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## A G E N D A

**Wednesday, December 1, 2021  
10:45 AM**

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

### **PUBLIC PARTICIPATION PROCEDURES**

The SPRTA Board meeting will be open to in-person attendance. In addition, remote teleconference participation is available to Board members and the public pursuant to the provisions of Government Code section 54953(e) due to the COVID-19 state emergency proclamation and recommendations for social distancing. Public Comment will be opened for each agenda item, and citizens may comment virtually through a Zoom meeting webinar utilizing the “raise hand” function. If you are participating by phone, please dial \*9 to “raise hand” and queue for Public Comment. Please raise your hand at the time the Chair announces the item. Public comments will also be accepted at [ssabol@pctp.net](mailto:ssabol@pctp.net) or 530-823-4030 or by mail to: PCTPA, 299 Nevada Street, Auburn, CA 95603.

**Remote access:** <https://placer-ca-gov.zoom.us/j/99866505607>

**You can also dial in using your phone:** US: +1 888 788 0099 or 877 853 5247 (Toll Free)

**Webinar ID:** 998 6650 5607

**A. Flag Salute**

**B. Roll Call**

**C. AB 361 Remote Teleconferencing**

*Mike Luken*

- Adopt findings to hold this meeting by remote teleconference and declare intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor’s COVID-19 State of Emergency Proclamation and state regulations related to physical distancing.

**Action  
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**D. Approval of Action Minutes: October 27, 2021**

**Action  
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**E. Agenda Review**

**F. Public Comment**

**G. Consent Calendar**

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.

**Action**  
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1. Adopt Resolution 21-09 approving the Annual Report for Fiscal Year 2020/21 and Five-Year Report for Fiscal Years 2016/17 through 2020/21 and make findings as required by the Mitigation Fee Act for the Five-Year Report.

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**H. PUBLIC HEARING to Consider and Adopt a Resolution of Necessity to Acquire Property and Temporary Construction Easement for I-80 Auxiliary Lanes Project**

**Action**  
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*David Melko*

- Conduct a public hearing to consider the adoption of Resolution No. 21-11 and to receive testimony from the property owner or their representatives on the issues relevant to the Resolution of Necessity.
- Find the environmental impacts of adoption of Resolution No. 21-11 associated with the I-80 Auxiliary Lanes Project are fully analyzed in the Mitigated Negative Declaration previously approved by Caltrans on October 21, 2016, and received approval of a Categorical Exclusion under NEPA on August 22, 2016, as revalidated in October 2020 and October 2021, and that the need for subsequent environmental review pursuant to Public Resources Code §21166 and State CEQA Guidelines §15162 and §15164 is not triggered.
- Make the following findings:
  - a. The public interest and necessity require the Project;
  - b. The Project is planned in a manner that will be most compatible with the greatest public good and the least private injury;
  - c. The property sought to be acquired is necessary for the Project; and
  - d. The offer required by §7267.2 of the California Government Code have been made to the owner of record of the property identified as APN: 014-183-029 located at 210 South Harding, Roseville
- Adopt Resolution No. 21-11 determining that the public interest and necessity require the acquisition of certain real property in fee and a temporary construction easement as described and depicted on Exhibits A and B, and Exhibits A-1 and B-1, respectively, to construct the I-80 Auxiliary Lanes Project.
- Authorize Counsel to file legal proceedings and take other steps necessary to acquire the property by eminent domain and provide direction to the Executive Director to undertake all the necessary actions for the South Placer Regional Transportation Authority (SPRTA) to complete this real property acquisition for the I-80 Auxiliary Lanes Project.

**I. Mini-Workshop on Nexus Study Analysis Framework for Tier I & Tier II Impact Fee Update**

**Info**  
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*Aaron Hoyt*

**J. Executive Director's Report**

**Info**

**K. Board Direction to Staff**

**L. Informational Items**

TAC Minutes - November 16, 2021

**Info**  
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Next regularly scheduled SPRTA Board Meeting  
January 26, 2022



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

**TO: SPRTA Board of Directors**

**DATE: December 1, 2021**

**FROM: Mike Luken, Executive Director**

**SUBJECT: AB 361 REMOTE TELECONFERENCING**

**Action Requested**

It is recommended that the South Placer Regional Transportation Authority (SPRTA) Board adopt Resolution No. 21-10, adopting findings to hold this meeting by remote teleconference and declaring its intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor’s COVID-19 State of Emergency Proclamation and state regulations related to physical distancing.

**Background**

SPRTA approved Resolution No. 21-08 on October 27, 2021, making findings and declaring its intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor’s COVID-19 State of Emergency Proclamation and state regulations related to physical distancing.

Effective October 1, 2021, Assembly Bill (AB) 361 modified the provisions of the Brown Act related to holding teleconference meetings during a proclaimed state of emergency when state or local officials have imposed, or recommended measures related to physical distancing which warrant holding meetings remotely. The Governor’s COVID-19 state of emergency is a proclaimed state of emergency and the California Division of Occupational Safety and Health (“Cal/OSHA”) regulations related to COVID-19 recommend social distancing and regulates “close contact” which occurs when individuals are within six feet of another in certain circumstances. Therefore, this meeting is being held as a teleconference meeting pursuant to subdivision (e)(1) of the Government Code authorizing relaxed teleconference meeting rules.

**Discussion**

If the Board desires to continue to meet utilizing the above-described relaxed teleconference meeting rules, AB 361 requires an ongoing finding every 30 days that the Board has reconsider the circumstances of the state of emergency and that the state emergency continues to impact the ability to “meet safely in person,” or that state or local officials continue to recommend measures to promote social distancing. Gov. Code § 54953(e)(3).

The Governor’s state of emergency remains, and the Cal OSHA Regulations related to social distancing remain in place.

SPRTA staff is continuing to monitor the status of the Governor’s state of emergency proclamation, state regulations and orders related to social distancing, and health and safety conditions related to COVID-19 and confirms that said conditions continue to exist that warrant remote teleconference meetings.

**SPRTA Board of Directors**  
**AB 361 Remote Teleconferencing**  
**December 1, 2021**  
**Page 2**

COVID-19 continues to pose health risks and is highly contagious and state guidelines remain related to physical distancing recommendations and requirements.

It is recommended that this December meeting be conducted as a remote teleconference meeting pursuant to the provisions of subdivision (e)(1) of the Government Code authorizing relaxed teleconference meeting rules. It is further recommended that the Board find that state officials continue to impose or recommend measures to promote social distancing, and at the next regularly scheduled Board meeting the Board will continue to consider the status of the ongoing emergency and facts related to the health and safety of meeting attendees due to COVID-19 and consider further ongoing findings related to Board meetings pursuant to the provisions of AB 361.

DG:ML:ss

## RESOLUTION NO. 21-10

### A RESOLUTION MAKING FINDINGS AND DECLARING ITS INTENT TO CONTINUE REMOTE TELECONFERENCE MEETINGS PURSUANT TO GOVERNMENT CODE SECTION 54953(e)

**WHEREAS**, the South Placer Regional Transportation Authority (SPRTA) is committed to preserving and nurturing public access and participation in meetings of the Board; and

**WHEREAS**, all legislative body meetings of SPRTA are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and observe the Board conduct its business; and

**WHEREAS**, Governor Newsom signed AB 361, amending the Brown Act, including Government Code section 54953(e), which makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

**WHEREAS**, a required condition of AB 361 is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

**WHEREAS**, such conditions now exist in the State, specifically, the Governor of the State of California proclaimed a state of emergency on March 4, 2020, related to the threat of COVID-19, which remains in effect; and

**WHEREAS**, California Department of Public Health and the federal Centers for Disease Control and Prevention caution that the Delta variant of COVID-19, currently the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others resulting in rapid and alarming rates of COVID-19 cases and hospitalizations (<https://www.cdc.gov/coronavirus/2019-ncov/variants/delta-variant.html>); and

**WHEREAS**, the California Division of Occupational Safety and Health (“Cal/OSHA”) regulations at Title 8 Section 3205 recommends physical distancing in the workplace as precautions against the spread of COVID-19 and imposes certain restrictions and requirements due to a “close contact” which occurs when individuals are within six feet of another in certain circumstances; and

**WHEREAS**, the Board of Directors previously adopted Resolution No. 21-08 on October 27, 2021, finding that the requisite conditions exist for the legislative bodies of the South Placer Regional Transportation Authority to conduct remote teleconference meetings without compliance with paragraph (3) of Subdivision (b) of Government Code section 54953; and

**WHEREAS**, the proliferation of the Delta variant of the virus continues to pose imminent risk to health and safety and the Board hereby recognizes the proclamation of state of emergency by the Governor of the State of California and the regulations of Cal/OSHA recommending physical distancing; and

**WHEREAS**, to allow for physical distancing and remote meeting attendance, the Board intends to invoke the provisions of AB 361 as provided in Government Code section 54953, subd. (e) and such meetings of the SPRTA Board and any legislative bodies of SPRTA shall comply with the requirements to provide the public with access to the meetings as prescribed in section 54953, subd. (e)(2).

