

# COUNTYWIDE TRAFFIC FEE PROGRAM SCHEDULE

**August 9, 2021**

ITE 9<sup>th</sup> Edition



Department of Public Works and Facilities  
Transportation Division

[www.placer.ca.gov/departments/works/trafficfee](http://www.placer.ca.gov/departments/works/trafficfee)

# PLACER COUNTY

## Countywide Traffic Fee Program

### **BACKGROUND/PURPOSE**

In April 1996, the Placer County Board of Supervisors adopted the Countywide Traffic Fee Program, requiring new development within the County to pay traffic impact fees. The fees collected through this program, in addition to other funding sources, allow the County to construct transportation facilities needed as a result of new development.

### **COUNTYWIDE BENEFIT DISTRICTS**

For purposes of assessing and collecting fees, the unincorporated portions of Placer County are divided into eleven (11) benefit districts. Exhibit A depicts the general limits of each benefit district boundary.

Traffic mitigation fees for the same land use types are determined uniformly throughout a benefit district. For example, a single-family residential home is charged the same fee regardless of where it is within a benefit district. Traffic mitigation fees for the same type of land use within separate benefit districts do not result in the payment of the same fee. For example, a residential home in one benefit district is not charged the same fees as a residential home in another benefit district.

### **CAPITAL IMPROVEMENT PROGRAMS**

The fees collected through the Traffic Fee Program are used, in addition to other funds, to construct roadway improvements within the benefit districts.

Separate Capital Improvement Programs have been developed within each of the eleven benefit districts of the County. Each Capital Improvement Program identifies a list of transportation projects that are needed to serve future development. Funding sources are also identified for each roadway improvement, including the amounts to be collected through the Traffic Impact Fee Program.

A complete listing of the various capital improvement programs is contained in a separate document ([Placer County Capital Improvement Programs](#)) available from the Placer County Public Works and Facilities Department - *Transportation Division*.

### **Dwelling Unit Equivalence (DUE)**

Within each benefit district, a fee is assessed to new development based on its Dwelling Unit Equivalent (DUE). DUE is a term used to compare the trip-making characteristics of various land uses to that of a single-family residential dwelling unit. The DUE factor for a particular land use category accounts for the number of trips made within the p.m. peak hour, average trip length, and percentage of trips that are new to the roadway system as a result of the subject land use.

DUEs are expressed in terms of units of development. For example, residential land uses are typically stated in terms of DUEs per dwelling unit. Non-residential uses are typically expressed in terms of DUEs per 1,000 square feet of building construction.

Exhibit B identifies the DUE per unit of development for typical residential and non-residential land use categories. Exhibit B is merely a guide for standard types of land use categories. DPW Engineers will determine the appropriate land use category and corresponding trip generation rate upon review of a proposed development. Staff may rely on additional published trip generation rates and standards, which may not be contained in this handout when determining the appropriate DUE factor. It is often the case that a particular proposed use does not fit neatly into these categories. In these cases, staff will determine the appropriate DUE factor, in conjunction with published trip generation standards and information supplied by the applicant.

Exhibit C identifies the fee per DUE charged within each benefit district.

### **Fee Calculation**

The traffic mitigation fees for a project are determined as follows:

- 1) Determine the Benefit District the project is within (Exhibit A)
- 2) Determine the appropriate DUE per unit (Exhibit B)

- 3) Identify the fee per DUE within the benefit district (Exhibit C)
- 4) Determine the number of units of the project (dwelling units, 1,000 s.f.)

Fee = DUE per Unit (step #2) multiplied by the Fee per DUE (step #3) multiplied by the Number of Units (step #4)

### **Fee Payment**

Fees are collected prior to issuance of building permits.

### **Updates/Adjustments**

These fees are subject to annual adjustments every July based on the Construction Cost Index as published in the Engineering News Record. Periodic updates may also occur as conditions change to account for new approvals to major land use projects as well as roadway improvements that have been completed.

