automobile Care Center	1,000 s.f.	1.136	\$1,900.8
841	New Car Sales	1,000 s.f.	0.956	\$1,599.6
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,618.9
944	Gas Station	Fueling Position	1.054	\$1,763.6
945 946	Gas Station w/Convenience Market Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position Fueling Position	1.027	\$1,718.4 \$1,761.0
946 848	Tire Store	1,000 s.f.	1.053 1.461	\$1,761.9 \$2,444.6
850	Supermarket	1,000 s.f.	1.547	\$2,588.5
851		1,000 s.f.	3.459	\$5,787.9
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,818.4
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,623.9
861	Discount Club	1,000 s.f.	1.519	\$2,541.7
862 863	Home Improvement Superstore Electronics Superstore	1,000 s.f. 1,000 s.f.	0.436 0.972	\$729.5 \$1.626.4
863	Toy/Childrens Superstore	1,000 s.f. 1,000 s.f.	1.060	\$1,626.4 \$1,773.6
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,377.7
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,043.7
890	Furniture Store	1,000 s.f.	0.253	\$423.3
911	Walk-In Bank	1,000 s.f.	2.989	\$5,001.4

UPDATED: 4/26/2023

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

Tier 2 Fee - Land Use Categories

R = Residential

I = Industrial/Office/Other

C = Commercial and Retail U = University

I I I I I I I I I I I I I I I I I I I	110 120 130 140 150 151 210 220 231 240 251 252 253 260 310 311 312 320 411 430 492 493 495 520 536 530 560 560 5590	Industrial Light Industrial Light Industrial Heavy Industrial Industrial Park Manufacturing Warehousing Mini-Warehousing Residential Single Family Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12) Hibb School	0.97 0.19 0.85 0.73 0.32 0.26 1.00 0.62 0.78 0.59 0.27 0.23 0.17 0.26 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.97/1,000 s.f. 0.19/1,000 s.f. 0.19/1,000 s.f. 0.85/1,000 s.f. 0.32/1,000 s.f. 0.32/1,000 s.f. 0.26/1,000 s.f. 1.0/DU 0.62/DU 0.78/DU 0.27/DU 0.27/DU 0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 3.53/1,000 s.f.	5.1 5.1 5.1 5.1 3.1 5 5 5 5 5 5 5 5 5 5 5 6.4 6.4 6.4 6.4 7.1 2.3 3 3	92 92 92 92 92 92 92 92 100 100 100 100 100 100 74 75 71 71 71 59 90 90 85 75 75	4.55 0.89 3.99 3.43 1.50 0.74 5.00 3.10 3.90 2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.910 0.178 0.798 0.685 0.300 0.148 1.000 0.520 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
I I I I I I I I I I I I I I I I I I I	120 130 140 150 151 210 220 231 240 251 252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 536 530 560 565	Heavy Industrial Industrial Park Manufacturing Warehousing Mini-Warehousing Residential Single Family Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.19 0.85 0.73 0.32 0.26 1.00 0.62 0.78 0.27 0.23 0.17 0.26 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.19/1,000 s.f. 0.85/1,000 s.f. 0.73/1,000 s.f. 0.32/1,000 s.f. 0.26/1,000 s.f. 1.0/DU 0.62/DU 0.78//DU 0.59//DU 0.27//DU 0.23//DU 0.17//DU 0.26//DU 0.60/Room 0.4//Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f.	5.1 5.1 5.1 5.1 5.1 5.5 5 5 5 5 5 5 5 6.4 6.4 6.4 6.4 6.4 7.1 2.3 3 3	92 92 92 92 92 92 92 100 100 100 100 100 100 74 75 71 71 71 59	0.89 3.99 3.43 1.50 0.74 5.00 3.10 3.90 2.95 1.35 1.15 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94	0.178 0.798 0.685 0.300 0.148 1.000 0.620 0.780 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355
I I I I I I I I I I I I I I I I I I I	130 140 150 151 210 220 231 240 251 252 253 260 310 311 312 320 414 492 493 495 520 536 536 530 560 565	Industrial Park Manufacturing Warehousing Mini-Warehousing Residential Single Family Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.85 0.73 0.32 0.26 1.00 0.62 0.78 0.59 0.27 0.23 0.17 0.26 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.85/1,000 s.f. 0.73/1,000 s.f. 0.32/1,000 s.f. 0.26/1,000 s.f. 1.0/DU 0.62/DU 0.78/DU 0.59/DU 0.27/DU 0.27/DU 0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.596/1,000 s.f.	5.1 5.1 5.1 3.1 5 5 5 5 5 5 5 5 5 5 5 5 5 6 4 6.4 6.4 6.4 7.1 2.3 3 3 3	92 92 92 92 92 100 100 100 100 100 100 74 75 71 71 71 59 90 90 85 75	3.99 3.43 1.50 0.74 5.00 3.10 3.90 2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.798 0.685 0.300 0.148 1.000 0.620 0.780 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
I I I I I I I I I I I I I I I I I I I	140 150 151 210 220 231 240 251 252 253 260 311 312 320 444 492 493 495 536 530 560 565	Manufacturing Warehousing Mnin-Warehousing Residential Single Family Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Club Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.73 0.32 0.26 1.00 0.62 0.78 0.59 0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.73/1,000 s.f. 0.32/1,000 s.f. 0.26/1,000 s.f. 1.0/DU 0.62/DU 0.78/DU 0.59/DU 0.27/DU 0.27/DU 0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.4/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f.	5.1 5.1 3.1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 6.4 6.4 6.4 6.4 6.4 7.1 2.3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	92 92 92 92 100 100 100 100 100 74 75 71 71 71 59 90 90 85 75	3.43 1.50 0.74 5.00 3.10 3.90 2.95 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94	0.685 0.300 0.148 1.000 0.622 0.780 0.590 0.270 0.109 0.109 0.335 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
I I I I I I I I I I I I I I I I I I I	150 151 210 220 231 240 251 252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 536 530 560 565	Warehousing Mini-Warehousing Residential Single Family Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.32 0.26 1.00 0.62 0.78 0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.32/1,000 s.f. 0.26/1,000 s.f. 1.0/DU 0.62/DU 0.78/DU 0.59/DU 0.27/DU 0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f.	5.1 3.1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 6.4 6.4 6.4 6.4 7.1 2.3 3 3 3 3	92 92 100 100 100 100 100 100 74 75 71 71 71 59 90 90 85 75	1.50 0.74 5.00 3.10 3.90 2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.300 0.148 1.000 0.620 0.780 0.599 0.270 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R R R R R R R R R R R C C C C C U U U U	210 220 231 240 251 252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Mini-Warehousing Residential Single Family Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.26 1.00 0.62 0.78 0.59 0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.26/1,000 s.f. 1.0/DU 0.62/DU 0.78/DU 0.59/DU 0.27/DU 0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f.	3.1 5 5 5 5 5 5 5 5 5 5 5 5 5	92 100 100 100 100 100 100 100 74 75 71 71 71 71 59 90 90 85 75 75	0.74 5.00 3.10 3.90 2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.148 1.000 0.620 0.780 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R R R R R R R R R C C C C C U U U U U	210 220 231 240 251 252 253 260 310 311 312 320 444 492 493 495 520 536 530 560 565	Residential Single Family Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Citythe Course Institutional Elementary School Private School (K - 12)	0.62 0.78 0.59 0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	1.0/DU 0.62/DU 0.78/DU 0.78/DU 0.59/DU 0.27/DU 0.27/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f.	5 5 5 5 5 5 5 5 2.8 2.8 6.4 6.4 6.4 6.4 7.1 2.3 3 3	100 100 100 100 100 100 74 75 71 71 71 71 59 90 90 85 75	3.10 3.90 2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94	0.620 0.780 0.590 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R R R R R R R R R C C C C C U U U U U	220 231 240 251 252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 536 530 560 565	Apartment Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational City Bark Colf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.62 0.78 0.59 0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.62/DU 0.78/DU 0.78/DU 0.59/DU 0.27/DU 0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 3.53/1,000 s.f.	5 5 5 5 5 5 5 5 2.8 2.8 6.4 6.4 6.4 6.4 7.1 2.3 3 3	100 100 100 100 100 100 74 75 71 71 71 71 59 90 90 85 75	3.10 3.90 2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94	0.620 0.780 0.590 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R R R R R R R R R R R R R R R R R R	231 240 251 252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Attached Condominium/Townhome Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.78 0.59 0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.78/DU 0.59/DU 0.27/DU 0.27/DU 0.23/DU 0.17/IDU 0.26/DU 0.60/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f.	5 5 5 5 2.8 2.8 6.4 6.4 6.4 6.4 7.1 2.3 3	100 100 100 100 74 75 71 71 71 59 90 90 85 75	3.90 2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94	0.780 0.590 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R R R R R R R C C C C C U U U U I C C I I I I I I	240 251 252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Mobile Home Park Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.59 0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.59/DU 0.27/IDU 0.23/DU 0.17/IDU 0.17/IDU 0.26/DU 0.60/Room 0.4/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	5 5 5 2.8 2.8 6.4 6.4 6.4 6.4 7.1 2.3 3	100 100 100 74 75 71 71 71 71 59 90 90 85 75	2.95 1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.590 0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R R R R R R C C C C C C U U U U U I C C I I I I I	251 252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Senior Adult Housing - Detached Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.27 0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.27/DU 0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.62/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	5 5 2.8 2.8 6.4 6.4 6.4 6.4 7.1 2.3 3 3	100 100 74 75 71 71 71 59 90 90 85 75 75	1.35 1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94	0.270 0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R R R R C C C C C C U U U U I C C I I I I I I I	252 253 260 310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Senior Adult Housing - Attached Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational City Back Fitness Club Course Housing Course Housing Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.23 0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.23/DU 0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.42/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f.	5 2.8 2.8 6.4 6.4 6.4 6.4 7.1 2.3 3	100 74 75 71 71 71 71 59 90 90 85 75 75	1.15 0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94	0.230 0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R R C C C C C U U U U I C C I I I I I I I I	253 260 310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Congregate Care Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.17 0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.17/DU 0.26/DU 0.60/Room 0.4/Room 0.62/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	2.8 2.8 6.4 6.4 6.4 6.4 7.1 2.3 3	74 75 71 71 71 59 90 90 85 75 75	0.35 0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.070 0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
R	310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Recreational Home Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.26 0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.26/DU 0.60/Room 0.4/Room 0.62/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	2.8 6.4 6.4 6.4 6.4 7.1 2.3 3 3	75 71 71 71 59 90 90 85 75 75	0.55 2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.109 0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
C C C C C C C U U U U I C C I I I I I I	310 311 312 320 411 430 444 492 493 495 520 536 530 560 565	Lodging Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.60 0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.60/Room 0.4/Room 0.62/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	6.4 6.4 6.4 6.4 7.1 2.3 3	71 71 71 71 59 90 90 85 75 75	2.73 1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.545 0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
C C C C C C U U U U I C C I I I I I I I	311 312 320 411 430 444 492 493 495 520 536 530 560 565	Hotel All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.4/Room 0.62/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	6.4 6.4 6.4 7.1 2.3 3	71 71 59 90 90 85 75 75	1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
C C C C C C U U U U I C C I I I I I I I	311 312 320 411 430 444 492 493 495 520 536 530 560 565	All Suites Hotel Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.40 0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.4/Room 0.62/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	6.4 6.4 6.4 7.1 2.3 3	71 71 59 90 90 85 75 75	1.82 2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.364 0.563 0.355 0.184 3.732 1.486 1.589 2.682
C C C C C C U U U U I C C I I I I I I I	312 320 411 430 444 492 493 495 520 536 530 560 565	Business Hotel Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.62 0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.62/Room 0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	6.4 6.4 7.1 2.3 3	71 59 90 90 85 75 75	2.82 1.77 0.92 18.66 7.43 7.94 13.41	0.563 0.355 0.184 3.732 1.486 1.589 2.682
C	320 411 430 444 492 493 495 520 536 530 560 565	Motel Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.47 0.16 2.92 3.80 3.53 5.96 2.74	0.47/Room 0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	6.4 6.4 7.1 2.3 3	90 90 85 75 75	1.77 0.92 18.66 7.43 7.94 13.41	0.355 0.184 3.732 1.486 1.589 2.682
I C C C C I U U U I C C I I I I I I I I	411 430 444 492 493 495 520 536 530 560 565	Recreational City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	0.16 2.92 3.80 3.53 5.96 2.74	0.16/Acre 2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	6.4 7.1 2.3 3 3	90 90 85 75 75	0.92 18.66 7.43 7.94 13.41	0.184 3.732 1.486 1.589 2.682
C C C C I U U I C C I I I I I	430 444 492 493 495 520 536 530 560 565	City Park Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	2.92 3.80 3.53 5.96 2.74	2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	7.1 2.3 3 3	90 85 75 75	18.66 7.43 7.94 13.41	3.732 1.486 1.589 2.682
C C C C I U U I C C I I I I I	430 444 492 493 495 520 536 530 560 565	Golf Course Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	2.92 3.80 3.53 5.96 2.74	2.92/Hole 3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	7.1 2.3 3 3	90 85 75 75	18.66 7.43 7.94 13.41	3.732 1.486 1.589 2.682
C C C I U U U I C C I I I I I I I I I I	444 492 493 495 520 536 530 560 565	Movie Theater Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	3.80 3.53 5.96 2.74	3.80/1,000 s.f. 3.53/1,000 s.f. 5.96/1,000 s.f.	2.3 3 3	85 75 75	7.43 7.94 13.41	1.486 1.589 2.682
C C I U U U I C C I I I I I I I I I I I	492 493 495 520 536 530 560 565	Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	3.53 5.96 2.74	3.53/1,000 s.f. 5.96/1,000 s.f.	3	75 75	7.94 13.41	1.486 1.589 2.682
C C I U U U I C C I I I I I I I I I I I	492 493 495 520 536 530 560 565	Health/Fitness Club Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	3.53 5.96 2.74	3.53/1,000 s.f. 5.96/1,000 s.f.	3	75 75	7.94 13.41	1.589 2.682
C I U U U I C I I I I I I I I I I I I I	493 495 520 536 530 560 565	Athletic Club Recreational Community Center Institutional Elementary School Private School (K - 12)	5.96 2.74	5.96/1,000 s.f.	3	75	13.41	2.682
U U U I C I	520 536 530 560 565	Recreational Community Center Institutional Elementary School Private School (K - 12)	2.74					
U U I C I	536 530 560 565	Institutional Elementary School Private School (K - 12)			3	<u>, , , , , , , , , , , , , , , , , , , </u>	6.17	1.233
U U I C I	536 530 560 565	Private School (K - 12)	1.21					
U I C I	530 560 565			1.21/1,000 s.f.	4.3	80	4.16	0.832
U I C I	530 560 565		1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
I C I	560 565	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
C I	565	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
I	590	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
		Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
		Medical				•		
D	610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
IX.	620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
I	630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
		Office						
I	710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
I		50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
I		150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
I		300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
I		500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
I		> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
I	720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
		Retail						
C	812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
C	826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
C	815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
C	816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
C	817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
C	820	Shopping Center						
C		< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
C		200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
C		500,000s.f1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
C		>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
C	931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
C	932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
C	933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
C	934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
C	941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.895
C	942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
C	841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
C	843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
C	944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
C	945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
C	946	Gas/Serv. Stn. W/Conv. Market Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.13	1.027
C	946 848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
C	850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.461
		Convenience Market 24-hour						
С	851		52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
С	852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
С	853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
С	857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79 52	7.60	1.519
С	862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
С	863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
C	864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
C	880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
C	881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
C	890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
C	911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989