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Directors of the South Placer Regional Transportation Authority as follows:

1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.
2. The meetings of the Board, including this meeting, may be held with relaxed teleconference rules pursuant to the provisions of subdivision (e)(2), due to the current Governor’s state of emergency proclamation and Cal/OSHA recommendations for social distancing satisfying subdivision (e)(1)(A), of section 54953 of the Government Code.
3. The Board of Directors hereby considers the conditions of the state of emergency and the state recommendations and regulations related to social distancing and reauthorizes remote teleconference meetings.
4. Staff is hereby directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings of the Board and all SPRTA legislative bodies in accordance with subdivision (e) of Government Code section 54953 for remote teleconference meetings.
5. Staff is further directed to continue to monitor the health and safety conditions related to COVID-19, the status of the Governor’s state of emergency proclamation, the state regulations related to social distancing, and the local orders related to health and safety, and present to the Board at its next regularly scheduled meeting the related information and recommendations for continued remote meetings pursuant to the provisions of paragraph Government Code section 54953, subdivision (e)(3), and to consider extending the time during which the Board may continue to meet by teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 1<sup>st</sup> day of December 2021, by the following vote on roll call:

AYES        Board Members:  
NOES        Board Members:  
ABSENT     Board Members:

\_\_\_\_\_  
Jim Holmes, Chair

ATTEST:

\_\_\_\_\_  
Michael W. Luken, Executive Director



## **ACTION MINUTES October 27, 2021**

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A regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, October 27, 2021, at approximately 11:00 a.m. at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, California.

### **BOARD IN**

#### **ATTENDANCE:**

Ken Broadway  
Jim Holmes, Chair  
Bruce Houdesheldt  
Paul Joiner

#### **STAFF:**

Rick Carter  
Aaron Hoyt  
Mike Luken  
David Melko  
Solvi Sabol

Chair Holmes explained the meeting procedures to the Board and public as it as it pertains to participating by means of a teleconference under Government Code section 54953(e) due to the COVID-19 state emergency proclamation and recommendations for social distancing. Staff reports and a video of this meeting is available at: <http://pctpa.net/agendas2021>.

### **AGENDA REVIEW**

Chair Holmes announced that Item G, will be moved to the beginning of the agenda.

### **ADJOURN TO CLOSED SESSION PURUSANT TO GOVERNMENT CODE §54956.8 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Agency Negotiators: Mike Luken, DeeAnne Gillick, Sloan Sakai Yeung & Wong LLP

Negotiating Parties: Wayne Strauch and Candice L. Stephenson

Under negotiation: Price and terms of payment

The Board heard a report. There was no reportable action.

### **APPROVAL OF MINUTES**

Upon motion by Joiner and second by Broadway, the minutes of June 23, 2021, were approved by the following roll call vote:

**AYES:** Broadway, Holmes, Houdesheldt, Joiner

**NOES:** None

**ABSTAIN:** None

### **REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR ATLANTIC STREET WESTBOUND I-80 RAMP**

*Staff report provided by Aaron Hoyt, Senior Transportation Planner*

Upon motion by Houdesheldt and second by Broadway, the Board adopted Resolution 21-07 to increase the allocation from \$600,000 to \$650,000 of Regional Transportation



and Air Quality Mitigation Fees to the City of Roseville for the Atlantic Street Westbound I-80 Ramp by the following roll call vote:

**AYES:** Broadway, Holmes, Houdesheldt, Joiner

**NOES:** None

**ABSTAIN:** None

### **AB 361 REMOTE TELECONFERENCING**

*Staff report presented by DeeAnne Gillick, Sloan Sakai Yeung & Wong LLP*

Upon motion by Broadway and second by Joiner the Board approved Resolution No. 21-08 making findings and declaring its intent to continue remote teleconference meetings pursuant to Government Code section 54953(e) due to the Governor's COVID-19 State of Emergency Proclamation and state regulations related to physical distancing by the following roll call vote:

**AYES:** Broadway, Holmes, Joiner

**NOES:** None

**ABSTAIN:** Houdesheldt

### **EXECUTIVE DIRECTOR'S REPORT**

Mike Luken had no items to report.

### **ADJOURN**

The SPRTA Board meeting concluded at approximately 11:30 a.m.

A video of this meeting is available at:

<https://pctpa.net/http-pctpa-net-sprta-board-of-directors-meeting-agendas/>

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Michael W. Luken, Executive Director

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Jim Holmes, Chair

ML:ss



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

**TO: SPRTA Board of Directors**

**DATE: December 1, 2021**

**FROM: Mike Luken, Executive Director**

**SUBJECT: CONSENT CALENDAR**

Below is the Consent Calendar item for the December 1, 2021 agenda for your review and action.

1. Adopt Resolution 21-09 approving the Annual Report for Fiscal Year 2020/21 and Five-Year Report for Fiscal Years 2016/17 through 2020/21 and make findings as required by the Mitigation Fee Act for the Five-Year Report.  
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. The SPRTA Board approved the most recent major update of this fee on October 7, 2014. 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 80/65 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, and every five years, a Five-Year Report. The CGC further requires that the Authority make the following findings within the Five-Year Report: (A) identify the purpose to which the fee is to be put; (B) demonstrate a reasonable relationship between the fee and the purpose for which it is charged, (C) identify all sources and amounts of funding anticipated to complete financing in incomplete improvements, and (D) designate the approximate dates on which the funding referred to in (C) is expected to be deposited into the appropriate account or fund. The Annual Report for FY 2020/21 and Five-Year Report (FY 2016/17-2020/21) were made publicly available on the SPRTA website on November 15, 2021, and are included as Attachment 1.

RC:ML:ss

**South Placer Regional  
Transportation Authority**

**Regional Transportation and Air  
Quality Mitigation Fee**

**Annual Report for Fiscal Year 2020/21**

**Five-Year Report for Fiscal Years 2016/17  
through 2020/21**

**December 1, 2021**

**South Placer Regional Transportation  
Authority  
Transportation and Air Quality Mitigation Fee  
Annual and Five-Year Reports**

**Contents**

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<b>Five-Year Report for Fiscal Years 2016/17 through 2020/21</b>	<b>Pages</b>	<b>3-4</b>
<b>Map of Fee Districts</b>	<b>Page</b>	<b>5</b>
<b>Fee Schedules</b>	<b>Pages</b>	<b>6-19</b>

# Annual Report for Fiscal Year 2020/21

## **A. Brief description of the type of fee in the fund:**

The South Placer Regional Transportation Authority (SPRTA) Regional Transportation and Air Quality Mitigation Fee (SPRTA Fees) program was established to fund certain improvements to the region's major roadway, transit, and rail facilities needed to accommodate travel demand generated by new land development in the fee district portion of Placer County. The program includes a Tier 1 fee which is imposed on projects within identified districts to cover a multitude of transportation improvements and Tier 2 fee imposed through development agreements to fund improvements to Placer Parkway and the 80/65 Interchange.

SPRTA Tier 1 Fees are calculated by fee district (see Map, Page 5) based on the development land use category; this provides a relationship to the relative impacts on the transportation system. The fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

## **B. Amount of the fee:**

See the attached SPRTA fee schedules (Pages 6-19) that were effective on July 1, 2020.

## **C. Beginning and Ending Fund Balance FY 2020/21:**

Beginning Fund Balance (7/1/20): \$13,840,721

Ending Fund Balance (6/30/21): \$20,209,545

## **D. Amount of fees collected and Interest Earned, FY 2020/21:**

Amount of Fees Collected: \$8,781,374

Interest Earned: \$68,425

**E. 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:**

<b>Public Improvement ProjectTitle</b>	<b>SPRTA Spent FY 2020/21</b>	<b>% Funded With SPRTA Fees</b>
Placer Parkway Tier II	\$12,184.95	76%
Auburn Folsom Rd Widening	\$1,000,000.00	34%
80/65 Phase 1	\$16,903.51	100%
Hwy 65 Widening	\$136,354.97	100%
Roseville Atlantic I-80 On Ramp	\$586,233.96	6%
I-80 at Douglas WB Ramp/Aux Lane	\$270,583.34	19%
<b>Total SPRTA Expended FY 2020/21</b>	<b>\$2,022,260.73</b>	

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

Sufficient funds have not been collected at this time to complete financing of any incomplete public improvement.

**G. A description of each interfund transfer or loan made from theaccount or fund:**

None

**H. The amount of any SPRTA Fee refunds made FY 2020/21:**

None

# **SPRTA Five-Year Report for Fiscal Years 2016/17 through 2020/21**

**A. Identify the purpose to which the fee is to be put.**

The South Placer Regional Transportation Authority (SPRTA) Regional Transportation and Air Quality Mitigation Fee (SPRTA Fees) program was established to fund 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. SPRTA Tier 1 fees are calculated by fee district (see Map Page 5) based on the development land use category; this provides a relationship to the relative impacts on the transportation system. SPRTA Tier 2 fees are imposed through development agreements and are based on the development land use category. The fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

**B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.**

The roadway improvements identified in the SPRTA Program are intended to meet new travel demand associated with future development forecasts. This projected growth will increase travel demand throughout the fee district and thereby require infrastructure improvements to sustain an acceptable level of service. The reasonable relationship between the Tier 1 fee and the purpose for which it is charged is demonstrated in the Regional Transportation and Air Quality Mitigation Fee documents approved by the Board on April 10, 2002, and most recently amended with the Regional Transportation and Air Quality Mitigation Fee Comprehensive Update 2014, approved by the Board on October 7, 2014. The reasonable relationship between the Tier 2 fee and the purpose for which it is charged is demonstrated in the documents executed by the Board on May 27, 2009. These documents including the data and methodology used to determine the anticipated development, change in traffic, projects included in the fee program, and cost share of new development for those projects.

