

MEMORANDUM

DATE: March 18, 2019
TO: Ron Vicari
FROM: John P. Long
SUBJECT: Expanded List of Specific Land Use Categories for SCTDF DUE Rates and Fees

The Nexus Study for the 2018 SCTDF Update documents the calculation of fees per Dwelling Unit Equivalent (DUE) for each fee district based on general land use categories (single family, multi-family, retail, office, and industrial). When a developer gets a building permit and pays fees, a more specific land use is known and the number of DUEs for some specific land use types will be based on specific DUE rates for that category. Since its last update in 2010, the SCTDF Program has had a specific list of land use types that have specific fee rates. As noted in the Nexus Study, Sacramento County may decide to expand or modify the list of specific DUE rates. As part of the 2018 SCTDF Update, the County has decided to add some additional land use categories and to modify two of the existing categories. This memorandum documents the development of DUE rates and fees for the expanded list of specific land use categories.

DUE Rates

DUEs are numerical measures of how the trip-making characteristics of a land use compare to a single-family residential unit. A single-family residential unit is assigned a DUE of 1. Land uses which have greater overall traffic impacts than single-family residential units are assigned values greater than 1, while land uses with lower overall traffic impacts are assigned values less than 1.

DUEs were developed by comparing both the trip generation and trip length characteristics of various land uses to those of the single-family residential units. Since roadway needs are primarily based on traffic flows and conditions during the peak hour on an average weekday, the DUE's reflect the relative trip generation for the peak hour. Also considered in the calculation of DUE's are "percent new" trips since some of the vehicles attracted to non-residential uses would have been on the roadway system regardless of the presence of the traffic generator. Average trip lengths for the remaining "primary" trips generated by a development were then utilized to better reflect overall impact of longer trips on the County's roadway system.

Specific Land Use Categories

Table 1 provides the specific land use categories and corresponding DUE rates that, as of March 2019, were being used to implement the fee program. The 2010 SCTDF Program DUE rates were updated for the 2018 SCTDF Program update to reflect the latest trip generation data from the Institute of Transportation Engineers (ITE).

Table 1
DUE Rates for March 2018 Detailed Land Use Categories

Land Use		PM Peak Hour Trip Rate per Unit	Unit	ITE Code	Trip Length (miles)	% New Trips	VMT per Unit	DUE per Unit	
Residential	Single Family	less than 1,200 s.f.	0.87	DU	See Notes	5.0	100	4.35	0.88
		1,200 to 2,499 s.f.	0.99	DU	210	5.0	100	4.95	1.00
		2,500 s.f. or more	1.16	DU	See Notes	5.0	100	5.80	1.17
	Multi-Family		0.56	DU	220	5.0	100	2.80	0.57
	Residential Accessory		0.30	DU	251	5.0	100	1.50	0.30
	Age Restricted		0.26	DU	252	5.0	100	1.30	0.26
Commercial	General Commercial	175,000 s.f. or less	5.43	KSF	820	1.8	55	5.38	1.09
		more than 175,000 sq ft	3.81	KSF	820	3.0	66	7.54	1.52
	Car Sales (new and used)		3.75	KSF	841	2.4	76	6.84	1.38
	Gas Station		14.03	Fueling Pos.	944	1.9	20	5.33	1.08
Lodging	Hotel/Motel		0.60	Room	310	6.4	71	2.73	0.55
Office	General Office		1.15	KSF	710	4.5	92	4.76	0.96
Industrial	General Industrial		0.63	KSF	110	5.1	92	2.96	0.60
	Warehousing		0.19	KSF	150	5.1	92	0.89	0.18
Miscellaneous	Church		0.49	KSF	560	3.9	90	1.72	0.35
	Day Care Center		11.12	KSF	565	2.0	30	6.67	1.35
	Convalescent Hospital		0.59	KSF	620	2.8	75	1.24	0.25
	Congregate Care		0.18	DU	253	2.8	74	0.37	0.08
	Golf Course		2.91	Hole	430	7.1	90	18.59	3.76
	Private Schools		0.17	Student	536	4.3	80	0.58	0.12