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

			UPDATED: 4/26/2023
Tier 2 SPRTA Fees			
Land Use Categories	2009 Fee Per DUE	2010 - 2015 Inflation Adjustment =	1.1944424
n n 11 / 1	05.450	2017 7 7	1.0045016

				Total Inflation Adjustment = 1.561449	5
T2	ITE			DUE	Fee
Fee		Land Use Category	Unit	per Unit	per Unit
I	110	Industrial 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 Mini-Warehousing	1,000 s.f.	0.300	\$699.37
I	151	Residential	1,000 s.f.	0.148	\$345.02
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 R	240	Mobile Home Park	DU DU	0.590	\$5,042.03 \$2,307.37
R R	251 252	Senior Adult Housing - Detached Senior Adult Housing - Attached	DU	0.270 0.230	\$2,307.37 \$1,965.54
R	253	Congregate Care	DU	0.070	\$598.21
R	260	Recreational Home	DU	0.109	\$931.49
		Lodging	_		
С	310	Hotel	Room	0.545	\$2,524.04
C C	311 312	All Suites Hotel Business Hotel	Room Room	0.364 0.563	\$1,685.78 \$2,607.40
Č	320	Motel	Room	0.355	\$1,644.10
		Recreational			
I	411	City Park	Acre	0.184	\$428.95
C C	430 444	Golf Course Movie Theater	Hole 1,000 s.f.	3.732	\$17,283.86
C	444	Movie Theater Health/Fitness Club	1,000 s.f. 1,000 s.f.	1.486 1.589	\$6,882.05 \$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
		Institutional	1000		******
U U	520 536	Elementary School Private School (K - 12)	1,000 s.f. 1,000 s.f.	0.832 1.170	\$1,299.13 \$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
Υ		Medical	1,000 s.f.	0.017	eo 127.75
I R		Hospital Nursing Home	1,000 s.f. 1,000 s.f.	0.917 0.311	\$2,137.75 \$2,657.75
I	630	Clinic	1,000 s.f.	4.575	\$10,665.44
		Office			
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 I		150,001-300,000 s.f. 300,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.379 1.239	\$3,214.79 \$2,888.41
I		500,001-300,000 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
С		Retail 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
С	817	Nursery	1,000 s.f.	0.849	\$3,931.94
C C	820	Shopping Center < 200,000 s.f.	1,000 s.f.	1.272	\$5,890.96
C		200,000 s.f. 200,001-500,000 s.f.	1,000 s.f.	1.272	\$5,890.96 \$6,409.66
C		500,000s.f1,000,000 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
С	931	Quality Restaurant	1,000 s.f.	2.959	\$13,703.90
C C	932 933	High Turnover Restaurant Fast Food w/o Drive-In	1,000 s.f. 1,000 s.f.	2.845 4.357	\$13,175.93 \$20,178.40
C	933	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
С	841	New Car Sales	1,000 s.f.	0.956	\$4,427.48
C C	843 944	Automobile Parts Sales Gas Station	1,000 s.f.	3.358	\$15,551.77 \$4,881.35
C	944	Gas Station Gas Station w/Convenience Market	Fueling Position Fueling Position	1.054 1.027	\$4,881.33 \$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
С	850	Supermarket	1,000 s.f.	1.547	\$7,164.56
C C	851 852	Convenience Market 24-hour Convenience Market < 24-hour	1,000 s.f. 1,000 s.f.	3.459 2.282	\$16,019.53 \$10,568.53
C	852 853	Convenience Market < 24-nour Convenience Market w/Gas Pumps	1,000 s.f. 1,000 s.f.	3.361	\$10,568.53 \$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 C	880 881	Drugstore W/O Drive-Thru	1,000 s.f.	1.421 1.819	\$6,581.02 \$8,424.26
C	890	Drugstore W/Drive-Thru Furniture Store	1,000 s.f. 1,000 s.f.	0.253	\$8,424.26 \$1,171.71
C	911	Walk-In Bank	1,000 s.f.	2.989	\$13,842.83
Č	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



		P.M. Peak Hour	Trip	% New	VMT	2023 SPRTA DUE
ITE	L d U O-t	Trip Rate Per Unit ¹	Length ²	Trips ²	per Unit	per Unit
Code	Land Use Category	(A)	(B)	(C)	(D)=(A)*(B)*(C)	(E)=(D)/4.70 (normalized to Average SFD)
210	Residential ³ Single Family	0.94 / Dwelling Unit	5.0	100	4.70	1.000
220	Apartment	0.51 / Dwelling Unit	5.0	100	2.55	0.543
230 231	Low-Rise w/ Ground Floor Commercial Medium-Rise w/ Ground Floor Commercial	0.36 / Dwelling Unit 0.17 / Dwelling Unit	5.0 5.0	100 100	1.80 0.85	0.383 0.181
240	Mobile Home Park	0.58 / Dwelling Unit	5.0	100	2.90	0.617
251 252	Senior, Single-Family Senior, Multi-Family	0.30 / Dwelling Unit 0.25 / Dwelling Unit	5.0 5.0	100 100	1.50 1.25	0.319 0.266
110	Industrial 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
140 150	Manufacturing Warehousing	0.74 / 1,000 s.f. 0.18 / 1,000 s.f.	5.1 5.1	92 92	3.47 0.84	0.739 0.180
151	Mini-Warehousing	0.15 / 1,000 s.f.	3.1	92 92	0.43	0.091
310	Lodging 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
312 320	Business Hotel Motel	0.31 / Room 0.36 / Room	6.4 6.4	71 59	1.41 1.36	0.300 0.289
411	Recreational City Park	0.11 / Acre	6.4	90	0.63	0.135
430	Golf Course	2.91 / Hole	6.4 7.1	90	18.59	3.956
444 492	Movie Theater Health/Fitness Club	6.17 / 1,000 s.f. 1.31 / 1,000 s.f.	2.3 3.0	85 75	12.06 2.95	2.566 0.627
492	Athletic Club	6.29 / 1,000 s.f.	3.0	75 75	2.95 14.15	3.011
495	Recreational Community Center	2.50 / 1,000 s.f.	3.0	75	5.63	1.197
536	Private School (K - 12)*	5.50 / 1,000 s.f.	4.3	80	18.92	4.026
560 565	Church Day Care Center	0.49 / 1,000 s.f. 11.12 / 1,000 s.f.	3.9 2.0	90 74	1.72 16.46	0.366 3.502
	Medical	,		74		
254 255	Assisted Living Continuing Care Community	0.24 / Bed 0.19 / Unit	2.8 2.8	74 74	0.50 0.39	0.106 0.084
610	Hospital	1.69 / 1,000 s.f. 0.59 / 1,000 s.f.	6.4 2.8	77 75	8.33	1.772 0.264
620 630	Nursing Home Clinic	3.69 / 1,000 s.f.	4.8	92	1.24 16.30	3.467
710	Office 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. 300,001 - 500,000 s.f.	1.45 / 1,000 s.f. 1.31 / 1,000 s.f.	5.1 5.1	92 92	6.80 6.15	1.448 1.308
	500,000 - 800,000 s.f.	1.21 / 1,000 s.f.	5.1	92	5.68	1.208
720	> 800,000 s.f. Medical - Dental Office Building	1.12 / 1,000 s.f. 3.93 / 1,000 s.f.	5.1 5.1	92 77	5.26 15.43	1.118 3.284
812	Retail 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
816 817	Hardware Store Nursery	2.98 / 1,000 s.f. 6.94 / 1,000 s.f.	1.7 1.7	36 36	1.82 4.25	0.388 0.904
820	Shopping Center					
	< 200,000 s.f. 200,001-500,000 s.f.	5.04 / 1,000 s.f. 3.97 / 1,000 s.f.	1.8 2.3	59 76	5.35 6.95	1.138 1.478
	500,000s.f1,000,000 s.f.	3.21 / 1,000 s.f.	3.0	78	7.51	1.598
931	>1,000,000 s.f. Quality Restaurant	2.64 / 1,000 s.f. 7.80 / 1,000 s.f.	3.6 2.5	78 79	7.42 15.41	1.580 3.278
	High Turnover Restaurant	9.05 / 1,000 s.f. 33.21 / 1.000 s.f.	1.9	76 49	13.07	2.780
933 934	Fast Food w/o Drive-In Fast Food Drive-In	33.21 / 1,000 s.f. 33.03 / 1,000 s.f.	1.7 1.7	49 49	27.66 27.51	5.886 5.854
941 942	Quick Lube Vehicle Shop Automobile Care Center	4.85 / Srvc. Pos. 2.25 / 1,000 s.f.	2.2 2.2	83 83	8.86 4.11	1.884 0.874
841	New Car Sales	3.75 / 1,000 s.f.	2.4	76	6.84	1.455
843 944	Automobile Parts Sales Gasoline/Service Station	4.90 / 1,000 s.f. 13.91 / Pump	3.6 1.9	78 20	13.76 5.29	2.927 1.125
945	Gas/Serv. Stn. W/Conv. Market	18.42 / Pump	1.9	20	7.00	1.489
848 850	Tire Store Supermarket	3.75 / 1,000 s.f. 8.95 / 1,000 s.f.	2.2 1.7	80 48	6.60 7.30	1.404 1.554
851	Convenience Market	49.11 / 1,000 s.f.	1.5	22	16.21	3.448
857 862	Discount Club Home Improvement Superstore	4.19 / 1,000 s.f. 2.29 / 1,000 s.f.	2.3 1.8	79 52	7.61 2.14	1.620 0.456
863	Electronics Superstore	4.25 / 1,000 s.f.	1.8	60	4.59	0.977
864 880	Toy/Childrens Superstore Drugstore W/O Drive-Thru	5.00 / 1,000 s.f. 8.51 / 1,000 s.f.	1.8 1.8	59 47	5.31 7.20	1.130 1.532
881	Drugstore W/Drive-Thru	10.25 / 1,000 s.f.	1.8	51	9.41	2.002
890 911	Furniture Store Walk-In Bank	0.52 / 1,000 s.f. 12.41 / 1,000 s.f.	3.6 1.6	78 77	1.46 15.29	0.311 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