### **OTHER FEE PROGRAMS**

In addition to the above-described Countywide Traffic Fee Program, the County also participates in four other traffic fee programs. These fee programs were developed for the purpose of funding transportation improvements that benefit multiple jurisdictions within Placer County. They are:

1. **SPRTA: South Placer Regional Transportation Authority (a joint powers authority)**

Jurisdictions: Placer County, City of Roseville, City of Rocklin, and the City of Lincoln

The SPRTA Capital Improvement Program focuses on regional transportation needs for long-term projected growth within Placer County and associated traffic effects that cross over jurisdictional boundaries. The SPRTA Fee Program and CIP are governed by a Board of elected officials representing each jurisdiction.

2. **“Bizz Johnson” Highway Interchange Joint Powers Authority – (aka: Hwy 65 JPA)**

Jurisdictions: Placer County, City of Roseville, and the City of Rocklin

The Hwy 65 JPA Fee Program was created to fund interchange improvements along Hwy 65 in the area of Rocklin, Roseville and unincorporated Placer County with the projected growth in traffic. The Hwy 65 JPA is governed by a Board made up of elected officials from the above jurisdictions.

3. **Placer County/City of Roseville Joint Fee Program**

Jurisdictions: Placer County and the City of Roseville

The Placer County/City of Roseville (PC/CR) Fee Program was developed as a result of a cross-jurisdictional impact of traffic between Placer County and the City of Roseville in the area of Baseline Road, Fiddymont Road and Walerga Road. The Capital Improvement Program associated with this Fee Program includes only the capital improvements that require agency cooperation and joint funding.

4. **Tier 2**

Jurisdictions: Placer County, City of Roseville, City of Rocklin, and City of Lincoln

The Tier 2 Fee Program applies to development within the following SPRTA fee districts only:

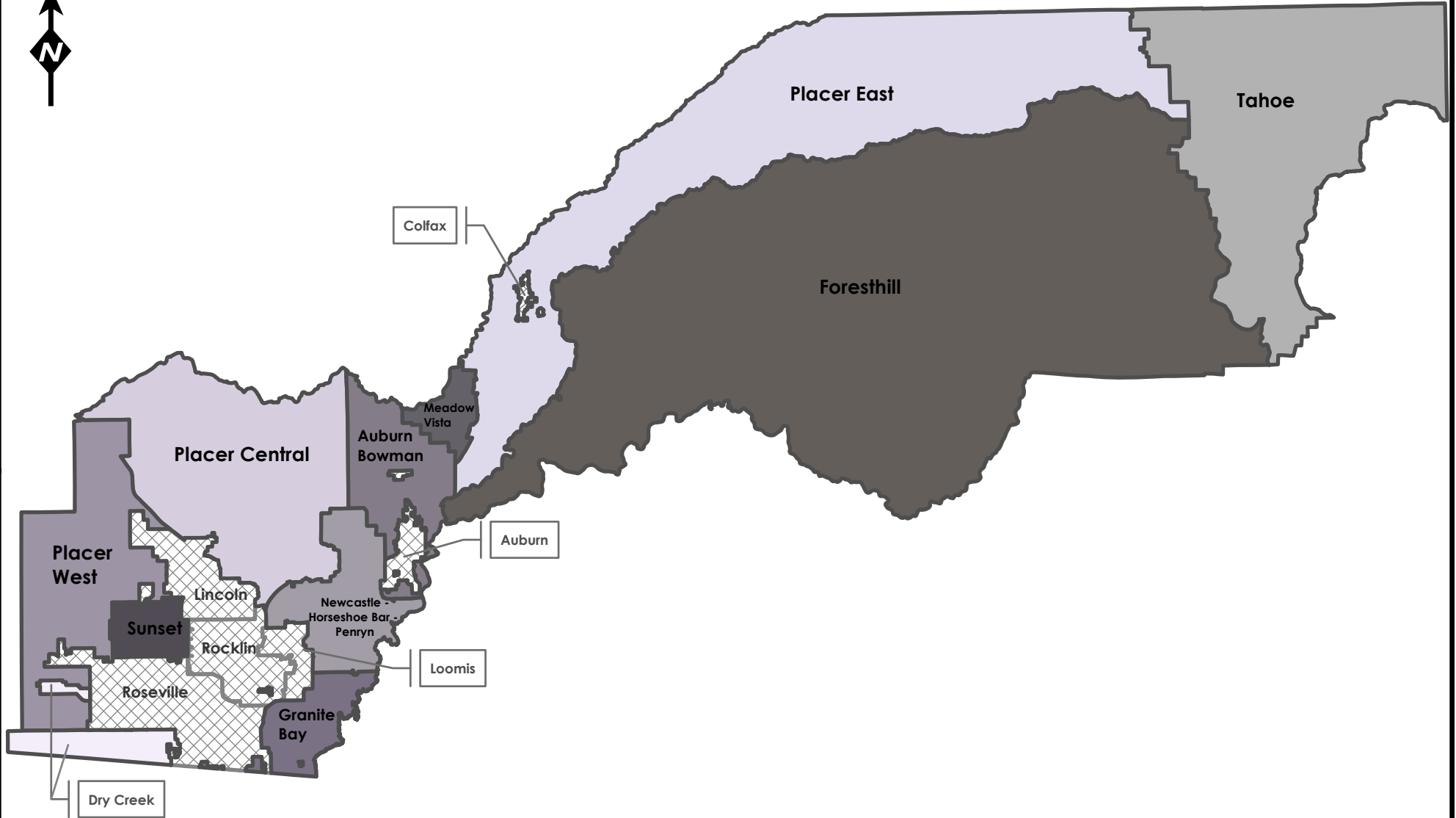
Placer Vineyards, Curry Creek, Roseville MOU, Regional University, Placer Ranch and Lincoln Villages. This program has been developed to accommodate future roadway capacity requirements as a result of the above projected growth in Southern Placer County. A Capital Improvements Program (CIP) and Fee Schedule has been adopted and can be found online at the link included below.