**C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in the SPRTA.**

The sources and amounts of funding anticipated to complete the roadway facilities are in the Regional Transportation and Air Quality Mitigation Fee Comprehensive Update 2014, approved by the Board on October 7, 2014 (shown in 2014 dollars) and the Tier II Development Fee Program adopted May 27, 2009 (shown in 2009 dollars). The sources of funding in addition to the SPRTA fees may include state and federal grants, Gas Taxes, Community Facilities Districts, other development impact fees, etc. The table below indicates the adopted SPRTA fee funding plan for the Tier 1 and Tier 2 fees.

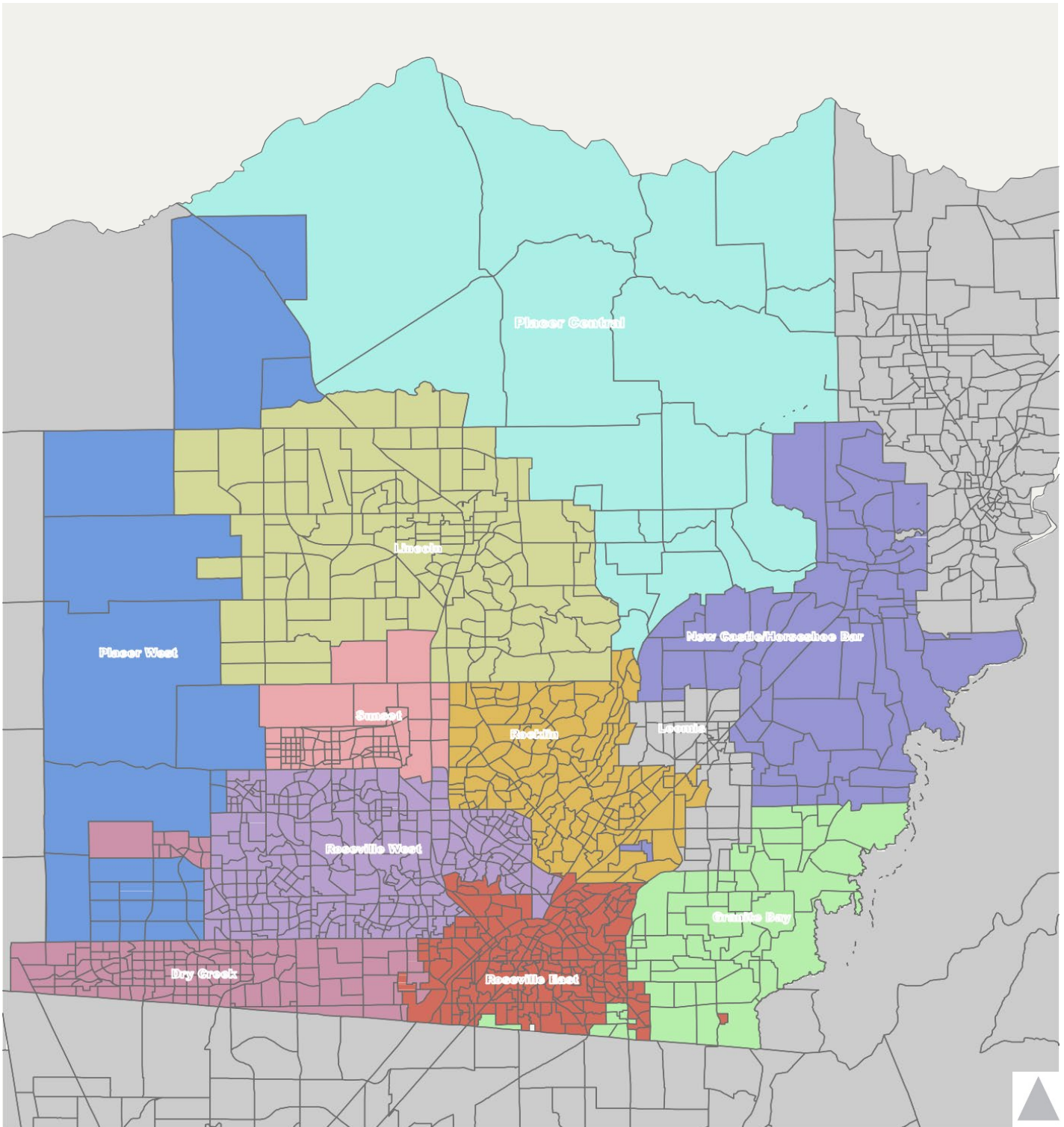
<b>Projected SPRTA Funding Plan (x \$1,000)</b>						
<b>Project</b>	<b>Prior years expenses</b>	<b>Planned FY21/22</b>	<b>Planned FY22/23</b>	<b>Planned FY23/24</b>	<b>Planned FY24/25+</b>	<b>Total</b>
Placer Parkway	4,281	10	10	10	480,689	485,000
Sierra College Boulevard Widening	8,160				37,283	45,443
Lincoln Bypass	22,605				7,395	30,000
I-80/Douglas Interchange Improvements	5,116					5,116
Hwy 65 Widening	2,114	3		5,969	58,914	67,000
I-80/Rocklin Road Interchange Improvements		1,500	1,000		7,500	10,000
Auburn-Folsom Widening	5,000	1,000	1,000	1,000		8,000
I-80/SR 65 Interchange	2,917	5			7,078	10,000
I-80/Douglas Blvd WB Ramp and Aux Lane	271	129			337	737
Atlantic Street WB I-80 Ramp	586	64			3,891	4,541
Rail and Transit Projects	1,180	5	612	1,000	4,203	7,000
<b>Total</b>	<b>52,230</b>	<b>2,716</b>	<b>2,622</b>	<b>7,979</b>	<b>607,290</b>	<b>672,837</b>

**D. Designate approximate dates when revenue in Part C (above) is expected**

As shown in the table above, the SPRTA revenue needed to fund work through the FY 2023/24 is \$13,317,000. At the beginning of fiscal year 2021/22, there was a beginning available SPRTA fund balance of \$20,209,545 which is sufficient to fund the identified needs in those years. Over the prior 5 years, revenue has averaged about \$5 million per year; this revenue will be used to fund project needs in FY24/25 and beyond.



# Map of Fee Districts



## Tier 1 and Tier 2 Fee Schedules

**2014 SPRTA Impact Fee Update With 2015 to 2020 Inflation Adjustment  
Updated for ITE Trip Generation, 9th Edition  
Detailed DUE Rates**

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit <sup>1</sup>		Trip Length <sup>2</sup>	% New Trips <sup>2</sup>	VMT per Unit	DUE per Unit
<b>Industrial</b>							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
<b>Residential</b>							
210	Single Family	1.00	1.00/DU	5	100	5.00	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
<b>Lodging</b>							
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
<b>Recreational</b>							
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
<b>Institutional</b>							
520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
<b>Medical</b>							
610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
<b>Office</b>							
710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
	50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
<b>Retail</b>							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
820	Shopping Center						
	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1000 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/Srv. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1. Source: ITE Trip Generation, 9th Edition.

2. Source: ITE Journal, May 1992

**SPRTA Impact Fees**

UPDATED: 4/22/2020

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

2015 Annual Adjustment Factor for Inflation = 1.0246904  
 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336

Cost per DUE With Inflation = \$691

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$629
120	Heavy Industrial	1,000 s.f.	0.178	\$123
130	Industrial Park	1,000 s.f.	0.798	\$552
140	Manufacturing	1,000 s.f.	0.685	\$474
150	Warehousing	1,000 s.f.	0.300	\$207
151	Mini-Warehousing	1,000 s.f.	0.148	\$102
<b>Residential</b>				
210	Single Family	DU	1.000	\$691
220	Apartment	DU	0.620	\$429
231	Attached Condominium/Townhome	DU	0.780	\$539
240	Mobile Home Park	DU	0.590	\$408
251	Senior Adult Housing - Detached	DU	0.270	\$187
252	Senior Adult Housing - Attached	DU	0.230	\$159
253	Congregate Care	DU	0.070	\$48
260	Recreational Home	DU	0.109	\$75
<b>Lodging</b>				
310	Hotel	Room	0.545	\$377
311	All Suites Hotel	Room	0.364	\$252
312	Business Hotel	Room	0.563	\$389
320	Motel	Room	0.355	\$245
<b>Recreational</b>				
411	City Park	Acre	0.184	\$127
430	Golf Course	Hole	3.732	\$2,580
444	Movie Theater	1,000 s.f.	1.486	\$1,027
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,098
493	Athletic Club	1,000 s.f.	2.682	\$1,854
495	Recreational Community Center	1,000 s.f.	1.233	\$852
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$575
536	Private School (K - 12)	1,000 s.f.	1.170	\$809
530	High School	1,000 s.f.	0.751	\$519
560	Church	1,000 s.f.	0.386	\$267
565	Day Care Center	1,000 s.f.	3.653	\$2,525
590	Library	1,000 s.f.	5.125	\$3,543
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$634
620	Nursing Home	1,000 s.f.	0.311	\$215
630	Clinic	1,000 s.f.	4.575	\$3,163
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,764
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,233
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$953
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$856
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$805
	> 800,000 s.f.	1,000 s.f.	1.145	\$791
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,938
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$380
814	Specialty Center	1,000 s.f.	1.522	\$1,052
815	Discount Store	1,000 s.f.	1.022	\$706
816	Hardware Store	1,000 s.f.	0.592	\$409
817	Nursery	1,000 s.f.	0.849	\$587
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$879
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$957
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$996
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,056
931	Quality Restaurant	1,000 s.f.	2.959	\$2,045
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,967
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,012
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,760
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,310
942	Automobile Care Center	1,000 s.f.	1.136	\$785
841	New Car Sales	1,000 s.f.	0.956	\$661
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,321
944	Gas Station	Fueling Position	1.054	\$729
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$710
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$728
848	Tire Store	1,000 s.f.	1.461	\$1,010
850	Supermarket	1,000 s.f.	1.547	\$1,069
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,391
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,577
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,323
861	Discount Club	1,000 s.f.	1.519	\$1,050
862	Home Improvement Superstore	1,000 s.f.	0.436	\$301
863	Electronics Superstore	1,000 s.f.	0.972	\$672
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$733
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$982
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,257
890	Furniture Store	1,000 s.f.	0.253	\$175
911	Walk-In Bank	1,000 s.f.	2.989	\$2,066
912	Drive-In Bank	1,000 s.f.	4.432	\$3,064