Placer County Dry Creek \$1,160.00 Jurisdiction: District: Fee:

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

						Со	st per DUE v	vith inflation =	\$1,160.00	
ITE	Land Has Catanami	1114		DUE -				F	I l-:4	
Code	Land Use Category	Unit	DUEs for	DUEs for	per Unit DUEs for	DUEs for	Fee for	Fee for	er Unit Fees for	Fees for
			Small	Medium	Large	Very Large	Small	Medium	Large	Very Large
			(<1,500	(1,500-	(>2,500-	(>3,500	(<1,500	(1,500-	(>2,500-	(>3,500
	Residentail Single Family	Dwelling Unit	sq.ft) 0.83	2,500 sq.ft) 1.00	3,500 sq.ft) 1.08	sq.ft) 1.14	sq.ft) \$963	2,500 sq.ft) \$1,160	3,500 sq.ft) \$1,253	sq.ft) \$1,322
	Apartment	Dwelling Unit	0.65	0.54	0.59	0.62	\$522	\$1,100	\$684	\$719
230	Low-Rise w/ Ground			0.0.	0.00		7	70=0	700	*****
	Floor Commercial Medium-Rise w/ Ground	Dwelling Unit	0.32	0.38	0.41	0.44	\$371	\$441	\$476	\$510
	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
	Senior, Single-Family Senior, Multi-Family	Dwelling Unit Dwelling Unit	0.26 0.22	0.32 0.27	0.34 0.29	0.36 0.30	\$302 \$255	\$371 \$313	\$394 \$336	\$418 \$348
252 ITE	Seriior, ividiti-i arriily	Dwelling Offic	0.22	0.21		TA DUE per U		ψυιυ	ψυυυ	ΨΟΨΟ
Code	Land Use Cate	egory	U	nit		rmalized to S			Fee per Unit	
	Industrial		4.00	00 f		0.05			A750	
	Light Industrial Industrial Park			00 s.f. 00 s.f.		0.65 0.34			\$753 \$393	
	Manufacturing		1,00	00 s.f.		0.74			\$857	
150	Warehousing			00 s.f.		0.18			\$209	
	Mini-Warehousing Lodging		1,00	00 s.f.		0.09			\$106	
310	Hotel			oom		0.57			\$661	
	All Suites Hotel			oom		0.35			\$404	
	Business Hotel Motel			oom oom		0.30 0.29			\$348 \$335	
	Recreational									
	Golf Course			ole		3.96			\$4,589	
	Movie Theater Health/Fitness Club			00 s.f. 00 s.f.		2.57 0.63			\$2,977 \$727	
	Athletic Club			00 s.f.		3.01			\$3,493	
	Recreational Community (Center	1,00	00 s.f.		1.20			\$1,389	
	Institutional Private School (K - 12)*		1.00	00 s.f.		4.03			\$4,670	
	Church			00 s.f.		0.37			\$425	
	Day Care Center		1,00	00 s.f.		3.50			\$4,062	
	Medical Assisted Living			Sed		0.11			\$123	
	Continuing Care Commun	nity		Init		0.08			\$97	
	Hospital	•		00 s.f.		1.77			\$2,056	
	Nursing Home Clinic			00 s.f. 00 s.f.		0.26 3.47			\$306 \$4,022	
	Office		1,00	70 3.1.		5.47			ψ+,022	
	Up to 50,000 s.f.			00 s.f.		1.94			\$2,247	
	50,001 - 150,000 s.f. 150,001 - 300,000 s.f.			00 s.f. 00 s.f.		1.66 1.45			\$1,922 \$1,680	
	300,001 - 500,000 s.f.			00 s.f.		1.31			\$1,517	
	500,000 - 800,000 s.f.			00 s.f.		1.21			\$1,401	
	> 800,000 s.f. Medical - Dental Office Bu	ıildina		00 s.f. 00 s.f.		1.12 3.28			\$1,297 \$3,809	
	Retail	anding				0.20			φο,σσσ	
	Building Materials & Lumb	er Yard		00 s.f.		0.29			\$340	
	Discount Store Hardware Store			00 s.f. 00 s.f.		1.06 0.39			\$1,231 \$450	
817	Nursery			00 s.f.		0.90			\$1,049	
820	Shopping Center < 200,000 s.f.		4.00	00 o f		1.14			¢4 200	
	< 200,000 s.f. 200,001-500,000 s.f.			00 s.f. 00 s.f.		1.14			\$1,320 \$1,714	
	500,000s.f1,000,000 s.f.		1,00	00 s.f.		1.60			\$1,854	
	>1,000,000 s.f. Quality Restaurant			00 s.f. 00 s.f.		1.58 3.28			\$1,833 \$3,802	
	Quality Restaurant High Turnover Restaurant	t		00 s.f. 00 s.f.		2.78			\$3,802	
933	Fast Food w/o Drive-In		1,00	00 s.f.		5.89			\$6,828	
	Fast Food Drive-In Quick Lube Vehicle Shop			00 s.f. :. Pos.		5.85 1.88			\$6,791 \$2,185	
	Automobile Care Center			:. Pos.)0 s.f.		0.87			\$2,185 \$1,014	
841	New Car Sales		1,00	00 s.f.		1.46			\$1,688	
	Automobile Parts Sales Gasoline/Service Station			00 s.f. ump		2.93 1.13			\$3,395 \$1,305	
	Gas/Serv. Stn. W/Conv. N	Market		ımp ımp		1.13			\$1,727	
848	Tire Store		1,00	00 s.f.		1.40			\$1,629	
	Supermarket Convenience Market			00 s.f. 00 s.f.		1.55 3.45			\$1,803 \$4,000	
	Discount Club			00 s.f. 00 s.f.		3.45 1.62			\$4,000 \$1,879	
862	Home Improvement Supe	erstore	1,00	00 s.f.		0.46			\$529	
	Electronics Superstore			00 s.f.		0.98			\$1,133	
	Toy/Childrens Superstore Drugstore W/O Drive-Thru			00 s.f. 00 s.f.		1.13 1.53			\$1,311 \$1,777	
881	Drugstore W/Drive-Thru		1,00	00 s.f.		2.00			\$2,322	
	Furniture Store			00 s.f.		0.31	-		\$361	-
u11	Walk-In Bank Drive-In Bank			00 s.f. 00 s.f.		3.25 4.08			\$3,773 \$4,729	

SPRTA Impact Fees
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 = 2039 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per

				2031 Alliluai	Adjustinent F			vith inflation =	\$310.00	
ITE	Land Hoe Cotomony	l lait		DUE .	an I Init			Faa :	ar I Init	
Code	Land Use Category	Unit	DUEs for	DUEs for	per Unit DUEs for	DUEs for	Fee for	Fee for	er Unit Fees for	Fees for
			Small	Medium	Large	Very Large	Small	Medium	Large	Very Large
			(<1,500	(1,500-	(>2,500-	(>3,500	(<1,500	(1,500-	(>2,500-	(>3,500
	Residentail		sq.ft)	2,500 sq.ft)		sq.ft)	sq.ft)		3,500 sq.ft)	sq.ft)
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	J								
	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 Senior, Single-Family	Dwelling Unit	0.51 0.26	0.62 0.32	0.67 0.34	0.70 0.36	\$158	\$192	\$208	\$217
251	Senior, Single-Family	Dwelling Unit Dwelling Unit	0.26	0.32	0.34	0.30	\$81 \$68	\$99 \$84	\$105 \$90	\$112 \$93
252 ITE	Cernor, Maiti-r arring	Dwelling Offic	0.22	0.21	1	TA DUE per U		ΨΟ-Τ	Ψ30	ψυυ
Code	Land Use Cate	aon.		Init		malized to S			Fee per Unit	
Oode	Industrial	gory		· · · · · · · · · · · · · · · · · · ·	NO	manzeu to 3	<u> </u>		ree per onit	
110	Light Industrial		1.00	00 s.f.		0.65			\$201	
	Industrial Park			00 s.f.		0.34			\$105	
140	Manufacturing		1,00	00 s.f.		0.74			\$229	
150	Warehousing			00 s.f.		0.18			\$56	
151	Mini-Warehousing		1,00	00 s.f.		0.09			\$28	
	Lodging									
	Hotel			oom		0.57			\$177	
311	All Suites Hotel			oom		0.35			\$108	
	Business Hotel Motel			oom oom		0.30 0.29			\$93 \$90	
320	Recreational		R	JUIII		0.29			\$90	
430	Golf Course		н	lole		3.96			\$1,226	
444	Movie Theater			00 s.f.		2.57			\$795	
492	Health/Fitness Club			00 s.f.		0.63			\$194	
	Athletic Club			00 s.f.		3.01			\$933	
495	Recreational Community	Center	1,00	00 s.f.		1.20			\$371	
	Institutional									
536	Private School (K - 12)*			00 s.f.		4.03			\$1,248	
560	Church			00 s.f.		0.37			\$113	
565	Day Care Center		1,00	00 s.f.		3.50			\$1,086	
254	Medical			Bed		0.11			¢ 22	
254 255	Assisted Living Continuing Care Commun	it.		Jnit		0.11			\$33 \$26	
	Hospital	iity		00 s.f.		1.77			\$549	
620	Nursing Home			00 s.f.		0.26			\$82	
630	Clinic			00 s.f.		3.47			\$1,075	
	Office		,							
710	Up to 50,000 s.f.		1,00	00 s.f.		1.94			\$600	
	50,001 - 150,000 s.f.			00 s.f.		1.66			\$514	
	150,001 - 300,000 s.f.			00 s.f.		1.45			\$449	
	300,001 - 500,000 s.f.			00 s.f.		1.31			\$405	
	500,000 - 800,000 s.f. > 800,000 s.f.			00 s.f. 00 s.f.		1.21 1.12			\$374 \$347	
720	Medical - Dental Office Bu	ilding		00 s.f.		3.28			\$1,018	
120	Retail	ilidirig	1,00	00 5.1.		3.20			Ψ1,010	
812	Building Materials & Lumb	er Yard	1.00	00 s.f.		0.29			\$91	
	Discount Store			00 s.f.		1.06			\$329	
	Hardware Store			00 s.f.		0.39			\$120	
817	Nursery			00 s.f.		0.90			\$280	
820	Shopping Center									-
	< 200,000 s.f.			00 s.f.		1.14			\$353	
	200,001-500,000 s.f.			00 s.f.		1.48			\$458	
	500,000s.f1,000,000 s.f. >1,000,000 s.f.			00 s.f. 00 s.f.		1.60 1.58			\$495 \$490	
931	Quality Restaurant			00 s.f.		3.28			\$1,016	
932	High Turnover Restaurant	į		00 s.f.		2.78			\$862	
	Fast Food w/o Drive-In			00 s.f.		5.89			\$1,825	
	Fast Food Drive-In			00 s.f.		5.85			\$1,815	
941	Quick Lube Vehicle Shop	_	Srvc	. Pos.		1.88			\$584	
942	Automobile Care Center			00 s.f.		0.87			\$271	
841	New Car Sales			00 s.f.		1.46			\$451	
843	Automobile Parts Sales			00 s.f.		2.93			\$907	
944	Gasoline/Service Station Gas/Serv. Stn. W/Conv. M	Aorkot		ımp		1.13			\$349	
945 848	Tire Store	vial VCI		ump 00 s.f.		1.49 1.40			\$462 \$435	
	Supermarket			00 s.f.		1.40			\$435 \$482	
851	Convenience Market			00 s.f.		3.45			\$1.069	
857	Discount Club			00 s.f.		1.62			\$502	
862	Home Improvement Supe	rstore		00 s.f.		0.46			\$141	
	Electronics Superstore			00 s.f.		0.98			\$303	
864	Toy/Childrens Superstore		1,00	00 s.f.		1.13			\$350	
	Drugstore W/O Drive-Thru	u		00 s.f.		1.53			\$475	
881	Drugstore W/Drive-Thru			00 s.f.		2.00			\$621	-
890	Furniture Store			00 s.f.		0.31			\$96	
	Walk-In Bank			00 s.f.		3.25			\$1,008	
912	Drive-In Bank		1,00	00 s.f.	<u> </u>	4.08		<u> </u>	\$1,264	