Exhibit A attached identifies the Countywide Fee districts as well as the SPRTA and PC/CR funding district areas. The Hwy 65 JPA district boundary map can be obtained by contacting the City of Roseville.

Fee calculation method and DUE rates (Exhibit B), as outlined above, are consistent among the fee programs. A complete listing of these various Capital Improvement Programs is contained in a separate document (Placer County Capital Improvement Programs) and can be obtained from Placer County Department of Public Works - Transportation Division and/or corresponding jurisdiction.

Contact: Amber Conboy (530) 745-7512

This information is available online at:  
**[www.placer.ca.gov/departments/works/trafficfee](http://www.placer.ca.gov/departments/works/trafficfee)**



 City - Town Limits

**EXHIBIT A: BENEFIT DISTRICTS**  
Placer County Traffic Mitigation Fees

**EXHIBIT B:**

**DUE (Dwelling Unit Equivalent) and Fee Calculations**

**Countywide Fee Program and SPRTA, County/City of Roseville, Hwy 65 JPA Programs**

**FEE = \$/DUE (From Ex. C ) x DUE Per Unit (From Ex. B ) x No. of Units (From Project )**

| ITE Code | LAND USE CATEGORY                        | UNIT          | PM PEAK RATE/unit <sup>1</sup> | TRIP LENGTH (MILES) | % NEW TRIPS | VMT PER UNIT | DUE PER UNIT |
|----------|--|---------------|--------------------------------|---------------------|-------------|--------------|--------------|
| 210      | SINGLE FAMILY                            | Dwelling Unit | 1.00                           | 5.0                 | 100%        | 5.00         | 1.000        |
| 220      | SECOND RESIDENTIAL UNIT <sup>4</sup>     | Dwelling Unit | --                             | --                  | --          | --           | --           |
| 220      | MULTI-FAMILY/APARTMENT                   | Dwelling Unit | 0.62                           | 5.0                 | 100%        | 3.10         | 0.620        |
| 231      | CONDOMINIUM/TOWNHOUSE                    | Dwelling Unit | 0.78                           | 5.0                 | 100%        | 3.90         | 0.780        |
| 240      | MOBILE HOME PARK                         | Dwelling Unit | 0.59                           | 5.0                 | 100%        | 2.95         | 0.590        |
| 251      | Senior Adult Housing - detached          | Dwelling Unit | 0.27                           | 5.0                 | 100%        | 1.35         | 0.270        |
| 252      | Senior Adult Housing - attached          | Dwelling Unit | 0.23                           | 5.0                 | 100%        | 1.15         | 0.230        |
| 253      | CONGREGATE CARE FACILITY                 | Dwelling Unit | 0.17                           | 2.8                 | 74%         | 0.35         | 0.070        |
| 260      | Recreational Home                        | Dwelling Unit | 0.26                           | 2.8                 | 75%         | 0.55         | 0.109        |
| 110      | LIGHT INDUSTRIAL                         | 1,000 S.F.    | 0.97                           | 5.1                 | 92%         | 4.55         | 0.910        |
| 120      | HEAVY INDUSTRIAL                         | 1,000 S.F.    | 0.19                           | 5.1                 | 92%         | 0.89         | 0.178        |
| 130      | INDUSTRIAL PARK                          | 1,000 S.F.    | 0.85                           | 5.1                 | 92%         | 3.99         | 0.798        |
| 140      | MANUFACTURING                            | 1,000 S.F.    | 0.73                           | 5.1                 | 92%         | 3.43         | 0.685        |
| 150      | WAREHOUSE                                | 1,000 S.F.    | 0.32                           | 5.1                 | 92%         | 1.50         | 0.300        |
| 151      | MINI-STORAGE                             | 1,000 S.F.    | 0.26                           | 3.1                 | 92%         | 0.74         | 0.148        |
| 710      | Office - Up to 10,000 s.f.               | 1,000 S.F.    | 4.26                           | 5.1                 | 92%         | 19.99        | 3.998        |
|          | Office 10,001 - 50,000 s.f.              | 1,000 S.F.    | 4.26                           | 5.1                 | 92%         | 19.99        | 3.998        |
|          | Office 50,001 - 150,000 s.f.             | 1,000 S.F.    | 1.90                           | 5.1                 | 92%         | 8.91         | 1.783        |
|          | Office 150,001 - 300,000 s.f.            | 1,000 S.F.    | 1.47                           | 5.1                 | 92%         | 6.90         | 1.379        |
|          | Office 300,001 - 500,000 s.f.            | 1,000 S.F.    | 1.32                           | 5.1                 | 92%         | 6.19         | 1.239        |
|          | Office 500,001 - 800,000 s.f.            | 1,000 S.F.    | 1.24                           | 5.1                 | 92%         | 5.82         | 1.164        |
|          | Office > 800,001 s.f.                    | 1,000 S.F.    | 1.22                           | 5.1                 | 92%         | 5.72         | 1.145        |