SPRTA Impact Fees				UPDATED: 4/22/2020
Jurisdiction:	Placer County	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Granite Bay	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$587	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
				Cost per DUE With Inflation = \$689
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$627
120	Heavy Industrial	1,000 s.f.	0.178	\$123
130	Industrial Park	1,000 s.f.	0.798	\$550
140	Manufacturing	1,000 s.f.	0.685	\$472
150	Warehousing	1,000 s.f.	0.300	\$207
151	Mini-Warehousing	1,000 s.f.	0.148	\$102
<b>Residential</b>				
210	Single Family	DU	1.000	\$689
220	Apartment	DU	0.620	\$427
231	Attached Condominium/Townhome	DU	0.780	\$537
240	Mobile Home Park	DU	0.590	\$406
251	Senior Adult Housing - Detached	DU	0.270	\$186
252	Senior Adult Housing - Attached	DU	0.230	\$158
253	Congregate Care	DU	0.070	\$48
260	Recreational Home	DU	0.109	\$75
<b>Lodging</b>				
310	Hotel	Room	0.545	\$375
311	All Suites Hotel	Room	0.364	\$251
312	Business Hotel	Room	0.563	\$388
320	Motel	Room	0.355	\$245
<b>Recreational</b>				
411	City Park	Acre	0.184	\$127
430	Golf Course	Hole	3.732	\$2,571
444	Movie Theater	1,000 s.f.	1.486	\$1,024
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,095
493	Athletic Club	1,000 s.f.	2.682	\$1,848
495	Recreational Community Center	1,000 s.f.	1.233	\$849
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$573
536	Private School (K - 12)	1,000 s.f.	1.170	\$806
530	High School	1,000 s.f.	0.751	\$517
560	Church	1,000 s.f.	0.386	\$266
565	Day Care Center	1,000 s.f.	3.653	\$2,517
590	Library	1,000 s.f.	5.125	\$3,531
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$632
620	Nursing Home	1,000 s.f.	0.311	\$214
630	Clinic	1,000 s.f.	4.575	\$3,152
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,754
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,228
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$950
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$854
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$802
	> 800,000 s.f.	1,000 s.f.	1.145	\$789
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,932
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$379
814	Specialty Center	1,000 s.f.	1.522	\$1,049
815	Discount Store	1,000 s.f.	1.022	\$704
816	Hardware Store	1,000 s.f.	0.592	\$408
817	Nursery	1,000 s.f.	0.849	\$585
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$876
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$953
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$993
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,053
931	Quality Restaurant	1,000 s.f.	2.959	\$2,039
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,960
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,002
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,747
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,306
942	Automobile Care Center	1,000 s.f.	1.136	\$783
841	New Car Sales	1,000 s.f.	0.956	\$659
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,313
944	Gas Station	Fueling Position	1.054	\$726
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$708
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$725
848	Tire Store	1,000 s.f.	1.461	\$1,007
850	Supermarket	1,000 s.f.	1.547	\$1,066
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,383
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,572
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,315
861	Discount Club	1,000 s.f.	1.519	\$1,046
862	Home Improvement Superstore	1,000 s.f.	0.436	\$300
863	Electronics Superstore	1,000 s.f.	0.972	\$670
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$730
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$979
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,253
890	Furniture Store	1,000 s.f.	0.253	\$174
911	Walk-In Bank	1,000 s.f.	2.989	\$2,059
912	Drive-In Bank	1,000 s.f.	4.432	\$3,053

SPRTA Impact Fees			UPDATED: 4/22/2020	
Jurisdiction:	Lincoln	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Lincoln	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$1,369	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
		Cost per DUE With Inflation =	\$1,607	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,462
120	Heavy Industrial	1,000 s.f.	0.178	\$286
130	Industrial Park	1,000 s.f.	0.798	\$1,282
140	Manufacturing	1,000 s.f.	0.685	\$1,101
150	Warehousing	1,000 s.f.	0.300	\$482
151	Mini-Warehousing	1,000 s.f.	0.148	\$238
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,607
220	Apartment	DU	0.620	\$996
231	Attached Condominium/Townhome	DU	0.780	\$1,253
240	Mobile Home Park	DU	0.590	\$948
251	Senior Adult Housing - Detached	DU	0.270	\$434
252	Senior Adult Housing - Attached	DU	0.230	\$370
253	Congregate Care	DU	0.070	\$112
260	Recreational Home	DU	0.109	\$175
<b>Lodging</b>				
310	Hotel	Room	0.545	\$876
311	All Suites Hotel	Room	0.364	\$585
312	Business Hotel	Room	0.563	\$905
320	Motel	Room	0.355	\$570
<b>Recreational</b>				
411	City Park	Acre	0.184	\$296
430	Golf Course	Hole	3.732	\$5,996
444	Movie Theater	1,000 s.f.	1.486	\$2,388
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,553
493	Athletic Club	1,000 s.f.	2.682	\$4,309
495	Recreational Community Center	1,000 s.f.	1.233	\$1,981
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,337
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,880
530	High School	1,000 s.f.	0.751	\$1,207
560	Church	1,000 s.f.	0.386	\$620
565	Day Care Center	1,000 s.f.	3.653	\$5,869
590	Library	1,000 s.f.	5.125	\$8,234
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,473
620	Nursing Home	1,000 s.f.	0.311	\$500
630	Clinic	1,000 s.f.	4.575	\$7,351
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,424
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,865
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,216
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,991
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,870
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,840
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,505
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$884
814	Specialty Center	1,000 s.f.	1.522	\$2,445
815	Discount Store	1,000 s.f.	1.022	\$1,642
816	Hardware Store	1,000 s.f.	0.592	\$951
817	Nursery	1,000 s.f.	0.849	\$1,364
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,044
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,224
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,315
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,455
931	Quality Restaurant	1,000 s.f.	2.959	\$4,754
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,571
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,000
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,739
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,045
942	Automobile Care Center	1,000 s.f.	1.136	\$1,825
841	New Car Sales	1,000 s.f.	0.956	\$1,536
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,395
944	Gas Station	Fueling Position	1.054	\$1,693
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,650
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,692
848	Tire Store	1,000 s.f.	1.461	\$2,347
850	Supermarket	1,000 s.f.	1.547	\$2,486
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,558
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,666
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,400
861	Discount Club	1,000 s.f.	1.519	\$2,441
862	Home Improvement Superstore	1,000 s.f.	0.436	\$701
863	Electronics Superstore	1,000 s.f.	0.972	\$1,562
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,703
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,283
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,923
890	Furniture Store	1,000 s.f.	0.253	\$406
911	Walk-In Bank	1,000 s.f.	2.989	\$4,802
912	Drive-In Bank	1,000 s.f.	4.432	\$7,121

SPRTA Impact Fees				UPDATED: 4/22/2020
Jurisdiction:	Placer County	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Newcastle/Horseshoe Bar	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$1,440	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
		Cost per DUE With Inflation =	\$1,690	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,538
120	Heavy Industrial	1,000 s.f.	0.178	\$301
130	Industrial Park	1,000 s.f.	0.798	\$1,349
140	Manufacturing	1,000 s.f.	0.685	\$1,158
150	Warehousing	1,000 s.f.	0.300	\$507
151	Mini-Warehousing	1,000 s.f.	0.148	\$250
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,690
220	Apartment	DU	0.620	\$1,048
231	Attached Condominium/Townhome	DU	0.780	\$1,318
240	Mobile Home Park	DU	0.590	\$997
251	Senior Adult Housing - Detached	DU	0.270	\$456
252	Senior Adult Housing - Attached	DU	0.230	\$389
253	Congregate Care	DU	0.070	\$118
260	Recreational Home	DU	0.109	\$184
<b>Lodging</b>				
310	Hotel	Room	0.545	\$921
311	All Suites Hotel	Room	0.364	\$615
312	Business Hotel	Room	0.563	\$951
320	Motel	Room	0.355	\$600
<b>Recreational</b>				
411	City Park	Acre	0.184	\$311
430	Golf Course	Hole	3.732	\$6,307
444	Movie Theater	1,000 s.f.	1.486	\$2,511
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,685
493	Athletic Club	1,000 s.f.	2.682	\$4,533
495	Recreational Community Center	1,000 s.f.	1.233	\$2,084
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,406
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,977
530	High School	1,000 s.f.	0.751	\$1,269
560	Church	1,000 s.f.	0.386	\$652
565	Day Care Center	1,000 s.f.	3.653	\$6,174
590	Library	1,000 s.f.	5.125	\$8,661
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,550
620	Nursing Home	1,000 s.f.	0.311	\$526
630	Clinic	1,000 s.f.	4.575	\$7,732
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,757
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,013
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,331
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,094
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,967
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,935
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,739
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$930
814	Specialty Center	1,000 s.f.	1.522	\$2,572
815	Discount Store	1,000 s.f.	1.022	\$1,727
816	Hardware Store	1,000 s.f.	0.592	\$1,000
817	Nursery	1,000 s.f.	0.849	\$1,435
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,150
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,339
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,435
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,582
931	Quality Restaurant	1,000 s.f.	2.959	\$5,001
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,808
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,363
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,192
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,203
942	Automobile Care Center	1,000 s.f.	1.136	\$1,920
841	New Car Sales	1,000 s.f.	0.956	\$1,616
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,675
944	Gas Station	Fueling Position	1.054	\$1,781
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,736
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,780
848	Tire Store	1,000 s.f.	1.461	\$2,469
850	Supermarket	1,000 s.f.	1.547	\$2,614
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,846
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,857
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,680
861	Discount Club	1,000 s.f.	1.519	\$2,567
862	Home Improvement Superstore	1,000 s.f.	0.436	\$737
863	Electronics Superstore	1,000 s.f.	0.972	\$1,643
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,791
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,402
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,074
890	Furniture Store	1,000 s.f.	0.253	\$428
911	Walk-In Bank	1,000 s.f.	2.989	\$5,051
912	Drive-In Bank	1,000 s.f.	4.432	\$7,490