SPRTA Impact Fees

Placer County Lincoln \$3,937.00 Jurisdiction: District: Fee:

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 = \$3,937.00

						Co	st per DUE v	vith inflation =	\$3,937.00	
ITE Code	Land Use Category	Unit		DIIE.	or Unit			Eoo n	er Unit	
Code	Land Use Category	Unit	DUEs for	DUEs for	per Unit DUEs for	DUEs for	Fee for	Fee for	Fees for	Fees for
			Small	Medium	Large	Very Large	Small	Medium	Large	Very Large
			(<1,500	(1,500-	(>2,500-	(>3,500	(<1,500	(1,500-	(>2,500-	(>3,500
	Residentail		sq.ft)		3,500 sq.ft)	sq.ft)	sq.ft)		3,500 sq.ft)	sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,268	\$3,937	\$4,252	\$4,488
220 230	Apartment Low-Rise w/ Ground	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,772	\$2,126	\$2,323	\$2,441
230	Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,260	\$1,496	\$1,614	\$1,732
231	Medium-Rise w/ Ground									
0.40	Floor Commercial Mobile Home Park	Dwelling Unit Dwelling Unit	0.15 0.51	0.18 0.62	0.20 0.67	0.21 0.70	\$591 \$2,008	\$709 \$2,441	\$787 \$2,638	\$827 \$2,756
240 251	Senior, Single-Family	Dwelling Unit	0.51	0.02	0.87	0.70	\$1,024	\$1,260	\$1,339	\$1,417
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$866	\$1,063	\$1,142	\$1,181
ITE						ΓA DUE per L				
Code	Land Use Cate Industrial	gory	U	nit	Nor	malized to S	FD		Fee per Unit	
110	Light Industrial		1.00	00 s.f.		0.65			\$2,555	
130	Industrial Park			00 s.f.		0.34			\$1,335	
140	Manufacturing			00 s.f.		0.74			\$2,909	
150 151	Warehousing Mini-Warehousing			00 s.f. 00 s.f.		0.18			\$709 \$358	
131	Lodging		1,00	JU S.I.		0.09			φ336	
310	Hotel			oom		0.57			\$2,244	
311	All Suites Hotel			oom		0.35			\$1,370	
312	Business Hotel			oom		0.30			\$1,181	
320	Motel Recreational		K	oom		0.29			\$1,138	
430	Golf Course		Н	ole		3.96			\$15,575	
444	Movie Theater		1,00	00 s.f.		2.57			\$10,102	
492 493	Health/Fitness Club Athletic Club			00 s.f. 00 s.f.		0.63 3.01			\$2,468 \$11,854	
493	Recreational Community (^enter		00 s.f. 00 s.f.		1.20			\$11,854	
455	Institutional	Scritci	1,00	00 3.1.		1.20			ψ+,7 10	
536	Private School (K - 12)*			00 s.f.		4.03			\$15,850	
560	Church			00 s.f.		0.37			\$1,441	
565	Day Care Center Medical		1,00	00 s.f.		3.50			\$13,787	
254	Assisted Living		Е	led		0.11			\$417	
255	Continuing Care Commun	ity		Jnit		0.08			\$331	
610	Hospital			00 s.f.		1.77			\$6,976	
620 630	Nursing Home Clinic			00 s.f. 00 s.f.		0.26 3.47			\$1,039 \$13,650	
000	Office		1,00	00 3.1.		5.47			ψ10,000	
710	Up to 50,000 s.f.			00 s.f.		1.94			\$7,626	
	50,001 - 150,000 s.f.			00 s.f.		1.66			\$6,524	
	150,001 - 300,000 s.f. 300,001 - 500,000 s.f.			00 s.f. 00 s.f.		1.45 1.31			\$5,701 \$5,150	
	500,000 - 800,000 s.f.			00 s.f.		1.21			\$4,756	
	> 800,000 s.f.			00 s.f.		1.12			\$4,402	
720	Medical - Dental Office Bu	ıilding	1,00	00 s.f.		3.28			\$12,929	
812	Retail Building Materials & Lumb	er Yard	1.00	00 s.f.		0.29			\$1,154	
815	Discount Store	or ruru		00 s.f.		1.06			\$4,177	
816	Hardware Store		1,00	00 s.f.		0.39			\$1,528	
817	Nursery		1,00	00 s.f.		0.90			\$3,559	
820	Shopping Center < 200,000 s.f.		1 00	00 s.f.		1.14			\$4,480	
	200,000 s.f.		1,00	00 s.f.		1.48			\$5,819	
	500,000s.f1,000,000 s.f.		1,00	00 s.f.		1.60			\$6,291	
931	>1,000,000 s.f.			00 s.f.		1.58 3.28			\$6,220	
	Quality Restaurant High Turnover Restaurant	<u> </u>		00 s.f. 00 s.f.		2.78			\$12,905 \$10,945	
933	Fast Food w/o Drive-In			00 s.f.		5.89			\$23,173	
	Fast Food Drive-In			00 s.f.		5.85			\$23,047	
941 942	Quick Lube Vehicle Shop Automobile Care Center			. Pos. 00 s.f.		1.88 0.87			\$7,417 \$3,441	
841	New Car Sales			00 s.f.		1.46			\$5,728	
843	Automobile Parts Sales		1,00	00 s.f.		2.93			\$11,524	
944	Gasoline/Service Station	A		ımp		1.13	-		\$4,429	
945 848	Gas/Serv. Stn. W/Conv. No. Tire Store	narket		ump 00 s.f.		1.49 1.40			\$5,862 \$5,528	
850	Supermarket			00 s.f.		1.55			\$6,118	
851	Convenience Market		1,00	00 s.f.		3.45			\$13,575	
857	Discount Club			00 s.f.		1.62			\$6,378	
862 863	Home Improvement Supe Electronics Superstore	rstore		00 s.f. 00 s.f.		0.46 0.98			\$1,795 \$3,846	
864	Toy/Childrens Superstore			00 s.f.		1.13			\$3,846	
	Drugstore W/O Drive-Thru			00 s.f.		1.53			\$6,031	
881	Drugstore W/Drive-Thru		1,00	00 s.f.		2.00			\$7,882	
890 911	Furniture Store Walk-In Bank			00 s.f. 00 s.f.		0.31 3.25			\$1,224 \$12,807	
911	Drive-In Bank			00 s.f. 00 s.f.		4.08			\$12,807	
	1		.,00		1			1	Ţ.0,001	

UPDATED: 12/27/2023

SPRTA Impact Fees Placer County Newcastle/Horshoe Bar \$2,068.00 Jurisdiction: District: Fee:

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 = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per