| 770      | BUSINESS PARK                            | 1,000 S.F.    | 1.26                           | 5.1                 | 92%         | 5.91         | 1.182        |
| 720      | MEDICAL/DENTAL OFFICE                    | 1,000 S.F.    | 3.57                           | 5.1                 | 77%         | 14.02        | 2.804        |
| 310      | Hotel                                    | Room          | 0.60                           | 6.4                 | 71%         | 2.73         | 0.545        |
| 311      | All Suites Hotel                         | Room          | 0.40                           | 6.4                 | 71%         | 1.82         | 0.364        |
| 312      | Business Hotel                           | Room          | 0.62                           | 6.4                 | 71%         | 2.82         | 0.563        |
| 320      | Motel                                    | Room          | 0.47                           | 6.4                 | 59%         | 1.77         | 0.355        |
| 430      | GOLF COURSE                              | HOLE          | 2.78                           | 7.1                 | 90%         | 17.76        | 3.553        |
| 431      | MINIATURE GOLF COURSE                    | HOLE          | 0.33                           | 7.1                 | 90%         | 2.11         | 0.422        |
| 435      | MULTIPURPOSE REC. FACILITY               | Acre          | 5.77                           | 7.1                 | 90%         | 36.87        | 7.374        |
| 444      | Movie Theater                            | 1000 S.F.     | 3.80                           | 2.3                 | 85%         | 7.43         | 1.486        |
| 492      | Health/Fitness Club                      | 1000 S.F.     | 3.53                           | 3.0                 | 75%         | 7.94         | 1.589        |
| 493      | Athletic Club                            | 1000 S.F.     | 5.96                           | 3.0                 | 75%         | 13.41        | 2.682        |
| 495      | Recreational Community Center            | 1000 S.F.     | 2.74                           | 3.0                 | 75%         | 6.17         | 1.233        |
| 520      | Elementary School                        | 1000 S.F.     | 1.21                           | 4.3                 | 80%         | 4.16         | 0.832        |
| 530      | High School                              | 1000 S.F.     | 0.97                           | 4.3                 | 90%         | 3.75         | 0.751        |
| 536      | Private School (K-12)                    | 1000 S.F.     | 1.70                           | 4.3                 | 80%         | 5.85         | 1.170        |
| 560      | Church <sup>2</sup>                      | 1000 S.F.     | 0.55                           | 3.9                 | 90%         | 1.93         | 0.386        |
| 565      | DAY CARE CENTER (s.f.)                   | 1,000 S.F.    | 12.34                          | 2.0                 | 74%         | 18.26        | 3.653        |
| 565      | DAY CARE CENTER (students)               | Student       | 0.81                           | 2.0                 | 74%         | 1.20         | 0.240        |
| 610      | Hospital                                 | 1,000 S.F.    | 0.93                           | 6.4                 | 77%         | 4.58         | 0.917        |
| 620      | NURSING/CONVALESCENT HOMES               | 1,000 S.F.    | 0.74                           | 2.8                 | 75%         | 1.55         | 0.311        |
| 630      | Clinic                                   | 1,000 S.F.    | 5.18                           | 4.8                 | 92%         | 22.87        | 4.575        |
| 640      | Animal Hospital/Veterinary Clinic        | 1,000 S.F.    | 4.72                           | 4.8                 | 92%         | 20.84        | 4.169        |
| 812      | Building Materials & Lumber Yard < 25Ksf | 1,000 S.F.    | 4.49                           | 1.7                 | 36%         | 2.75         | 0.550        |
| 813      | DISCOUNT SUPERSTORE                      | 1,000 S.F.    | 4.35                           | 3.6                 | 78%         | 12.21        | 2.443        |
| 814      | SPECIALTY RETAIL Center                  | 1,000 S.F.    | 2.71                           | 3.6                 | 78%         | 7.61         | 1.522        |
| 815      | DISCOUNT STORE - No Grocery              | 1,000 S.F.    | 4.98                           | 1.8                 | 57%         | 5.11         | 1.022        |
| 816      | HARDWARE/PAINT STORE                     | 1,000 S.F.    | 4.84                           | 1.7                 | 36%         | 2.96         | 0.592        |
| 817      | NURSERY                                  | 1,000 S.F.    | 6.94                           | 1.7                 | 36%         | 4.25         | 0.849        |
| 818      | NURSERY - WHOLESALE                      | Acre          | 0.45                           | 1.7                 | 36%         | 0.28         | 0.055        |
| 820      | LOCAL SHOPPING CENTER (≤200 Ksf)         | 1,000 S.F.    | 5.99                           | 1.8                 | 59%         | 6.36         | 1.272        |