SPRTA Impact Fees				UPDATED: 4/22/2020
Jurisdiction:	Placer County	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Placer Central	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$1,815	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
				Cost per DUE With Inflation = \$2,130
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,938
120	Heavy Industrial	1,000 s.f.	0.178	\$379
130	Industrial Park	1,000 s.f.	0.798	\$1,700
140	Manufacturing	1,000 s.f.	0.685	\$1,459
150	Warehousing	1,000 s.f.	0.300	\$639
151	Mini-Warehousing	1,000 s.f.	0.148	\$315
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,130
220	Apartment	DU	0.620	\$1,321
231	Attached Condominium/Townhome	DU	0.780	\$1,662
240	Mobile Home Park	DU	0.590	\$1,257
251	Senior Adult Housing - Detached	DU	0.270	\$575
252	Senior Adult Housing - Attached	DU	0.230	\$490
253	Congregate Care	DU	0.070	\$149
260	Recreational Home	DU	0.109	\$232
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,161
311	All Suites Hotel	Room	0.364	\$775
312	Business Hotel	Room	0.563	\$1,199
320	Motel	Room	0.355	\$756
<b>Recreational</b>				
411	City Park	Acre	0.184	\$392
430	Golf Course	Hole	3.732	\$7,950
444	Movie Theater	1,000 s.f.	1.486	\$3,165
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,385
493	Athletic Club	1,000 s.f.	2.682	\$5,713
495	Recreational Community Center	1,000 s.f.	1.233	\$2,626
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,772
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,492
530	High School	1,000 s.f.	0.751	\$1,600
560	Church	1,000 s.f.	0.386	\$822
565	Day Care Center	1,000 s.f.	3.653	\$7,781
590	Library	1,000 s.f.	5.125	\$10,917
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,953
620	Nursing Home	1,000 s.f.	0.311	\$662
630	Clinic	1,000 s.f.	4.575	\$9,745
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,516
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,798
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,937
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,639
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,479
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,439
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,973
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,172
814	Specialty Center	1,000 s.f.	1.522	\$3,242
815	Discount Store	1,000 s.f.	1.022	\$2,177
816	Hardware Store	1,000 s.f.	0.592	\$1,261
817	Nursery	1,000 s.f.	0.849	\$1,808
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,710
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,948
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,070
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,255
931	Quality Restaurant	1,000 s.f.	2.959	\$6,303
932	High Turnover Restaurant	1,000 s.f.	2.845	\$6,060
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,281
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,586
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,037
942	Automobile Care Center	1,000 s.f.	1.136	\$2,420
841	New Car Sales	1,000 s.f.	0.956	\$2,036
843	Automobile Parts Sales	1,000 s.f.	3.358	\$7,153
944	Gas Station	Fueling Position	1.054	\$2,245
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,188
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,243
848	Tire Store	1,000 s.f.	1.461	\$3,112
850	Supermarket	1,000 s.f.	1.547	\$3,295
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,368
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,861
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$7,159
861	Discount Club	1,000 s.f.	1.519	\$3,236
862	Home Improvement Superstore	1,000 s.f.	0.436	\$929
863	Electronics Superstore	1,000 s.f.	0.972	\$2,070
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,258
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,027
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,875
890	Furniture Store	1,000 s.f.	0.253	\$539
911	Walk-In Bank	1,000 s.f.	2.989	\$6,367
912	Drive-In Bank	1,000 s.f.	4.432	\$9,441



SPRTA Impact Fees				UPDATED: 4/22/2020
Jurisdiction:	Placer County	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Placer West	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$1,387	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
				Cost per DUE With Inflation = \$1,628
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,481
120	Heavy Industrial	1,000 s.f.	0.178	\$290
130	Industrial Park	1,000 s.f.	0.798	\$1,299
140	Manufacturing	1,000 s.f.	0.685	\$1,115
150	Warehousing	1,000 s.f.	0.300	\$488
151	Mini-Warehousing	1,000 s.f.	0.148	\$241
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,628
220	Apartment	DU	0.620	\$1,009
231	Attached Condominium/Townhome	DU	0.780	\$1,270
240	Mobile Home Park	DU	0.590	\$960
251	Senior Adult Housing - Detached	DU	0.270	\$440
252	Senior Adult Housing - Attached	DU	0.230	\$374
253	Congregate Care	DU	0.070	\$114
260	Recreational Home	DU	0.109	\$177
<b>Lodging</b>				
310	Hotel	Room	0.545	\$887
311	All Suites Hotel	Room	0.364	\$593
312	Business Hotel	Room	0.563	\$916
320	Motel	Room	0.355	\$578
<b>Recreational</b>				
411	City Park	Acre	0.184	\$300
430	Golf Course	Hole	3.732	\$6,075
444	Movie Theater	1,000 s.f.	1.486	\$2,419
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,587
493	Athletic Club	1,000 s.f.	2.682	\$4,366
495	Recreational Community Center	1,000 s.f.	1.233	\$2,007
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,354
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,905
530	High School	1,000 s.f.	0.751	\$1,222
560	Church	1,000 s.f.	0.386	\$628
565	Day Care Center	1,000 s.f.	3.653	\$5,946
590	Library	1,000 s.f.	5.125	\$8,343
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,493
620	Nursing Home	1,000 s.f.	0.311	\$506
630	Clinic	1,000 s.f.	4.575	\$7,447
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,508
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,902
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,245
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,017
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,895
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,864
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,564
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$895
814	Specialty Center	1,000 s.f.	1.522	\$2,478
815	Discount Store	1,000 s.f.	1.022	\$1,664
816	Hardware Store	1,000 s.f.	0.592	\$964
817	Nursery	1,000 s.f.	0.849	\$1,382
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,071
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,253
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,346
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,487
931	Quality Restaurant	1,000 s.f.	2.959	\$4,817
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,631
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,092
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,854
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,085
942	Automobile Care Center	1,000 s.f.	1.136	\$1,849
841	New Car Sales	1,000 s.f.	0.956	\$1,556
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,466
944	Gas Station	Fueling Position	1.054	\$1,716
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,672
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,714
848	Tire Store	1,000 s.f.	1.461	\$2,378
850	Supermarket	1,000 s.f.	1.547	\$2,518
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,631
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,715
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,471
861	Discount Club	1,000 s.f.	1.519	\$2,473
862	Home Improvement Superstore	1,000 s.f.	0.436	\$710
863	Electronics Superstore	1,000 s.f.	0.972	\$1,582
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,725
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,313
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,961
890	Furniture Store	1,000 s.f.	0.253	\$412
911	Walk-In Bank	1,000 s.f.	2.989	\$4,866
912	Drive-In Bank	1,000 s.f.	4.432	\$7,215