				2031 Annual	Adjustment F	actor for Inflati Cos		vith inflation =	\$2,068.00	
ITE							•			
Code	Land Use Category	Unit	DUEs for	DUE DUEs for	per Unit DUEs for	DUEs for	Fee for	Fee p	er Unit Fees for	Fees for
			Small (<1,500	Medium (1,500-	Large (>2,500-	Very Large (>3,500	Small (<1,500	Medium (1,500-	Large (>2,500-	Very Large (>3,500
210	Residentail Single Family	Dwelling Unit	sq.ft) 0.83	2,500 sq.ft) 1.00	3,500 sq.ft) 1.08	sq.ft) 1.14	sq.ft) \$1,716	2,500 sq.π) \$2,068	3,500 sq.ft) \$2,233	sq.ft) \$2,358
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$931	\$1,117	\$1,220	\$1,282
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$662	\$786	\$848	\$910
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$310	\$372	\$414	\$434
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,055	\$1,282	\$1,386	\$1,448
251	Senior, Single-Family Senior, Multi-Family	Dwelling Unit Dwelling Unit	0.26 0.22	0.32 0.27	0.34 0.29	0.36 0.30	\$538 \$455	\$662 \$558	\$703 \$600	\$744 \$620
252 ITE	Seriior, ividiti-i arrilly	Dwelling Offic	0.22	0.21		TA DUE per U		ψυυσ	ψ000	Ψ020
Code	Land Use Cate	egory	U	Init		rmalized to SI			Fee per Unit	
110	Light Industrial		1,00	00 s.f.		0.65			\$1,342	
130	Industrial Park			00 s.f.		0.34			\$701	
140	Manufacturing			00 s.f.		0.74			\$1,528	
150 151	Warehousing Mini-Warehousing			00 s.f. 00 s.f.		0.18			\$372 \$188	
131	Lodging		1,00	00 5.1.		0.09			φ100	
310	Hotel			oom		0.57			\$1,179	
311	All Suites Hotel			oom		0.35			\$720	
312	Business Hotel			oom		0.30			\$620	
320	Motel Recreational		R	oom		0.29			\$598	
430	Golf Course		Н	lole		3.96			\$8,181	
444	Movie Theater		1,00	00 s.f.		2.57			\$5,306	
492	Health/Fitness Club			00 s.f.		0.63			\$1,297	
493	Athletic Club	04		00 s.f.		3.01			\$6,227	
495	Recreational Community (Institutional	Center	1,00	00 s.f.		1.20			\$2,475	
536	Private School (K - 12)*		1,00	00 s.f.		4.03			\$8,326	
560	Church			00 s.f.		0.37			\$757	
565	Day Care Center		1,00	00 s.f.		3.50			\$7,242	
254	Medical Assisted Living		F	Bed		0.11			\$219	
255	Continuing Care Commun	nity		Jnit		0.08			\$174	
610	Hospital	•		00 s.f.		1.77			\$3,664	
620 630	Nursing Home Clinic			00 s.f. 00 s.f.		0.26 3.47			\$546 \$7,170	
030	Office		1,00	00 5.1.		3.41			φ1,110	
710	Up to 50,000 s.f.			00 s.f.		1.94			\$4,006	
	50,001 - 150,000 s.f.			00 s.f.		1.66			\$3,427	
	150,001 - 300,000 s.f. 300,001 - 500,000 s.f.			00 s.f. 00 s.f.		1.45 1.31			\$2,994 \$2,705	
	500,000 - 800,000 s.f.			00 s.f.		1.21			\$2,498	
	> 800,000 s.f.			00 s.f.		1.12			\$2,312	
720	Medical - Dental Office Bu	uilding	1,00	00 s.f.		3.28			\$6,791	
812	Retail Building Materials & Lumb	er Vard	1.00	00 s.f.		0.29			\$606	
815	Discount Store	oci raiu		00 s.f.		1.06			\$2,194	
816	Hardware Store		1,00	00 s.f.		0.39			\$802	
817	Nursery		1,00	00 s.f.		0.90			\$1,869	
820	Shopping Center < 200,000 s.f.		1 00	00 s.f.		1.14			\$2,353	
	200,000 s.f.			00 s.f.		1.48			\$3,057	
	500,000s.f1,000,000 s.f.		1,00	00 s.f.		1.60			\$3,305	
004	>1,000,000 s.f.			00 s.f.		1.58			\$3,267	
931 932	Quality Restaurant High Turnover Restaurant	t		00 s.f. 00 s.f.		3.28 2.78			\$6,779 \$5,749	
933	Fast Food w/o Drive-In			00 s.f.		5.89			\$12,172	
934	Fast Food Drive-In		1,00	00 s.f.		5.85			\$12,106	
941 942	Quick Lube Vehicle Shop Automobile Care Center			c. Pos. 00 s.f.		1.88 0.87			\$3,896 \$1,807	
841	New Car Sales			00 s.f.		1.46			\$1,807	
843	Automobile Parts Sales		1,00	00 s.f.		2.93			\$6,053	
944	Gasoline/Service Station			ımp		1.13	-		\$2,327	
945 848	Gas/Serv. Stn. W/Conv. M Tire Store	viarket		ump 00 s.f.		1.49 1.40			\$3,079 \$2,903	
850	Supermarket			00 s.f.		1.40			\$3,214	
851	Convenience Market		1,00	00 s.f.		3.45			\$7,130	
857	Discount Club			00 s.f.		1.62			\$3,350	
862 863	Home Improvement Supe Electronics Superstore	erstore		00 s.f. 00 s.f.		0.46 0.98			\$943 \$2,020	
864	Toy/Childrens Superstore			00 s.f.		1.13			\$2,020	
880	Drugstore W/O Drive-Thru			00 s.f.		1.53			\$3,168	
881	Drugstore W/Drive-Thru		1,00	00 s.f.		2.00			\$4,140	
890 911	Furniture Store Walk-In Bank			00 s.f. 00 s.f.		0.31 3.25			\$643 \$6,727	
911	Drive-In Bank			00 s.f.		4.08			\$8,431	
ــــــــــــــــــــــــــــــــــــــ	1 22		.,00						,-,	

SPRTA Impact Fees

Placer County Placer Central \$3,191.00 Jurisdiction: District: Fee:

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

2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =
Cost per DUE with inflation = \$3,191.00

	T					Со	st per DUE v	vith inflation =	\$3,191.00	
ITE	Land Hea Catagory	Unit		DUE -	or Unit			Eac -	or Unit	
Code	Land Use Category	Unit	DUEs for	DUEs for	per Unit DUEs for	DUEs for	Fee for	Fee for	er Unit Fees for	Fees for
			Small	Medium	Large	Very Large	Small	Hee for Medium	Large	Very Large
			(<1,500	(1,500-	(>2,500-	(>3,500	(<1,500	(1,500-	(>2,500-	(>3,500
	Residentail		sq.ft)	2,500 sq.ft)	3,500 sq.ft)		sq.ft)		3,500 sq.ft)	sq.ft)
	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,649	\$3,191	\$3,446	\$3,638
	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,436	\$1,723	\$1,883	\$1,978
	Low-Rise w/ Ground Floor Commercial	Duralling Unit	0.22	0.20	0.44	0.44	£4.004	£1 010	£1 200	£1.404
	Medium-Rise w/ Ground	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,021	\$1,213	\$1,308	\$1,404
	Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$479	\$574	\$638	\$670
	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,627	\$1,978	\$2,138	\$2,234
	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$830	\$1,021	\$1,085	\$1,149
	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$702	\$862	\$925	\$957
ITE Code	Land Has Cate			Init		TA DUE per Unable to S			Fee per Unit	
	Land Use Cate Industrial	egory		itiit	NO	manzed to 5	ΓU		ree per unit	
110	Light Industrial		1,00	00 s.f.		0.65			\$2,071	
	Industrial Park			00 s.f.		0.34			\$1,082	
	Manufacturing			00 s.f.		0.74			\$2,358	
	Warehousing Mini-Warehousing			00 s.f. 00 s.f.		0.18 0.09			\$574 \$290	
131	Lodging		1,00	00 3.1.		0.09			Ψ290	
	Hotel		Ro	oom		0.57			\$1,819	
	All Suites Hotel			oom		0.35			\$1,110	
	Business Hotel			oom		0.30			\$957	
	Motel Recreational		Ro	oom		0.29			\$922	
	Golf Course		н	lole		3.96			\$12,624	
	Movie Theater			00 s.f.		2.57			\$8,188	
	Health/Fitness Club			00 s.f.		0.63			\$2,001	
	Athletic Club			00 s.f.		3.01			\$9,608	
	Recreational Community (Institutional	Center	1,00	00 s.f.		1.20			\$3,820	
	Private School (K - 12)*		1.00	00 s.f.		4.03			\$12,847	
	Church			00 s.f.		0.37			\$1,168	
	Day Care Center		1,00	00 s.f.		3.50			\$11,175	
	Medical								****	
	Assisted Living Continuing Care Commun	ity		Bed Jnit		0.11 0.08			\$338 \$268	
	Hospital	iity		00 s.f.		1.77			\$5,654	
	Nursing Home		1,00	00 s.f.		0.26			\$842	
630	Clinic		1,00	00 s.f.		3.47			\$11,063	
740	Office		1.00	20 (4.04			00.404	
710	Up to 50,000 s.f. 50,001 - 150,000 s.f.			00 s.f. 00 s.f.		1.94 1.66			\$6,181 \$5,287	
	150,001 - 300,000 s.f.			00 s.f.		1.45			\$4,621	
	300,001 - 500,000 s.f.		1,00	00 s.f.		1.31			\$4,174	
	500,000 - 800,000 s.f.			00 s.f.		1.21			\$3,855	
720	> 800,000 s.f. Medical - Dental Office Bu	uilding		00 s.f. 00 s.f.		1.12 3.28			\$3,568 \$10,479	
	Retail	iliairig	1,00	JU S.I.		3.20			\$10,479	
	Building Materials & Lumb	er Yard		00 s.f.		0.29			\$935	
815	Discount Store		1,00	00 s.f.		1.06			\$3,386	
	Hardware Store			00 s.f.		0.39			\$1,238	
	Nursery Shopping Center		1,00	00 s.f.		0.90			\$2,885	
020	< 200,000 s.f.		1.00	00 s.f.		1.14			\$3,631	
	200,001-500,000 s.f.		1.04	00 s.f.		1.48			\$4,716	
	500,000s.f1,000,000 s.f.			00 s.f.		1.60	-		\$5,099	-
	>1,000,000 s.f.			00 s.f.		1.58			\$5,042	
	Quality Restaurant High Turnover Restaurant	1		00 s.f. 00 s.f.		3.28 2.78			\$10,460 \$8,871	
	Fast Food w/o Drive-In	•		00 s.f.		5.89			\$18,782	
934	Fast Food Drive-In		1,00	00 s.f.		5.85			\$18,680	
	Quick Lube Vehicle Shop			. Pos.		1.88			\$6,012	
	Automobile Care Center New Car Sales			00 s.f.		0.87			\$2,789	
	New Car Sales Automobile Parts Sales			00 s.f. 00 s.f.		1.46 2.93			\$4,643 \$9,340	
	Gasoline/Service Station			ump		1.13			\$3,590	
945	Gas/Serv. Stn. W/Conv. N	//arket	Pı	ump		1.49			\$4,751	
	Tire Store			00 s.f.		1.40	-		\$4,480	
	Supermarket Convenience Market			00 s.f.		1.55			\$4,959	
	Discount Club			00 s.f. 00 s.f.		3.45 1.62			\$11,003 \$5,169	
	Home Improvement Supe	rstore		00 s.f.		0.46			\$1,455	
863	Electronics Superstore			00 s.f.		0.98			\$3,118	
	Toy/Childrens Superstore			00 s.f.		1.13			\$3,606	
	Drugstore W/O Drive-Thru	и		00 s.f.		1.53			\$4,889	
	Drugstore W/Drive-Thru Furniture Store			00 s.f. 00 s.f.		2.00 0.31			\$6,388 \$992	
	Walk-In Bank			00 s.f.		3.25			\$992 \$10,380	
	Drive-In Bank			00 s.f.		4.08			\$13,010	

UPDATED: 12/27/2023 Effective: 4/1/2024

SPRTA Impact Fees Placer County Placer West \$2,044.00 Jurisdiction: District: Fee:

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

						Co	st per DUE v	with inflation =	\$2,044.00	
ITE Code	Land Use Category	Unit		DIIE -	or Unit			Eoo n	or Unit	
Code	Land Use Category	Unit	DUEs for	DUEs for	per Unit DUEs for	DUEs for	Fee for	Fee for	er Unit Fees for	Fees for
			Small	Medium	Large	Very Large	Small	Medium	Large	Very Large
			(<1,500	(1,500-	(>2,500-	(>3,500	(<1,500	(1,500-	(>2,500-	(>3,500
	Residentail		sq.ft)		3,500 sq.ft)	sq.ft)	sq.ft)		3,500 sq.ft)	sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$1,697	\$2,044	\$2,208	\$2,330
220 230	Apartment Low-Rise w/ Ground	Dwelling Unit	0.45	0.54	0.59	0.62	\$920	\$1,104	\$1,206	\$1,267
230	Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$654	\$777	\$838	\$899
231	Medium-Rise w/ Ground									
0.40	Floor Commercial Mobile Home Park	Dwelling Unit Dwelling Unit	0.15 0.51	0.18 0.62	0.20 0.67	0.21 0.70	\$307 \$1,042	\$368 \$1,267	\$409 \$1,369	\$429 \$1,431
240 251	Senior, Single-Family	Dwelling Unit	0.51	0.02	0.67	0.70	\$1,042	\$654	\$695	\$736
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$450	\$552	\$593	\$613
ITE						ΓA DUE per U				
Code	Land Use Cate Industrial	gory	U	Init	Nor	malized to S	FD		Fee per Unit	
110	Light Industrial		1.00	00 s.f.		0.65			\$1,327	
130	Industrial Park			00 s.f.		0.34			\$693	
140	Manufacturing			00 s.f.		0.74			\$1,511	
150 151	Warehousing Mini-Warehousing			00 s.f. 00 s.f.		0.18			\$368 \$186	
131	Lodging		1,00	00 5.1.		0.09			\$100	
310	Hotel			oom		0.57			\$1,165	
311	All Suites Hotel			oom		0.35			\$711	
312	Business Hotel			oom		0.30			\$613	
320	Motel Recreational		Ro	oom		0.29			\$591	
430	Golf Course		Н	lole		3.96			\$8,086	
444	Movie Theater		1,00	00 s.f.		2.57			\$5,245	
492	Health/Fitness Club			00 s.f.		0.63			\$1,282	
493 495	Athletic Club Recreational Community (Contor		00 s.f. 00 s.f.		3.01 1.20			\$6,154 \$2,447	
495	Institutional	Jenter	1,00	00 5.1.		1.20			φ2,447	
536	Private School (K - 12)*			00 s.f.		4.03			\$8,229	
560	Church			00 s.f.		0.37			\$748	
565	Day Care Center Medical		1,00	00 s.f.		3.50			\$7,158	
254	Assisted Living		P	Bed		0.11			\$217	
255	Continuing Care Commun	ity		Jnit		0.08			\$172	
610	Hospital			00 s.f.	1.77		\$3,622			
620 630	Nursing Home			00 s.f.		0.26			\$540	
630	Clinic Office		1,00	00 s.f.		3.47			\$7,087	
710	Up to 50,000 s.f.			00 s.f.		1.94			\$3,959	
	50,001 - 150,000 s.f.			00 s.f.		1.66			\$3,387	
	150,001 - 300,000 s.f.			00 s.f. 00 s.f.		1.45 1.31			\$2,960 \$2,674	
	300,001 - 500,000 s.f. 500,000 - 800,000 s.f.			00 s.f.		1.21			\$2,674	
	> 800,000 s.f.			00 s.f.		1.12			\$2,285	
720	Medical - Dental Office Bu	ıilding	1,00	00 s.f.		3.28			\$6,712	
010	Retail	or Vord	1.00	00 o f		0.20			¢ E00	
812 815	Building Materials & Lumb Discount Store	er Yard		00 s.f. 00 s.f.		0.29 1.06			\$599 \$2,169	
	Hardware Store			00 s.f.		0.39			\$793	
817	Nursery		1,00	00 s.f.		0.90			\$1,848	
820	Shopping Center		4.00	00 s.f.		1 4 4			\$2.326	
	< 200,000 s.f. 200,001-500,000 s.f.			00 s.f. 00 s.f.		1.14 1.48			\$2,326 \$3,021	
	500,000s.f1,000,000 s.f.			00 s.f.		1.60			\$3,266	
	>1,000,000 s.f.		1,00	00 s.f.		1.58			\$3,230	
931	Quality Restaurant			00 s.f.		3.28			\$6,700	
	High Turnover Restaurant Fast Food w/o Drive-In			00 s.f. 00 s.f.		2.78 5.89			\$5,682 \$12,031	
	Fast Food W/o Drive-III			00 s.f.		5.85			\$11,966	
941	Quick Lube Vehicle Shop		Srvc	. Pos.		1.88			\$3,851	
942	Automobile Care Center			00 s.f.		0.87			\$1,786	
841 843	New Car Sales Automobile Parts Sales			00 s.f. 00 s.f.		1.46 2.93			\$2,974 \$5,983	
944	Gasoline/Service Station			ump		1.13			\$2,300	
945	Gas/Serv. Stn. W/Conv. N	∕larket	Pι	ump		1.49			\$3,044	
848	Tire Store			00 s.f.		1.40			\$2,870	
850 851	Supermarket Convenience Market			00 s.f. 00 s.f.		1.55 3.45			\$3,176 \$7,048	
857	Discount Club			00 s.f.		1.62			\$3,311	
862	Home Improvement Supe	rstore	1,00	00 s.f.		0.46			\$932	
	Electronics Superstore			00 s.f.		0.98			\$1,997	
864 880	Toy/Childrens Superstore Drugstore W/O Drive-Thru			00 s.f. 00 s.f.		1.13 1.53			\$2,310 \$3,131	
880	Drugstore W/D Drive-Thru	u		00 s.f. 00 s.f.		2.00			\$3,131 \$4,092	
890	Furniture Store		1,00	00 s.f.		0.31			\$636	
911	Walk-In Bank			00 s.f.		3.25			\$6,649	
912	Drive-In Bank		1,00	00 s.f.		4.08		<u> </u>	\$8,333	

SPRTA Impact Fees

Placer County Rocklin \$4,523.00 Jurisdiction: District: Fee:

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 = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = Cost per

ITE								vith inflation =			
Code	Land Use Category	Unit		DUE	er Unit		Fee per Unit				
	Residentail		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-	Fees for Large (>2,500- 3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)	
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	5	0.45	2.42	2.00	2.24	4070	***	4005	4050	
0.40	Floor Commercial Mobile Home Park	Dwelling Unit	0.15	0.18 0.62	0.20 0.67	0.21 0.70	\$678	\$814 \$2,804	\$905	\$950	
240 251	Senior, Single-Family	Dwelling Unit Dwelling Unit	0.51 0.26	0.02	0.87	0.70	\$2,307 \$1,176	\$1,447	\$3,030 \$1,538	\$3,166 \$1,628	
251	Senior, Multi-Family	Dwelling Unit	0.20	0.32	0.29	0.30	\$995	\$1,221	\$1,312	\$1,357	
ITE	,	J -				TA DUE per L		. ,		, , , , , , ,	
Code	Land Use Cate	gory	U	nit		malized to S			Fee per Unit		
	Industrial										
110	Light Industrial			00 s.f.		0.65			\$2,935		
130 140	Industrial Park Manufacturing			00 s.f. 00 s.f.		0.34 0.74			\$1,533 \$3,342		
150	Warehousing			00 s.f.		0.18			\$814		
151	Mini-Warehousing			00 s.f.		0.09			\$412		
	Lodging		·								
310	Hotel	·		oom		0.57			\$2,578		
311	All Suites Hotel			oom		0.35			\$1,574		
312 320	Business Hotel Motel			oom		0.30 0.29			\$1,357 \$1,307		
020	Recreational		100	2011		0.20			ψ1,007		
430	Golf Course			ole		3.96			\$17,893		
444	Movie Theater			00 s.f.		2.57	_		\$11,606		
492	Health/Fitness Club			00 s.f.		0.63			\$2,836		
493 495	Athletic Club Recreational Community	Contor		00 s.f. 00 s.f.		3.01 1.20			\$13,619 \$5,414		
433	Institutional	Serilei	1,00	JU 3.1.		1.20			ψ3,414		
536	Private School (K - 12)*		1,00	00 s.f.		4.03			\$18,210		
560	Church			00 s.f.		0.37			\$1,655		
565	Day Care Center		1,00	00 s.f.		3.50			\$15,840		
254	Medical Assisted Living			led		0.11			\$479		
255	Continuing Care Commun	itv		Jnit		0.08			\$380		
610	Hospital			00 s.f.		1.77			\$8,015		
620	Nursing Home			00 s.f.		0.26			\$1,194		
630	Office		1,00	00 s.f.		3.47			\$15,681		
710	Up to 50,000 s.f.		1.00	00 s.f.		1.94			\$8,761		
710	50,001 - 150,000 s.f.			00 s.f.		1.66			\$7,495		
	150,001 - 300,000 s.f.			00 s.f.		1.45			\$6,549		
	300,001 - 500,000 s.f.			00 s.f.		1.31			\$5,916		
	500,000 - 800,000 s.f. > 800,000 s.f.			00 s.f. 00 s.f.		1.21 1.12			\$5,464 \$5,057		
720	Medical - Dental Office Bu	ıildina		00 s.f.		3.28			\$14,854		
	Retail	······9	.,,,,						4		
812	Building Materials & Lumb	er Yard		00 s.f.		0.29			\$1,325		
815	Discount Store			00 s.f.		1.06			\$4,799		
816 817	Hardware Store Nursery			00 s.f. 00 s.f.		0.39 0.90			\$1,755 \$4,089		
820	Shopping Center		1,00	, o J.I.		0.30			ψ+,009		
	< 200,000 s.f.		.,,-	00 s.f.		1.14			\$5,147		
	200,001-500,000 s.f.			00 s.f.		1.48			\$6,685		
	500,000s.f1,000,000 s.f. >1,000,000 s.f.			00 s.f. 00 s.f.		1.60 1.58			\$7,228 \$7,146		
931	Quality Restaurant			00 s.f.		3.28			\$14,826		
932	High Turnover Restaurant	į		00 s.f.		2.78			\$12,574		
933	Fast Food w/o Drive-In		1,00	00 s.f.		5.89			\$26,622		
934	Fast Food Drive-In			00 s.f.		5.85			\$26,478		
941	Quick Lube Vehicle Shop			. Pos.		1.88 0.87			\$8,521		
942 841	Automobile Care Center New Car Sales			00 s.f. 00 s.f.		1.46			\$3,953 \$6,581		
843	Automobile Parts Sales			00 s.f.		2.93			\$13,239		
944	Gasoline/Service Station		Pı	ımp		1.13			\$5,088		
945	Gas/Serv. Stn. W/Conv. M	//arket		ımp		1.49			\$6,735		
848 850	Tire Store Supermarket			00 s.f. 00 s.f.		1.40 1.55			\$6,350 \$7,029		
850	Convenience Market			00 s.f. 00 s.f.		3.45			\$7,029 \$15,595		
857	Discount Club			00 s.f.		1.62			\$7,327		
862	Home Improvement Supe	rstore	1,00	00 s.f.		0.46			\$2,062		
863	Electronics Superstore			00 s.f.		0.98			\$4,419	-	
864	Toy/Childrens Superstore	or .		00 s.f.		1.13			\$5,111		
880 881	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	u		00 s.f. 00 s.f.		1.53 2.00			\$6,929 \$9,055		
890	Furniture Store			00 s.f.		0.31			\$1,407		
911	Walk-In Bank		1,00	00 s.f.		3.25			\$14,713		
912	Drive-In Bank		1.00	00 s.f.	· —	4.08		1	\$18,440		

SPRTA Impact Fees

Placer County Roseville West \$1,972.00 Jurisdiction: District: Fee:

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

2029 Annual Adjustment Factor for Inflation = 2030 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inflation = 2031 Annual Adjustment Factor for Inf