Notes: Single family trip rates by square footage categories are based on estimates of persons per household and trips per person using local census and household travel survey data

PM peak hour trip rates updated from 2010 rates based on latest ITE trip generation data

Source: DKS Associates, 2018



Sacramento County has decided to add the following specific land use categories to the list

- Extended Stay Hotel/Motel
- Mini Warehouse/Self Storage
- High Cube Centers
- Commercial Agricultural Building

ITE has trips for each of the above categories, except for “commercial agricultural buildings”, where trip generation data collected by San Luis Obispo County was used to calculate DUE rates.

Sacramento County has also decided to make the following modifications to the 2010 list of specific land use categories:

- Churches – the definition of this category was broadened to include all “religious centers”
- Private Schools – instead of estimating trips and DUEs per student, the rates were modified to reflect DUEs per square foot.

Table 2 shows the calculations of DUE rates for the expanded list of specific land use categories, as well as the modified land use categories.

SCTDF and TIF Fees for Expanded List of Specific Land Use Categories

Tables 3 and 4 show the SCTDF Program and Transit Impact Fee (TIF) fee rates that result from the detailed land use categories and DUE rates in **Table 2**. Tables 3 and 4 reflect that fee rates that will be presented to the Sacramento County Board of Supervisors for adoption on April 9, 2019. The SCTDF and TIF fees rates in the February 2019 Nexus Study were adjusted for inflation based on the change in Caltrans Construction Index between December 31, 2017 and December 31, 2018, which was an increase of 6.4%.

**Table 2
Expanded Detailed Land Use Categories and DUE Rates for 2018 SCTDF Program Update**

Land Use		PM Pk Hr Trip Rate per Unit	Unit	ITE Code	Trip Length (miles)	% New Trips	VMT per Unit	DUE per Unit	
Residential	Single Family	less than 1,200 s.f.	0.87	DU	See Notes	5.0	100	4.35	0.88
		1,200 to 2,499 s.f.	0.99	DU	210	5.0	100	4.95	1.00
		2,500 s.f. or more	1.16	DU	See Notes	5.0	100	5.80	1.17
	Multi-Family	0.56	DU	220	5.0	100	2.80	0.57	
	Secondary Unit	0.30	DU	251	5.0	100	1.50	0.30	
	Age Restricted	0.26	DU	252	5.0	100	1.30	0.26	
Commercial	General Commercial	175,000 s.f. or less	5.43	KSF	820	1.8	55	5.38	1.09
		more than 175,000 sq ft	3.81	KSF	820	3.0	66	7.54	1.52
	Car Sales (new and used)	3.75	KSF	841	2.4	76	6.84	1.38	
	Gas Station	14.03	Fueling Pos.	944	1.9	20	5.33	1.08	
Lodging	Hotel/Motel	0.60	Room	310	6.4	71	2.73	0.55	
	Extended Stay Hotel/Motel	0.32	Room	312	6.4	71	1.45	0.29	
Office	General Office	1.15	KSF	710	4.5	92	4.76	0.96	
Industrial/ Agriculture	General Industrial	0.63	KSF	110	5.1	92	2.96	0.60	
	Warehousing	0.19	KSF	150	5.1	92	0.89	0.18	
	Mini Warehouse/Self Storage	1.95	100 Storage Units/Spaces	151	5.1	92	9.15	1.85	
	High Cube Center/Hub	0.64	KSF	156	5.1	92	3.00	0.61	
	Commercial Agricultural Building	0.06	KSF	See Notes	5.1	92	0.28	0.06	
Miscellaneous	Religious Center	0.49	KSF	560	3.9	90	1.72	0.35	
	Day Care Center	11.12	KSF	565	2.0	30	6.67	1.35	
	Convalescent Hospital	0.59	KSF	620	2.8	75	1.24	0.25	
	Congregate Care	0.18	DU	253	2.8	74	0.37	0.08	
	Golf Course	2.91	Hole	430	7.1	90	18.59	3.76	
	Private Schools	1.16	KSF	536	4.3	80	3.99	0.81	