SPRTA Impact Fees				UPDATED: 4/22/2020
Jurisdiction:	Rocklin	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Rocklin	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$1,739	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
		Cost per DUE With Inflation =	\$2,041	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,857
120	Heavy Industrial	1,000 s.f.	0.178	\$363
130	Industrial Park	1,000 s.f.	0.798	\$1,629
140	Manufacturing	1,000 s.f.	0.685	\$1,398
150	Warehousing	1,000 s.f.	0.300	\$612
151	Mini-Warehousing	1,000 s.f.	0.148	\$302
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,041
220	Apartment	DU	0.620	\$1,265
231	Attached Condominium/Townhome	DU	0.780	\$1,592
240	Mobile Home Park	DU	0.590	\$1,204
251	Senior Adult Housing - Detached	DU	0.270	\$551
252	Senior Adult Housing - Attached	DU	0.230	\$469
253	Congregate Care	DU	0.070	\$143
260	Recreational Home	DU	0.109	\$222
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,112
311	All Suites Hotel	Room	0.364	\$743
312	Business Hotel	Room	0.563	\$1,149
320	Motel	Room	0.355	\$725
<b>Recreational</b>				
411	City Park	Acre	0.184	\$376
430	Golf Course	Hole	3.732	\$7,617
444	Movie Theater	1,000 s.f.	1.486	\$3,033
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,243
493	Athletic Club	1,000 s.f.	2.682	\$5,474
495	Recreational Community Center	1,000 s.f.	1.233	\$2,516
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,698
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,388
530	High School	1,000 s.f.	0.751	\$1,533
560	Church	1,000 s.f.	0.386	\$788
565	Day Care Center	1,000 s.f.	3.653	\$7,456
590	Library	1,000 s.f.	5.125	\$10,460
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,872
620	Nursing Home	1,000 s.f.	0.311	\$635
630	Clinic	1,000 s.f.	4.575	\$9,337
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,160
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,639
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,814
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,529
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,376
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,337
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,723
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,123
814	Specialty Center	1,000 s.f.	1.522	\$3,106
815	Discount Store	1,000 s.f.	1.022	\$2,086
816	Hardware Store	1,000 s.f.	0.592	\$1,208
817	Nursery	1,000 s.f.	0.849	\$1,733
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,596
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,825
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,941
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,119
931	Quality Restaurant	1,000 s.f.	2.959	\$6,039
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,806
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,892
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,101
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,868
942	Automobile Care Center	1,000 s.f.	1.136	\$2,319
841	New Car Sales	1,000 s.f.	0.956	\$1,951
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,853
944	Gas Station	Fueling Position	1.054	\$2,151
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,096
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,149
848	Tire Store	1,000 s.f.	1.461	\$2,982
850	Supermarket	1,000 s.f.	1.547	\$3,157
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,060
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,657
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,860
861	Discount Club	1,000 s.f.	1.519	\$3,100
862	Home Improvement Superstore	1,000 s.f.	0.436	\$890
863	Electronics Superstore	1,000 s.f.	0.972	\$1,984
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,163
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,900
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,712
890	Furniture Store	1,000 s.f.	0.253	\$516
911	Walk-In Bank	1,000 s.f.	2.989	\$6,100
912	Drive-In Bank	1,000 s.f.	4.432	\$9,045

SPRTA Impact Fees				UPDATED: 4/22/2020	
Jurisdiction:	Roseville	2015 Annual Adjustment Factor for Inflation =	1.0246904		
District:	Roseville West	2016 Annual Adjustment Factor for Inflation =	1.0323580		
Cost per DUE:	\$890	2017 Annual Adjustment Factor for Inflation =	1.0245216		
		2018 Annual Adjustment Factor for Inflation =	1.0273511		
		2019 Annual Adjustment Factor for Inflation =	1.0245234		
		2020 Annual Adjustment Factor for Inflation =	1.0288336		
				Cost per DUE With Inflation = \$1,045	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
<b>Industrial</b>					
110	Light Industrial	1,000 s.f.	0.910	\$951	
120	Heavy Industrial	1,000 s.f.	0.178	\$186	
130	Industrial Park	1,000 s.f.	0.798	\$834	
140	Manufacturing	1,000 s.f.	0.685	\$716	
150	Warehousing	1,000 s.f.	0.300	\$313	
151	Mini-Warehousing	1,000 s.f.	0.148	\$155	
<b>Residential</b>					
210	Single Family	DU	1.000	\$1,045	
220	Apartment	DU	0.620	\$648	
231	Attached Condominium/Townhome	DU	0.780	\$815	
240	Mobile Home Park	DU	0.590	\$616	
251	Senior Adult Housing - Detached	DU	0.270	\$282	
252	Senior Adult Housing - Attached	DU	0.230	\$240	
253	Congregate Care	DU	0.070	\$73	
260	Recreational Home	DU	0.109	\$114	
<b>Lodging</b>					
310	Hotel	Room	0.545	\$569	
311	All Suites Hotel	Room	0.364	\$380	
312	Business Hotel	Room	0.563	\$588	
320	Motel	Room	0.355	\$371	
<b>Recreational</b>					
411	City Park	Acre	0.184	\$192	
430	Golf Course	Hole	3.732	\$3,898	
444	Movie Theater	1,000 s.f.	1.486	\$1,552	
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,660	
493	Athletic Club	1,000 s.f.	2.682	\$2,801	
495	Recreational Community Center	1,000 s.f.	1.233	\$1,288	
<b>Institutional</b>					
520	Elementary School	1,000 s.f.	0.832	\$869	
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,222	
530	High School	1,000 s.f.	0.751	\$784	
560	Church	1,000 s.f.	0.386	\$403	
565	Day Care Center	1,000 s.f.	3.653	\$3,816	
590	Library	1,000 s.f.	5.125	\$5,353	
<b>Medical</b>					
610	Hospital	1,000 s.f.	0.917	\$958	
620	Nursing Home	1,000 s.f.	0.311	\$325	
630	Clinic	1,000 s.f.	4.575	\$4,779	
<b>Office</b>					
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,176	
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,862	
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,440	
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,294	
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,216	
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,196	
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,929	
<b>Retail</b>					
812	Lumber Yard	1,000 s.f.	0.550	\$574	
814	Specialty Center	1,000 s.f.	1.522	\$1,590	
815	Discount Store	1,000 s.f.	1.022	\$1,068	
816	Hardware Store	1,000 s.f.	0.592	\$618	
817	Nursery	1,000 s.f.	0.849	\$887	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,329	
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,446	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,505	
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,596	
931	Quality Restaurant	1,000 s.f.	2.959	\$3,091	
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,972	
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,551	
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,681	
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,979	
942	Automobile Care Center	1,000 s.f.	1.136	\$1,187	
841	New Car Sales	1,000 s.f.	0.956	\$999	
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,508	
944	Gas Station	Fueling Position	1.054	\$1,101	
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,073	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,100	
848	Tire Store	1,000 s.f.	1.461	\$1,526	
850	Supermarket	1,000 s.f.	1.547	\$1,616	
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,613	
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,384	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,511	
861	Discount Club	1,000 s.f.	1.519	\$1,587	
862	Home Improvement Superstore	1,000 s.f.	0.436	\$455	
863	Electronics Superstore	1,000 s.f.	0.972	\$1,015	
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,107	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,484	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,900	
890	Furniture Store	1,000 s.f.	0.253	\$264	
911	Walk-In Bank	1,000 s.f.	2.989	\$3,122	
912	Drive-In Bank	1,000 s.f.	4.432	\$4,629	

SPRTA Impact Fees			UPDATED: 4/22/2020	
Jurisdiction:	Roseville	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Roseville East	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$1,074	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
		Cost per DUE With Inflation =	\$1,260	
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,147
120	Heavy Industrial	1,000 s.f.	0.178	\$224
130	Industrial Park	1,000 s.f.	0.798	\$1,006
140	Manufacturing	1,000 s.f.	0.685	\$863
150	Warehousing	1,000 s.f.	0.300	\$378
151	Mini-Warehousing	1,000 s.f.	0.148	\$187
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,260
220	Apartment	DU	0.620	\$781
231	Attached Condominium/Townhome	DU	0.780	\$983
240	Mobile Home Park	DU	0.590	\$744
251	Senior Adult Housing - Detached	DU	0.270	\$340
252	Senior Adult Housing - Attached	DU	0.230	\$290
253	Congregate Care	DU	0.070	\$88
260	Recreational Home	DU	0.109	\$137
<b>Lodging</b>				
310	Hotel	Room	0.545	\$687
311	All Suites Hotel	Room	0.364	\$459
312	Business Hotel	Room	0.563	\$710
320	Motel	Room	0.355	\$447
<b>Recreational</b>				
411	City Park	Acre	0.184	\$232
430	Golf Course	Hole	3.732	\$4,704
444	Movie Theater	1,000 s.f.	1.486	\$1,873
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,003
493	Athletic Club	1,000 s.f.	2.682	\$3,381
495	Recreational Community Center	1,000 s.f.	1.233	\$1,554
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,049
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,475
530	High School	1,000 s.f.	0.751	\$947
560	Church	1,000 s.f.	0.386	\$487
565	Day Care Center	1,000 s.f.	3.653	\$4,605
590	Library	1,000 s.f.	5.125	\$6,460
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,156
620	Nursing Home	1,000 s.f.	0.311	\$392
630	Clinic	1,000 s.f.	4.575	\$5,767
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,039
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,247
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,738
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,562
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,467
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,443
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,534
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$693
814	Specialty Center	1,000 s.f.	1.522	\$1,918
815	Discount Store	1,000 s.f.	1.022	\$1,288
816	Hardware Store	1,000 s.f.	0.592	\$746
817	Nursery	1,000 s.f.	0.849	\$1,070
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,603
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,744
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,816
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,926
931	Quality Restaurant	1,000 s.f.	2.959	\$3,730
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,586
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,492
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,856
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,389
942	Automobile Care Center	1,000 s.f.	1.136	\$1,432
841	New Car Sales	1,000 s.f.	0.956	\$1,205
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,233
944	Gas Station	Fueling Position	1.054	\$1,329
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,295
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,327
848	Tire Store	1,000 s.f.	1.461	\$1,842
850	Supermarket	1,000 s.f.	1.547	\$1,950
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,360
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,876
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,236
861	Discount Club	1,000 s.f.	1.519	\$1,915
862	Home Improvement Superstore	1,000 s.f.	0.436	\$550
863	Electronics Superstore	1,000 s.f.	0.972	\$1,225
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,336
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,791
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,293
890	Furniture Store	1,000 s.f.	0.253	\$319
911	Walk-In Bank	1,000 s.f.	2.989	\$3,768
912	Drive-In Bank	1,000 s.f.	4.432	\$5,586