	Cost per DUE with inflation = \$1,972.00									
ITE Code	Land Use Category	Unit		DHE	er Unit			Eoo n	Fee per Unit	
Code	Land Use Category	Offit	DUEs for	DUEs for	DUEs for	DUEs for	Fee for	Fee for	Fees for	Fees for
			Small	Medium	Large	Very Large	Small	Medium	Large	Very Large
			(<1,500	(1,500-	(>2,500-	(>3,500	(<1,500	(1,500-	(>2,500-	(>3,500
	Residentail		sq.ft)		3,500 sq.ft)	sq.ft)	sq.ft)		3,500 sq.ft)	sq.ft)
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
	Low-Rise w/ Ground									
	Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$631	\$749	\$809	\$868
	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$296	\$355	\$394	\$414
	Mobile Home Park	Dwelling Unit	0.13	0.10	0.20	0.70	\$1,006	\$1,223	\$1,321	\$1,380
	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$513	\$631	\$670	\$710
	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$434	\$532	\$572	\$592
ITE					SPR'	TA DUE per U	Jnit,			
Code	Land Use Cate	gory	U	Init	Nor	malized to S	FD		Fee per Unit	
440	Industrial					2.05			***	
	Light Industrial			00 s.f.		0.65 0.34			\$1,280	
	Industrial Park Manufacturing			00 s.f. 00 s.f.		0.34			\$669 \$1,457	
	Warehousing			00 s.f.		0.14			\$355	
	Mini-Warehousing			00 s.f.		0.09			\$179	
	Lodging									
	Hotel			oom		0.57	_		\$1,124	
	All Suites Hotel			oom		0.35			\$686	
	Business Hotel Motel			oom oom		0.30 0.29			\$592 \$570	
	Recreational		IN.	JUIII		0.23			ψυιυ	
	Golf Course		Н	lole		3.96			\$7,801	
444	Movie Theater		1,00	00 s.f.		2.57			\$5,060	
	Health/Fitness Club			00 s.f.		0.63			\$1,236	
	Athletic Club	O4		00 s.f.		3.01			\$5,938	
495	Recreational Community (Institutional	Jenter	1,00	00 s.f.		1.20			\$2,360	
536	Private School (K - 12)*		1.00	00 s.f.		4.03			\$7.939	
	Church			00 s.f.		0.37			\$722	
565	Day Care Center		1,00	00 s.f.		3.50			\$6,906	
	Medical									
	Assisted Living	it.		Bed Jnit		0.11 0.08			\$209 \$166	
	Continuing Care Commun Hospital	iity		ກາແ 00 s.f.		1.77			\$3,494	
	Nursing Home			00 s.f.		0.26			\$521	
	Clinic			00 s.f.		3.47			\$6,837	
	Office									
710	Up to 50,000 s.f.			00 s.f.		1.94			\$3,820	
	50,001 - 150,000 s.f. 150,001 - 300,000 s.f.			00 s.f. 00 s.f.		1.66 1.45			\$3,268 \$2,855	
	300,001 - 500,000 s.f.			00 s.f.		1.31			\$2,533	
	500,000 - 800,000 s.f.			00 s.f.		1.21			\$2,382	
	> 800,000 s.f.			00 s.f.		1.12			\$2,205	
720	Medical - Dental Office Bu	ıilding	1,00	00 s.f.		3.28			\$6,476	
040	Retail	VI	4.00	00 - f		0.00				
	Building Materials & Lumb Discount Store	ei faiu		00 s.f. 00 s.f.		0.29 1.06			\$578 \$2,092	
	Hardware Store			00 s.f.		0.39			\$2,092	
817	Nursery			00 s.f.		0.90			\$1,783	
820	Shopping Center									
	< 200,000 s.f.			00 s.f.		1.14			\$2,244	
	200,001-500,000 s.f. 500,000s.f1,000,000 s.f.			00 s.f. 00 s.f.		1.48 1.60			\$2,915 \$3,151	
	>1,000,000s.11,000,000 s.1.			00 s.f.		1.58			\$3,116	
931	Quality Restaurant			00 s.f.		3.28			\$6,464	
	High Turnover Restaurant			00 s.f.		2.78			\$5,482	
	Fast Food w/o Drive-In			00 s.f.		5.89			\$11,607	
	Fast Food Drive-In			00 s.f.		5.85			\$11,544	
	Quick Lube Vehicle Shop Automobile Care Center			c. Pos. 00 s.f.		1.88 0.87			\$3,715 \$1,724	
	New Car Sales			00 s.f.		1.46			\$2,869	
843	Automobile Parts Sales		1,00	00 s.f.		2.93			\$5,772	
	Gasoline/Service Station			ımp		1.13			\$2,219	-
	Gas/Serv. Stn. W/Conv. N	//arket		ump		1.49			\$2,936	
	Tire Store Supermarket			00 s.f. 00 s.f.		1.40 1.55			\$2,769 \$3,064	
	Convenience Market			00 s.f.		3.45			\$6,799	
857	Discount Club		1,00	00 s.f.		1.62			\$3,195	
	Home Improvement Supe	rstore	1,00	00 s.f.		0.46			\$899	
	Electronics Superstore			00 s.f.		0.98			\$1,927	
	Toy/Childrens Superstore Drugstore W/O Drive-Thru			00 s.f. 00 s.f.		1.13 1.53			\$2,228 \$3,021	
	Drugstore W/D Drive-Thru	u		00 s.f.		2.00			\$3,021	
	Furniture Store		1,00	00 s.f.		0.31			\$613	
890 911			1,00	00 s.f. 00 s.f. 00 s.f.		3.25 4.08			\$6,415 \$8,040	

SPRTA Impact Fees

Placer County Roseville East \$925.00 Jurisdiction: District: Fee:

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

<u> </u>	Ti-					Co	st per DUE v	with inflation =	ֆ 9 25.00		
ITE											
Code	Land Use Category	Unit			er Unit				er Unit		
			DUEs for	DUEs for	DUEs for	DUEs for	Fee for	Fee for	Fees for	Fees for	
			Small	Medium	Large	Very Large	Small	Medium	Large	Very Large	
			(<1,500	(1,500-	(>2,500-	(>3,500	(<1,500	(1,500-	(>2,500-	(>3,500	
	Residentail		sq.ft)	2,500 sq.ft)	3,500 sq.ft)	sq.ft)	sq.ft)	2,500 sq.ft)	3,500 sq.ft)	sq.ft)	
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$768	\$925	\$999	\$1,055	
	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	
ITE					SPR	TA DUE per L	Jnit,				
Code	Land Use Cate	aorv	u	Init	No	malized to S	FD		Fee per Unit		
	Industrial										
110	Light Industrial		1,00	00 s.f.		0.65			\$600		
130	Industrial Park		1,00	00 s.f.		0.34			\$314		
140	Manufacturing		1,00	00 s.f.		0.74			\$684		
150	Warehousing		1,00	00 s.f.		0.18			\$167		
	Mini-Warehousing		1,00	00 s.f.		0.09			\$84		
	Lodging										
310	Hotel		R	oom		0.57			\$527		
	All Suites Hotel			oom		0.35			\$322		
312	Business Hotel		R	oom		0.30			\$278		
	Motel			oom		0.29			\$267		
	Recreational										
430	Golf Course			lole		3.96			\$3,659		
	Movie Theater			00 s.f.		2.57			\$2,374		
492	Health/Fitness Club			00 s.f.		0.63			\$580		
	Athletic Club			00 s.f.		3.01			\$2,785		
495	Recreational Community (Center	1,00	00 s.f.		1.20			\$1,107		
	Institutional										
536	Private School (K - 12)*		1,00	00 s.f.		4.03			\$3,724		
560	Church		1,00	00 s.f.		0.37			\$339		
565	Day Care Center		1,00	00 s.f.		3.50			\$3,239		
	Medical										
	Assisted Living			Bed		0.11			\$98		
255	Continuing Care Commun	ity		Jnit	0.08			\$78			
	Hospital			00 s.f.	1.77			\$1,639			
620	Nursing Home			00 s.f.	0.26			\$244			
630	Clinic		1,00	00 s.f.		3.47			\$3,207		
	Office										
710	Up to 50,000 s.f.			00 s.f.		1.94			\$1,792		
	50,001 - 150,000 s.f.			00 s.f.		1.66			\$1,533		
	150,001 - 300,000 s.f.			00 s.f.		1.45			\$1,339		
	300,001 - 500,000 s.f.			00 s.f.		1.31			\$1,210		
	500,000 - 800,000 s.f.			00 s.f.		1.21			\$1,117		
700	> 800,000 s.f.			00 s.f.		1.12			\$1,034		
720	Medical - Dental Office Bu	iilding	1,00	00 s.f.		3.28			\$3,038		
040	Retail	VI	4.00	00 - f		0.00			#074		
	Building Materials & Lumb	ei Yaro		00 s.f.		0.29			\$271		
	Discount Store Hardware Store			00 s.f. 00 s.f.		1.06 0.39			\$981 \$359		
	Nursery			00 s.f. 00 s.f.		0.39					
817 820	Shopping Center		1,00	JU 5.I.		0.90			\$836		
020	< 200,000 s.f.		1.00	00 s.f.		1.14			\$1,053		
1	200,000 s.f. 200,001-500,000 s.f.			00 s.f.		1.14			\$1,053		
1	500,000s.f1,000,000 s.f.			00 s.f.	1	1.40			\$1,367		
1	>1,000,000 s.f.			00 s.f.	1	1.58			\$1,476		
931	Quality Restaurant			00 s.f.		3.28			\$3,032		
	High Turnover Restaurant			00 s.f.	1	2.78			\$2,572		
	Fast Food w/o Drive-In			00 s.f.		5.89			\$5,445		
933	Fast Food Drive-In			00 s.f.		5.85			\$5,445		
934	Quick Lube Vehicle Shop			DU S.I. D. Pos.		1.88			\$1,743		
	Automobile Care Center			00 s.f.		0.87			\$808		
	New Car Sales			00 s.f.		1.46			\$1,346		
843	Automobile Parts Sales			00 s.f.		2.93			\$2,707		
944	Gasoline/Service Station			ump		1.13			\$1,041		
945	Gas/Serv. Stn. W/Conv. N	//arket		ump		1.49			\$1,377		
848	Tire Store			00 s.f.		1.40			\$1,299		
850	Supermarket			00 s.f.		1.55			\$1,299		
851	Convenience Market			00 s.f.		3.45			\$3,189		
	Discount Club			00 s.f.		1.62			\$1,499		
	Home Improvement Supe	rstore		00 s.f.		0.46			\$422		
	Electronics Superstore			00 s.f.		0.98			\$904		
864	Toy/Childrens Superstore			00 s.f.		1.13			\$1,045		
	Drugstore W/O Drive-Thru	ı		00 s.f.		1.53			\$1,417		
881	Drugstore W/Drive-Thru			00 s.f.		2.00			\$1,852		
	Furniture Store			00 s.f.		0.31			\$288		
	Walk-In Bank			00 s.f.		3.25			\$3,009		
912	Drive-In Bank			00 s.f.		4.08			\$3,771		
			.,,0,		1			1	V-1		

UPDATED: 12/27/2023 Effective: 4/1/2024

SPRTA Impact Fees Placer County Sunset \$2,628.00 Jurisdiction: District: Fee:

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 2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =
Cost per DUE with inflation = \$2,628.00