Notes:

New category
Modified category

Single family trip rates by square footage categories are based on estimates of persons per household and trips per person using local census and household travel survey data

Commercial agricultural building trip generation based on data from San Luis Obispo County

**Table 3
SCTDF Rates (w/o Admin) for Expanded Detailed Land Use Categories**

Land Use		DUE Rate	Unit	SCTDF Update Fees by District						
				1	2	3	4	5	6	
Residential	Single Family	less than 1,200 s.f.	0.88	DU	\$13,992.56	\$14,339.21	\$18,600.77	\$15,360.40	\$10,749.52	\$6,998.39
		1,200 to 2,499 s.f.	1.00	DU	\$15,900.64	\$16,294.56	\$21,137.24	\$17,454.99	\$12,215.36	\$7,952.72
		2,500 s.f. or more	1.17	DU	\$18,603.75	\$19,064.64	\$24,730.57	\$20,422.34	\$14,291.97	\$9,304.68
	Multi-Family		0.57	DU	\$9,063.36	\$9,287.90	\$12,048.23	\$9,949.35	\$6,962.76	\$4,533.05
	Accessory/Secondary Unit		0.30	DU	\$4,770.19	\$4,888.37	\$6,341.17	\$5,236.50	\$3,664.61	\$2,385.82
	Age Restricted		0.26	DU	\$4,134.17	\$4,236.59	\$5,495.68	\$4,538.30	\$3,175.99	\$2,067.71
Commercial	General Commercial	175,000 s.f. or less	0.00109	SF	\$17.33	\$17.76	\$23.04	\$19.03	\$13.31	\$8.67
		more than 175,000 sq ft	0.00152	SF	\$24.17	\$24.77	\$32.13	\$26.53	\$18.57	\$12.09
	Car Sales (new and used)		0.00138	SF	\$21.94	\$22.49	\$29.17	\$24.09	\$16.86	\$10.97
	Gas Station		1.08	Fueling Pos.	\$17,172.69	\$17,598.12	\$22,828.22	\$18,851.39	\$13,192.59	\$8,588.94
Lodging	Hotel/Motel		0.55	Room	\$8,745.35	\$8,962.01	\$11,625.48	\$9,600.25	\$6,718.45	\$4,374.00
	Extended Stay Hotel/Motel		0.29	Room	\$4,611.19	\$4,725.42	\$6,129.80	\$5,061.95	\$3,542.45	\$2,306.29
Office	General Office		0.00096	SF	\$15.26	\$15.64	\$20.29	\$16.76	\$11.73	\$7.63
Industrial/ Agriculture	General Industrial		0.00060	SF	\$9.54	\$9.78	\$12.68	\$10.47	\$7.33	\$4.77
	Warehousing		0.00018	SF	\$2.86	\$2.93	\$3.80	\$3.14	\$2.20	\$1.43
	Mini Warehouse/Self Storage		0.0185	Unit/Space	\$294	\$301	\$391	\$323	\$226	\$147
	High Cube Center/Hub		0.00061	SF	\$9.70	\$9.94	\$12.89	\$10.65	\$7.45	\$4.85
	Commercial Agricultural Building		0.00006	SF	\$0.95	\$0.98	\$1.27	\$1.05	\$0.73	\$0.48
Miscellaneous	Religious Center		0.00035	SF	\$5.57	\$5.70	\$7.40	\$6.11	\$4.28	\$2.78
	Day Care Center		0.00135	SF	\$21.47	\$22.00	\$28.54	\$23.56	\$16.49	\$10.74
	Convalescent Hospital		0.00025	SF	\$3.98	\$4.07	\$5.28	\$4.36	\$3.05	\$1.99
	Congregate Care		0.08	DU	\$1,272	\$1,304	\$1,691	\$1,396	\$977	\$636
	Golf Course		3.76	Hole	\$59,786	\$61,268	\$79,476	\$65,631	\$45,930	\$29,902
	Private Schools		0.00081	SF	\$12.88	\$13.20	\$17.12	\$14.14	\$9.89	\$6.44