SPRTA Impact Fees				UPDATED: 4/22/2020
Jurisdiction:	Placer County	2015 Annual Adjustment Factor for Inflation =	1.0246904	
District:	Sunset	2016 Annual Adjustment Factor for Inflation =	1.0323580	
Cost per DUE:	\$1,210	2017 Annual Adjustment Factor for Inflation =	1.0245216	
		2018 Annual Adjustment Factor for Inflation =	1.0273511	
		2019 Annual Adjustment Factor for Inflation =	1.0245234	
		2020 Annual Adjustment Factor for Inflation =	1.0288336	
				Cost per DUE With Inflation = \$1,420
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,292
120	Heavy Industrial	1,000 s.f.	0.178	\$253
130	Industrial Park	1,000 s.f.	0.798	\$1,133
140	Manufacturing	1,000 s.f.	0.685	\$973
150	Warehousing	1,000 s.f.	0.300	\$426
151	Mini-Warehousing	1,000 s.f.	0.148	\$210
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,420
220	Apartment	DU	0.620	\$880
231	Attached Condominium/Townhome	DU	0.780	\$1,108
240	Mobile Home Park	DU	0.590	\$838
251	Senior Adult Housing - Detached	DU	0.270	\$383
252	Senior Adult Housing - Attached	DU	0.230	\$327
253	Congregate Care	DU	0.070	\$99
260	Recreational Home	DU	0.109	\$155
<b>Lodging</b>				
310	Hotel	Room	0.545	\$774
311	All Suites Hotel	Room	0.364	\$517
312	Business Hotel	Room	0.563	\$800
320	Motel	Room	0.355	\$504
<b>Recreational</b>				
411	City Park	Acre	0.184	\$261
430	Golf Course	Hole	3.732	\$5,300
444	Movie Theater	1,000 s.f.	1.486	\$2,110
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,257
493	Athletic Club	1,000 s.f.	2.682	\$3,809
495	Recreational Community Center	1,000 s.f.	1.233	\$1,751
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,182
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,662
530	High School	1,000 s.f.	0.751	\$1,066
560	Church	1,000 s.f.	0.386	\$548
565	Day Care Center	1,000 s.f.	3.653	\$5,188
590	Library	1,000 s.f.	5.125	\$7,278
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,302
620	Nursing Home	1,000 s.f.	0.311	\$442
630	Clinic	1,000 s.f.	4.575	\$6,497
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,678
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,532
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,958
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,759
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,653
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,626
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,982
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$781
814	Specialty Center	1,000 s.f.	1.522	\$2,161
815	Discount Store	1,000 s.f.	1.022	\$1,451
816	Hardware Store	1,000 s.f.	0.592	\$841
817	Nursery	1,000 s.f.	0.849	\$1,206
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,806
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,965
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,046
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,170
931	Quality Restaurant	1,000 s.f.	2.959	\$4,202
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,040
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,187
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,724
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,691
942	Automobile Care Center	1,000 s.f.	1.136	\$1,613
841	New Car Sales	1,000 s.f.	0.956	\$1,358
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,769
944	Gas Station	Fueling Position	1.054	\$1,497
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,458
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,495
848	Tire Store	1,000 s.f.	1.461	\$2,075
850	Supermarket	1,000 s.f.	1.547	\$2,197
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,912
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,241
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,773
861	Discount Club	1,000 s.f.	1.519	\$2,157
862	Home Improvement Superstore	1,000 s.f.	0.436	\$619
863	Electronics Superstore	1,000 s.f.	0.972	\$1,380
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,505
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,018
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,583
890	Furniture Store	1,000 s.f.	0.253	\$359
911	Walk-In Bank	1,000 s.f.	2.989	\$4,245
912	Drive-In Bank	1,000 s.f.	4.432	\$6,294

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

**Tier 2 Fee - Land Use Categories**

R = Residential                      I = Industrial/Office/Other  
C = Commercial and Retail          U = University

Tier 2 LU	ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit <sup>1</sup>	Trip Length	% New Trips <sup>2</sup>	VMT per Unit	DUE per Unit	
<b>Industrial</b>								
I	110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
I	120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
I	130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
I	140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
I	150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
I	151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
<b>Residential</b>								
R	210	Single Family	1.00	1.0/DU	5	100	5.00	1.000
R	220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
R	231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
R	240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
R	251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
R	252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
R	253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
R	260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
<b>Lodging</b>								
C	310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
C	311	All Suites Hotel	0.40	0.4/Room	6.4	71	1.82	0.364
C	312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
C	320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
<b>Recreational</b>								
I	411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
C	430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
C	444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
C	492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
C	493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
I	495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
<b>Institutional</b>								
U	520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
U	536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
U	530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
I	560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
C	565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
I	590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
<b>Medical</b>								
I	610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
R	620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
I	630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
<b>Office</b>								
I	710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
I		50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
I		150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
I		300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
I		500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
I		> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
I	720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
<b>Retail</b>								
C	812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
C	826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
C	815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
C	816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
C	817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
C	820	Shopping Center						
C		< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
C		200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
C		500,000.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
C		>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
C	931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
C	932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
C	933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
C	934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
C	941	Quick Lube Vehicle Shop	5.19	5.19/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. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
C	848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
C	850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
C	851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
C	852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
C	853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
C	857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
C	862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
C	863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
C	864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
C	880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
C	881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
C	890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
C	911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
C	912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

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

**Tier 2 SPRTA Fees**

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

2010 - 2015 Inflation Adjustment =	1.1944424
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
2020 Inflation Adjustment =	1.0288336
Total Inflation Adjustment =	1.3251720

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>					
I	110	Light Industrial	1,000 s.f.	0.910	\$1,800
I	120	Heavy Industrial	1,000 s.f.	0.178	\$352
I	130	Industrial Park	1,000 s.f.	0.798	\$1,579
I	140	Manufacturing	1,000 s.f.	0.685	\$1,355
I	150	Warehousing	1,000 s.f.	0.300	\$594
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$293
<b>Residential</b>					
R	210	Single Family	DU	1.000	\$7,253
R	220	Apartment	DU	0.620	\$4,497
R	231	Attached Condominium/Townhome	DU	0.780	\$5,657
R	240	Mobile Home Park	DU	0.590	\$4,279
R	251	Senior Adult Housing - Detached	DU	0.270	\$1,958
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,668
R	253	Congregate Care	DU	0.070	\$508
R	260	Recreational Home	DU	0.109	\$791
<b>Lodging</b>					
C	310	Hotel	Room	0.545	\$2,142
C	311	All Suites Hotel	Room	0.364	\$1,431
C	312	Business Hotel	Room	0.563	\$2,213
C	320	Motel	Room	0.355	\$1,395
<b>Recreational</b>					
I	411	City Park	Acre	0.184	\$364
C	430	Golf Course	Hole	3.732	\$14,668
C	444	Movie Theater	1,000 s.f.	1.486	\$5,841
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$6,246
C	493	Athletic Club	1,000 s.f.	2.682	\$10,541
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,439
<b>Institutional</b>					
U	520	Elementary School	1,000 s.f.	0.832	\$1,103
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,550
U	530	High School	1,000 s.f.	0.751	\$995
I	560	Church	1,000 s.f.	0.386	\$764
C	565	Day Care Center	1,000 s.f.	3.653	\$14,358
I	590	Library	1,000 s.f.	5.125	\$10,140
<b>Medical</b>					
I	610	Hospital	1,000 s.f.	0.917	\$1,814
R	620	Nursing Home	1,000 s.f.	0.311	\$2,256
I	630	Clinic	1,000 s.f.	4.575	\$9,052
<b>Office</b>					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,910
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,528
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,728
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,451
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,303
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,265
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,548
<b>Retail</b>					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,162
C	814	Specialty Center	1,000 s.f.	1.522	\$5,982
C	815	Discount Store	1,000 s.f.	1.022	\$4,017
C	816	Hardware Store	1,000 s.f.	0.592	\$2,327
C	817	Nursery	1,000 s.f.	0.849	\$3,337
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$5,000
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$5,440
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$5,664
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$6,006
C	931	Quality Restaurant	1,000 s.f.	2.959	\$11,630
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$11,182
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$17,125
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$21,378
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$7,448
C	942	Automobile Care Center	1,000 s.f.	1.136	\$4,465
C	841	New Car Sales	1,000 s.f.	0.956	\$3,758
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$13,198
C	944	Gas Station	Fueling Position	1.054	\$4,143
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$4,037
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,139
C	848	Tire Store	1,000 s.f.	1.461	\$5,742
C	850	Supermarket	1,000 s.f.	1.547	\$6,080
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$13,595
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$8,969
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$13,210
C	861	Discount Club	1,000 s.f.	1.519	\$5,970
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,714
C	863	Electronics Superstore	1,000 s.f.	0.972	\$3,820
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,166
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$5,585
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$7,150
C	890	Furniture Store	1,000 s.f.	0.253	\$994
C	911	Walk-In Bank	1,000 s.f.	2.989	\$11,748
C	912	Drive-In Bank	1,000 s.f.	4.432	\$17,420

**SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY**

**IN THE MATTER OF: RESOLUTION  
APPROVING THE ANNUAL REPORT FOR  
FISCAL YEAR 2020/21 AND FIVE-YEAR  
REPORT FOR FISCAL YEARS 2016/17  
THROUGH 2020/21 AND MAKING FINDINGS  
REQUIRED BY THE MITIGATION FEE ACT**