						Co	st per DUE v	per DUE with inflation = \$2,628.00					
ITE	Land Has Catanami	1114		DUE -				F	I I!4				
Code	Land Use Category	Unit			er Unit				er Unit				
			DUEs for Small (<1,500	DUEs for Medium (1,500-	DUEs for Large (>2,500-	DUEs for Very Large (>3,500	Fee for Small (<1,500	Fee for Medium (1,500-	Fees for Large (>2,500-	Fees for Very Large (>3,500			
	Residentail	D III 11 3	sq.ft)		3,500 sq.ft)	sq.ft)	sq.ft)		3,500 sq.ft)	sq.ft)			
210	Single Family Apartment	Dwelling Unit Dwelling Unit	0.83 0.45	1.00 0.54	1.08 0.59	1.14 0.62	\$2,181 \$1,183	\$2,628 \$1,419	\$2,838 \$1,551	\$2,996 \$1,629			
220 230	Low-Rise w/ Ground	Dwelling Offic	0.43	0.04	0.00	0.02	ψ1,100	ψ1,+13	ψ1,551	Ψ1,023			
231	Floor Commercial Medium-Rise w/ Ground	Dwelling Unit	0.32	0.38	0.41	0.44	\$841	\$999	\$1,077	\$1,156			
	Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$394	\$473	\$526	\$552			
	Mobile Home Park Senior, Single-Family	Dwelling Unit Dwelling Unit	0.51 0.26	0.62 0.32	0.67 0.34	0.70 0.36	\$1,340 \$683	\$1,629 \$841	\$1,761 \$894	\$1,840 \$946			
251 252	Senior, Multi-Family	Dwelling Unit	0.22	0.32	0.29	0.30	\$578	\$710	\$762				
ITE					SPR'	TA DUE per U	Jnit,						
Code	Land Use Cate	gory	U	Init	Nor	malized to S	FD		Fee per Unit				
440	Industrial		4.00	00 - f		0.05			£4.700				
	Light Industrial Industrial Park			00 s.f. 00 s.f.		0.65 0.34			\$1,706 \$891				
	Manufacturing			00 s.f.		0.74			\$1,942				
150	Warehousing			00 s.f.		0.18			\$473				
151	Mini-Warehousing		1,00	00 s.f.		0.09			\$239				
310	Lodging Hotel		D.	oom		0.57			\$1,498				
	All Suites Hotel			oom		0.35			\$915				
312	Business Hotel		Ro	oom		0.30			\$788				
320	Motel		Ro	oom		0.29			\$759				
430	Recreational Golf Course		ш	lole		3.96			\$10,396				
	Movie Theater			00 s.f.		2.57			\$10,396				
492	Health/Fitness Club		1,00	00 s.f.		0.63			\$1,648				
	Athletic Club			00 s.f.		3.01			\$7,913				
495	Recreational Community (Institutional	Center	1,00	00 s.f.		1.20			\$3,146				
536	Private School (K - 12)*		1 00	00 s.f.		4.03			\$10,580				
560	Church		1,00	00 s.f.		0.37			\$962				
565	Day Care Center		1,00	00 s.f.		3.50			\$9,203				
254	Medical Assisted Living			Bed		0.11			\$279				
	Continuing Care Commun	ity		Jnit		0.08			\$221				
610	Hospital	•		00 s.f.		1.77			\$4,657				
	Nursing Home			00 s.f.		0.26			\$694				
630	Office		1,00	00 s.f.		3.47			\$9,111				
710	Up to 50,000 s.f.		1,00	00 s.f.		1.94			\$5,090				
	50,001 - 150,000 s.f.			00 s.f.		1.66			\$4,355				
	150,001 - 300,000 s.f.			00 s.f.		1.45			\$3,805				
	300,001 - 500,000 s.f. 500,000 - 800,000 s.f.			00 s.f. 00 s.f.		1.31 1.21			\$3,437 \$3,175				
	> 800,000 s.f.			00 s.f.		1.12			\$2,938				
720	Medical - Dental Office Bu	ıilding	1,00	00 s.f.		3.28			\$8,630				
040	Retail Building Materials & Lumb	VI	4.00	00 - f		0.00			6770				
	Discount Store	ei faiu		00 s.f. 00 s.f.		0.29 1.06			\$770 \$2,788				
816	Hardware Store		1,00	00 s.f.		0.39			\$1,020				
	Nursery		1,00	00 s.f.	-	0.90			\$2,376	-			
820	Shopping Center < 200,000 s.f.		1 00	00 s.f.		1.14			\$2,991				
	200,000 s.f.		1.04	00 s.f.		1.14			\$3,884				
	500,000s.f1,000,000 s.f.		1,00	00 s.f.		1.60			\$4,200				
001	>1,000,000 s.f.			00 s.f.		1.58	-		\$4,152				
	Quality Restaurant High Turnover Restaurant	·		00 s.f. 00 s.f.		3.28 2.78			\$8,615 \$7,306				
	Fast Food w/o Drive-In	•		00 s.f.		5.89			\$15,468				
934	Fast Food Drive-In		1,00	00 s.f.		5.85			\$15,384				
941	Quick Lube Vehicle Shop			Pos.		1.88			\$4,951				
942 841	Automobile Care Center New Car Sales			00 s.f. 00 s.f.		0.87 1.46			\$2,297 \$3,824				
	Automobile Parts Sales			00 s.f.		2.93			\$7,692				
944	Gasoline/Service Station		Pı	ımp		1.13			\$2,957				
945 848	Gas/Serv. Stn. W/Conv. No. Tire Store	//arket		ump 00 s.f.		1.49 1.40			\$3,913 \$3,690				
850	Supermarket			00 s.f.		1.40			\$4.084				
	Convenience Market		1,00	00 s.f.		3.45			\$9,061				
	Discount Club			00 s.f.		1.62			\$4,257				
	Home Improvement Supe Electronics Superstore	rstore		00 s.f. 00 s.f.		0.46 0.98			\$1,198 \$2,568				
	Toy/Childrens Superstore			00 s.f.		1.13			\$2,568				
880	Drugstore W/O Drive-Thru	и		00 s.f.		1.53			\$4,026				
881	Drugstore W/Drive-Thru		1,00	00 s.f.		2.00			\$5,261				
890 911	Furniture Store Walk-In Bank			00 s.f. 00 s.f.		0.31 3.25			\$817 \$8,549				
	Drive-In Bank			00 s.f. 00 s.f.		4.08			\$8,549 \$10,714				
			.,00					<u> </u>	Ţ. U ,				



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



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

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

FROM: Rick Carter, Deputy Executive Director

SUBJECT: AUTHORIZE THE NEGOTIATION AND EXECUTION OF AMENDMENTS

TO TEMPORARY CONSTRUCTION EASEMENTS FOR THE HIGHWAY

49 SIDEWALK GAP CLOSURE PROJECT

ACTION REQUESTED

Authorization for the Executive Director to negotiate and execute amendments to 22 temporary construction easements (TCEs) for the noted parcels (Attachment 1), in an amount not to exceed \$38,000.

BACKGROUND

The Highway 49 Gap Closure Projects will construct sidewalks, a pedestrian bridge and other related facilities to improve pedestrian facilities on Highway 49 between Fulweiler Ave and Dry Creek Rd. Right of way acquisitions are necessary to construct the improvements. Because SPRTA has authority to acquire, hold, and use eminent domain to acquire property, the SPRTA Board authorized negotiations for terms and not to exceed budgets for temporary construction easements (TCEs), permanent easements, and fee acquisition for 43 parcels for the Highway 49 Sidewalk Gap Closure Project in closed session at the August 24, 2022, Board meeting. Due to design refinements and scope reductions, rights were ultimately acquired from 34 parcels, within the established budget. At the March 27, 2024, meeting the Board was provided with a list of the final acquisition parcels and costs paid. The project was advertised for construction bids in January 2024. However, neither of the two bids received in March 2024 could be awarded due to errors in both bids. The project was revised for updated Caltrans standards, rebid in July, and 8 bids were received on September 26, 2024. Caltrans is in the process of reviewing and awarding the project. Construction is set to start within 60 days of contract award, weather permitting.

DISCUSSION

The construction start has been delayed, which necessitates the need for extensions of a 6-month to 18-month duration to most of the TCEs to ensure sufficient time to complete construction. The attached table shows the 22 parcels for which extensions may be sought. Staff seek authorization for the Executive Director to negotiate and execute amended TCEs for the noted parcels, with a combined budget for all the TCE extensions not to exceed \$38,000.

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

Attachment 1

TCE Extension 3/28/26 8/27/26 7/24/26 7/17/26 6/18/26 6/13/26 6/14/26 3/30/26 7/24/26 9/28/56 8/22/26 8/27/26 6/11/26 12/18/25 6/18/26 6/18/26 3/30/26 3/30/26 3/28/26 8/5/26 3/28/26 Original TCE Expires 9/28/2025 7/24/2025 9/28/2025 12/18/24 12/14/24 3/28/25 3/28/25 2/27/25 2/22/25 1/17/25 1/24/25 1/17/25 12/13/24 12/18/24 12/18/24 3/30/25 2/27/25 12/18/24 3/30/25 3/30/25 2/5/25 6/5/25 TCE (Sq.Ft) 1575 1860 4215 2487 1053 6017 314 254 384 207 356 519 475 333 255 71 90 319 444 302 471 & 485 Grass Valley Highway 2775 Grass Valley Highway #1 1177 Grass Valley Highway 2855 Grass Valley Highway 1201 Grass Valley Highway 1375 Grass Valley Highway CORNER OF LIVE OAK LANE 1127 Grass Valley Highway 3765 Grass Valley Highway 1055 Grass Valley Highway 1015 Grass Valley Highway 2995 Grass Valley Highway 3900 Grass Valley Highway 1075 Grass Valley Highway 3930 Grass Valley Highway 1501 Grass Valley Highway 430 Grass Valley Highway 436 Grass Valley Highway Auburn, CA 95603-3713 11899 Edgewood Road 12015 Shale Ridge Ln **Auburn Regional Park** Property Address Auburn, CA 95602 Auburn, CA 95603 Auburn, CA 95602 11711 Quartz Drive Auburn, CA 95603 Auburn, CA 95602 Auburn, CA 95603 Auburn, CA 95602 Auburn, CA 95603 Auburn, CA 95603 Auburn, CA 95603 Auburn, CA 95602 Auburn, CA 95602 Auburn, CA 95603 Auburn, CA 95603 Auburn, CA 95603 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 as to an undivided 50% interest; and Eugene W. Meyer and Betty F. Meyer, Trustees of the Meyer Family Trust, created October Andrew S. Georgeson and Mary Jane Georgeson, Trustees of the Andrew S. and Mary Jane Georgeson Revocable Living Trust, as to an Michael P. Granata and Sharron J. Granata, Trustees of the Michael P and Sharron J Granata Revocable Living Trust of May 2001 Jarrod S. Anderson and Laura J. Anderson, husband and wife, and Matthew K. Anderson, an unmarried person, as joint tenants, illian M. Woods, as Trustee of Trust A of the Ellis and Lillian Woods Family Revocable Trust, established May 2, 1995 as to an Arnold E Lyon, Trustee of the Arnold E and Arlene r Lyon Family Trust dated January 16, 2003, as to an undivided 40% interest Grass Valley Highway LLC, an undivided 50% interest and John F. Ginty, Jr. and Maureen Preston Ginty, Trustees of the Ginty undivided 50% interest and Chelsea Haldeman and Drew Haldeman, wife and husband, as joint tenants, as to an undivided 50% Wells Fargo Bank, National Association which acquired title as Placer Savings and Loan Association, a Corporation William Henry Eisley (and their successors in interest) as Trustee of the William Henry Eisley 2016 Living Trust and Arnold E Lyon, Trustee of the Lyon QTIP Trust dated January 1, 2009, as to an undivided 60% interest salph R. Smith Jr., Trustee of the Ralph R. Smith , Jr. 2017 Revocable Trust, dated March 1, 2017 Harvey B Eisley, Trustee of the Harvey B Eisley 1996 Revocable Trust, an undivided 50% interest Carlo A. Lujan and Emma L. Lujan, as Trustees of the Lujan Family Trust dated April 20, 1987 Earlene Freeman, a single woman, an undivided 12.5% interest, all as tenants-in-common Family Trust, created May 7, 2012, an undivided 50% interest, as Tenants in Common Rock Creek Mobile Home Park LLC, a Califomia Limited Liability Company Barbara L. Silva, Trustee of the Lawrence Halleck Payne Trust of 1980 ROCK CREEK SELF STORAGE LLC, a California Limited Liability Company Aubum W.C. Partners LLC, a Delaware limited liability company **Auburn Area Recreation Park and Park District** 16, 1996, as to an undivided 50% interest Margaret Marfia, an unmarried woman LD & B LIMITED PARTNERSHIP **4&B Investments Hwy 49 LLC** Property Owner Soma Rani LLC, a California limited liability company SHUR Enterprises, a California General Partnership nterest 001-041-006 & 023 038-113-021 038-113-020 038-103-003 038-113-023 038-113-022 038-101-019 001-044-038 038-113-026 038-113-056 038-113-053 038-121-065 052-041-002 051-220-028 052-041-003 052-041-008 001-044-044 051-220-023 038-103-001 051-180-046 051-211-021 051-180-088 051-220-057 038-113-024 APN 10 12 13 14 15 16 18 19 20 7 2 9 11 17 **23**92 ω



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 1st

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
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 intents 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