New category

Modified category

**Table 4
TIF Rates (w/o Admin) for Expanded Detailed Land Use Categories**

Land Use		DUE Rate	Unit	SCTDF Update Fees by District						
				1	2	3	4	5	6	
Residential	Single Family	less than 1,200 s.f.	0.88	DU	\$940.14	\$940.14	\$940.14	\$940.14	\$89.24	\$940.14
		1,200 to 2,499 s.f.	1.00	DU	\$1,068.34	\$1,068.34	\$1,068.34	\$1,068.34	\$101.41	\$1,068.34
		2,500 s.f. or more	1.17	DU	\$1,249.96	\$1,249.96	\$1,249.96	\$1,249.96	\$118.65	\$1,249.96
	Multi-Family		0.57	DU	\$608.95	\$608.95	\$608.95	\$608.95	\$57.80	\$608.95
	Accessory/Secondary Unit		0.30	DU	\$320.50	\$320.50	\$320.50	\$320.50	\$30.42	\$320.50
	Age Restricted		0.26	DU	\$277.77	\$277.77	\$277.77	\$277.77	\$26.37	\$277.77
Commercial	General Commercial	175,000 s.f. or less	0.00109	SF	\$1.16	\$1.16	\$1.16	\$1.16	\$0.11	\$1.16
		more than 175,000 sq ft	0.00152	SF	\$1.62	\$1.62	\$1.62	\$1.62	\$0.15	\$1.62
	Car Sales (new and used)		0.00138	SF	\$1.47	\$1.47	\$1.47	\$1.47	\$0.14	\$1.47
	Gas Station		1.08	Fueling Pos.	\$1,153.81	\$1,153.81	\$1,153.81	\$1,153.81	\$109.52	\$1,153.81
Lodging	Hotel/Motel		0.55	Room	\$587.59	\$587.59	\$587.59	\$587.59	\$55.78	\$587.59
	Extended Stay Hotel/Motel		0.29	Room	\$309.82	\$309.82	\$309.82	\$309.82	\$29.41	\$309.82
Office	General Office		0.00096	SF	\$1.03	\$1.03	\$1.03	\$1.03	\$0.10	\$1.03
Industrial/ Agriculture	General Industrial		0.00060	SF	\$0.64	\$0.64	\$0.64	\$0.64	\$0.06	\$0.64
	Warehousing		0.00018	SF	\$0.19	\$0.19	\$0.19	\$0.19	\$0.02	\$0.19
	Mini Warehouse/Self Storage		0.0185	Units/Space	\$20	\$20	\$20	\$20	\$2	\$20
	High Cube Center/Hub		0.00061	SF	\$0.65	\$0.65	\$0.65	\$0.65	\$0.06	\$0.65
	Commercial Agricultural Building		0.00006	SF	\$0.06	\$0.06	\$0.06	\$0.06	\$0.01	\$0.06
Miscellaneous	Religious Center		0.00035	SF	\$0.37	\$0.37	\$0.37	\$0.37	\$0.04	\$0.37
	Day Care Center		0.00135	SF	\$1.44	\$1.44	\$1.44	\$1.44	\$0.14	\$1.44
	Convalescent Hospital		0.00025	SF	\$0.27	\$0.27	\$0.27	\$0.27	\$0.03	\$0.27
	Congregate Care		0.08	DU	\$85	\$85	\$85	\$85	\$8	\$85
	Golf Course		3.76	Hole	\$4,017	\$4,017	\$4,017	\$4,017	\$381	\$4,017
	Private Schools		0.00081	SF	\$0.87	\$0.87	\$0.87	\$0.87	\$0.08	\$0.87

New category

Modified category