| ITE Code | LAND USE CATEGORY                          | UNIT          | PM PEAK RATE/unit <sup>1</sup> | TRIP LENGTH (MILES) | % NEW TRIPS | VMT PER UNIT | DUE PER UNIT |
|----------|--|---------------|--------------------------------|---------------------|-------------|--------------|--------------|
|          | SHOPPING CENTER (200,001 - 500 Ksf)        | 1,000 S.F.    | 3.96                           | 2.3                 | 76%         | 6.92         | 1.384        |
|          | Shopping Center (500,001 - 1,000,000 S.F.) | 1,000 S.F.    | 3.08                           | 3.0                 | 78%         | 7.21         | 1.441        |
|          | Shopping Center (>1,000,000 S.F.)          | 1,000 S.F.    | 2.72                           | 3.6                 | 78%         | 7.64         | 1.528        |
| 823      | FACTORY OUTLET                             | 1,000 S.F.    | 2.29                           | 3.6                 | 78%         | 6.43         | 1.286        |
| 880      | Pharmacy/Drugstore w/o Drive-thru          | 1,000 S.F.    | 8.40                           | 1.8                 | 47%         | 7.11         | 1.421        |
| 881      | Pharmacy/Drugstore w/ Drive-thru           | 1,000 S.F.    | 9.91                           | 1.8                 | 51%         | 9.10         | 1.819        |
| 931      | QUALITY RESTAURANT                         | 1,000 S.F.    | 7.49                           | 2.5                 | 79%         | 14.79        | 2.959        |
| 932      | HIGH TURNOVER RESTAURANT                   | 1,000 S.F.    | 9.85                           | 1.9                 | 76%         | 14.22        | 2.845        |
| 933      | FAST FOOD w/o Drive Thru                   | 1,000 S.F.    | 26.15                          | 1.7                 | 49%         | 21.78        | 4.357        |
| 934      | FAST FOOD w/ Drive Thru                    | 1,000 S.F.    | 32.65                          | 1.7                 | 49%         | 27.20        | 5.439        |
| 936      | Coffee/Donut Shop w/o Drive Thru           | 1,000 S.F.    | 40.75                          | 1.5                 | 22%         | 13.45        | 2.690        |
| 937      | Coffee/Donut Shop w/ Drive Thru            | 1,000 S.F.    | 42.80                          | 1.5                 | 22%         | 14.12        | 2.825        |
| 938      | Coffee/Donut Shop w/ Drive Thru & No Sea   | 1,000 S.F.    | 75.00                          | 1.5                 | 22%         | 24.75        | 4.950        |
| 939      | Bread/Bagel Shop w/o Drive Thru            | 1,000 S.F.    | 28.00                          | 1.5                 | 22%         | 9.24         | 1.848        |
| 940      | Bread/Bagel Shop w/ Drive Thru             | 1,000 S.F.    | 18.99                          | 1.5                 | 22%         | 6.27         | 1.253        |
| 841      | AUTO DEALER - NEW                          | 1,000 S.F.    | 2.62                           | 2.4                 | 76%         | 4.78         | 0.956        |
| 843      | Automobile Parts Sales                     | 1,000 S.F.    | 5.98                           | 3.6                 | 78%         | 16.79        | 3.358        |
| 848      | TIRE STORE                                 | 1,000 S.F.    | 4.15                           | 2.2                 | 80%         | 7.30         | 1.461        |
| 941      | QUICK LUBE VEHICLE SHOP                    | Stall         | 5.19                           | 2.2                 | 83%         | 9.48         | 1.895        |
| 942      | AUTOMOBILE CARE CENTER                     | 1,000 S.F.    | 3.11                           | 2.2                 | 83%         | 5.68         | 1.136        |
| 944      | Gas Station                                | Fuel Position | 13.87                          | 1.9                 | 20%         | 5.27         | 1.054        |
| 945      | Gas Station w/Conv. Market                 | Fuel Position | 13.51                          | 1.9                 | 20%         | 5.13         | 1.027        |
| 946      | Gas Station w/Conv. Mkt./Wash              | Fuel Position | 13.86                          | 1.9                 | 20%         | 5.27         | 1.053        |
| 850      | SUPERMARKET                                | 1,000 S.F.    | 9.48                           | 1.7                 | 48%         | 7.74         | 1.547        |
| 851      | CONVENIENCE MARKET - 24 hours              | 1,000 S.F.    | 52.41                          | 1.5                 | 22%         | 17.30        | 3.459        |
| 852      | CONVENIENCE MARKET < 24 hours              | 1,000 S.F.    | 34.57                          | 1.5                 | 22%         | 11.41        | 2.282        |
| 853      | CONVENIENCE MARKET w/Gas Pumps             | 1,000 S.F.    | 50.92                          | 1.5                 | 22%         | 16.80        | 3.361        |
| 861      | DISCOUNT CLUB                              | 1,000 S.F.    | 4.18                           | 2.3                 | 79%         | 7.60         | 1.519        |
| 862      | Home Improvement Superstore                | 1,000 S.F.    | 2.33                           | 1.8                 | 52%         | 2.18         | 0.436        |
| 863      | Electronics Superstore                     | 1,000 S.F.    | 4.50                           | 1.8                 | 60%         | 4.86         | 0.972        |
| 864      | Toy/Children's Superstore                  | 1,000 S.F.    | 4.99                           | 1.8                 | 59%         | 5.30         | 1.060        |
| 890      | FURNITURE                                  | 1,000 S.F.    | 0.45                           | 3.6                 | 78%         | 1.26         | 0.253        |
| 911      | WALK-IN-BANK                               | 1,000 S.F.    | 12.13                          | 1.6                 | 77%         | 14.94        | 2.989        |
| 912      | DRIVE-IN-BANK                              | 1,000 S.F.    | 24.30                          | 1.6                 | 57%         | 22.16        | 4.432        |

Notes:

<sup>1</sup> ITE Trip Generation Manual, 9th Edition

<sup>2</sup> A church may include a sanctuary/assembly hall, parsonage, and/or meeting rooms

<sup>4</sup> Secondary dwellings < 750 SF are not assessed fees; Secondary Dwellings ≥ 750 SF = (2nd Dwelling SF / Primary Dwelling SF) \* Fee per DUE

**Exhibit C**  
**Traffic Mitigation Fees**  
**Fees per DUE by Benefit District**

| <b>Benefit District</b>        | <b>County<br/>Fee per DUE</b> | <b>Hwy. 65 JPA<br/>Fee Per DUE</b> | <b>SPRTA Regional<br/>Fee Per DUE</b> | <b>PC/CR<br/>Fee Per DUE</b> | <b>Total<br/>Fee Per DUE</b> |
|--------------------------------|-------------------------------|------------------------------------|---------------------------------------|------------------------------|------------------------------|
| Auburn/Bowman                  | \$5,821                       | \$0                                | \$0                                   | \$0                          | <b>\$5,821</b>               |
| Dry Creek                      | \$3,668                       | \$0                                | \$713                                 | \$906                        | <b>\$5,287</b>               |
| Foresthill (Residential)       | \$5,393                       | \$0                                | \$0                                   | \$0                          | <b>\$5,393</b>               |
| Foresthill (Non-Residential)   | \$2,805                       | \$0                                | \$0                                   | \$0                          | <b>\$2,805</b>               |
| Granite Bay                    | \$7,306                       | \$0                                | \$711                                 | \$0                          | <b>\$8,017</b>               |
| Meadow Vista                   | \$5,927                       | \$0                                | \$0                                   | \$0                          | <b>\$5,927</b>               |
| Newcastle/Horseshoe Bar/Penryn | \$5,648                       | \$0                                | \$1,744                               | \$0                          | <b>\$7,392</b>               |
| Placer Central                 | \$2,431                       | \$0                                | \$2,198                               | \$0                          | <b>\$4,629</b>               |
| Placer East                    | \$3,993                       | \$0                                | \$0                                   | \$0                          | <b>\$3,993</b>               |
| Placer West                    | \$3,011                       | \$0                                | \$1,680                               | \$197                        | <b>\$4,888</b>               |
| Sunset                         | \$3,454                       | \$1,686                            | \$1,466                               | \$295                        | <b>\$6,901</b>               |
| Tahoe                          | \$5,440                       | \$0                                | \$0                                   | \$0                          | <b>\$5,440</b>               |

**Notes:**

County fees effective 7/1/2021 (Tahoe 8/2017)

SPRTA fees effective 7/1/2021

Hwy 65 JPA fees effective 7/1/2021

Placer County/City of Roseville (PC/CR) Fee Program effective 8/9/2021

See Exhibit A for Benefit District Map

See Exhibit B for Dwelling Unit Equivalent (DUE) Factors