**RESOLUTION NO. 21-09**

The following resolution was duly passed by the Board of the South Placer Regional Transportation Authority at a regular meeting held December 1, 2021 by the following vote on roll call:

**WHEREAS**, pursuant to the Mitigation Fee Act (Government Code Section 66000, et seq.) certain findings are required to be made regarding unexpended development impact fees in connection with consideration of the annual development impact fee report; and

**WHEREAS**, the Annual Report for Fiscal Year 2020/21 and Five-Year Report for Fiscal Years 2016/17 through 2020/21 identifies impact fee programs for which there are unexpended development impact fees for which findings are required.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the South Placer Regional Transportation Authority hereby approves the Annual Report for Fiscal Year 2020-21 and Five-Year Report for Fiscal Years 2016/17 through 2020/21; and

**BE IT FURTHER RESOLVED** that Board of Directors of the South Placer Regional Transportation Authority hereby finds the following as required by Government Code Section 66001(d) and based upon review of the Annual Report for Fiscal Year 2020/21 and Five-Year Report for Fiscal Years 2016/17 through 2020/21: 1) That the purpose of the development impact fees has been identified. 2) That there is a continued need for the improvements and that there is a reasonable relationship between the fees and the impacts for development for which the fees are collected. 3) That the sources and amounts of funding anticipated to complete the financing of improvements have been identified. 4) That the approximate dates for funding improvements are identified unless the improvements are longer term projects or are planned by another agency.

\_\_\_\_\_  
Chair  
South Placer Regional Transportation Authority

\_\_\_\_\_  
Executive Director

Attest: \_\_\_\_\_  
Solvi Sabol, Board Secretary





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

**TO: SPRTA Board of Director** **DATE: December 1, 2021**

**FROM: David Melko, Senior Transportation Planner**

**SUBJECT: PUBLIC HEARING TO CONSIDER AND ADOPT A RESOLUTION OF NECESSITY TO ACQUIRE PROPERTY AND TEMPORARY CONSTRUCTION EASEMENT FOR I-80 AUXILIARY LANES PROJECT (APN: 014-183-029)**

**Action Requested**

1. Conduct a public hearing to consider the adoption of Resolution No. 21-11 and to receive testimony from the property owner or their representatives on the issues relevant to the Resolution of Necessity.
2. Find the environmental impacts of adoption of Resolution No. 21-11 associated with the I-80 Auxiliary Lanes Project are fully analyzed in the Mitigated Negative Declaration previously approved by Caltrans on October 21, 2016, and received approval of a Categorical Exclusion under NEPA on August 22, 2016, as revalidated in October 2020 and October 2021, and that the need for subsequent environmental review pursuant to Public Resources Code §21166 and State CEQA Guidelines §15162 and §15164 is not triggered.
3. Make the following findings:
  - a. The public interest and necessity require the Project;
  - b. The Project is planned in a manner that will be most compatible with the greatest public good and the least private injury;
  - c. The property sought to be acquired is necessary for the Project; and
  - d. The offer required by §7267.2 of the California Government Code have been made to the owner of record of the property identified as APN: 014-183-029 located at 210 South Harding, Roseville
4. Adopt Resolution No. 21-11 determining that the public interest and necessity require the acquisition of certain real property in fee and a temporary construction easement as described and depicted on Exhibits A and B, and Exhibits A-1 and B-1, respectively, to construct the I-80 Auxiliary Lanes Project.
5. Authorize Counsel to file legal proceedings and take other steps necessary to acquire the property by eminent domain and provide direction to the Executive Director to undertake all the necessary actions for the South Placer Regional Transportation Authority (SPRTA) to complete this real property acquisition for the I-80 Auxiliary Lanes Project.

**SPRTA Board of Directors  
PUBLIC HEARING TO CONSIDER AND ADOPT A RESOLUTION  
OF NECESSITY TO ACQUIRE PROPERTY AND TEMPORARY  
CONSTRUCTION EASEMENT FOR I-80 AUXILIARY LANES PROJECT  
December 1, 2021  
Page 2**

**Background**

PCTPA is the implementing agency for the planning, environmental, final design and right of way phases of the I-80 Auxiliary Lanes Project. SPRTA is the public agency having jurisdiction to acquire the right-of-way for the Project on behalf of the Placer County Transportation Planning Agency (PCTPA). Caltrans is the lead agency for CEQA and NEPA and will advertise, award, and administer (AAA) construction of the Project.

Federal and state environmental documentation was approved for the I-80 Auxiliary Lanes Project in August and October 2016, respectively. CEQA and NEPA revalidations were also approved by Caltrans, as lead agency under CEQA and NEPA, in October of 2020 and October of 2021. PCTPA and SPRTA filed Notices of Determinations based on Caltrans revalidations in October 2021.

The Project was awarded construction funding by the California Transportation Commission in December 2020.

The Board of Directors approved Resolution No. 20-07 in June 2020 allocating SPRTA funds for project right-of-way acquisition. The Board at the same meeting also approved Resolution No. 20-08, which delegated to the Executive Director such actions upon Board approval as may be necessary to accomplish the purpose of the said resolution.

On June 23, 2021, the Board of Directors approved Resolution No. 21-06 approving the acquisition of real property and Temporary Construction Easement at 210 South Harding, Roseville (APN: 014-183-029) and authorize the Executive Director to complete these real property transactions for the I-80 Auxiliary Lanes Project.

An offer was made to the property owner in November 2020 and revised in May 2021 for the acquisition parcels and negotiations have continued successfully; however, title issues have arisen related to how the property is held in trust, which is delaying the execution of the Right of Way contract and the close of escrow. It is necessary to consider using eminent domain to acquire the property so that the project can move forward consistent with the project funding and construction requirements.

**Discussion**

The I-80 Auxiliary Lanes Project will add a 5<sup>th</sup> westbound through lane on I-80 from east of Douglas Boulevard to west of Riverside Avenue in Roseville where four through lanes currently exist, and improvements to on and off ramps within the Project area. The Project will also construct an eastbound auxiliary lane on I-80 from 0.8 miles east of Highway 65 to Rocklin Road, including widening the off-ramp to two lanes.

**SPRTA Board of Directors  
PUBLIC HEARING TO CONSIDER AND ADOPT A RESOLUTION  
OF NECESSITY TO ACQUIRE PROPERTY AND TEMPORARY  
CONSTRUCTION EASEMENT FOR I-80 AUXILIARY LANES PROJECT  
December 1, 2021  
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**Subject Property and Affected Property Interest**

The I-80 Auxiliary Lanes Project will impact one privately owned parcel located at the southerly end of 210 South Harding Boulevard and adjacent to the right-of-way line of Interstate 80 near Douglas Boulevard (APN: 014-183-029).

For the I-80 Auxiliary Lanes Project, the proposed Resolution of Necessity involves acquisitions of the affected property interests that are described in the table below:

<b>Property Owner</b>	<b>APN</b>	<b>Acquisition Type Required</b>	<b>Size (Sq. Ft.)</b>	<b>Acquisition Progress</b>
Candice L. Stephenson, Trustee et. al.	014-183-029	Fee & Temporary Construction Easement	4,310 & 2,985	Under Negotiation

The affected property and property interests is owned by Candice L. Stephenson, Trustee et. al. Legal ownership of the property management trust has been recently updated and is currently being reviewed by the title company.

**Acquisition**

Pursuant to the provisions of Section 1245.235 of California Code of Civil Procedure, notice of this public hearing has been given to all persons whose property and property interests are to be acquired by eminent domain and whose names and addresses appear on the last Placer County equalized assessment roll, all of whom have been given reasonable opportunity to appear and be heard before the Board of Directors on each of the matters it must consider prior to adopting the proposed Resolution of Necessity. Refer to Attachment 1.

**Offer to Purchase**

SPRTA, is required to obtain a formal valuation of the affected property and submit a fair market value offer of compensation to the property owners. An appraisal for a portion of the 210 South Harding Boulevard parcel was completed by Pattison & Associates, Inc. in June 2020, with the appraisal review completed by Ryan Valuation Services in July 2020. Pattison & Associates revised their appraisal in March 2021 to include a cost to cure damage to relocate a water and electrical line, an electrical panel/circuit breaker box, and replace two electrical outlet boxes on poles that will be impacted by project work. These items will be relocated and/or replaced by the property owner and are necessary for the property owner to lease the property, used seasonally for Christmas Tree sales.

**SPRTA Board of Directors**  
**PUBLIC HEARING TO CONSIDER AND ADOPT A RESOLUTION**  
**OF NECESSITY TO ACQUIRE PROPERTY AND TEMPORARY**  
**CONSTRUCTION EASEMENT FOR I-80 AUXILIARY LANES PROJECT**  
**December 1, 2021**  
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A formal acquisition offer based on Board authorization in Resolution No. 20-08 was initially presented to the property owners in November 2020. A revised offer was presented in May 2021 that included the cost to cure damages not addressed in the original offer and adjusted

the offer to remove an originally proposed PG&E easement that was no longer needed for the project. The updated offer, including the terms of the acquisition were acceptable to Ms. Stephenson.

**Adoption of the Proposed Resolution of Necessity and Findings**

To adopt the Resolution of Necessity, the SPRTA Board must make the following findings:

- a. The public interest and necessity require the Project.

The acquisition of private property for a public right-of-way has long been regarded as a "public use" for which the use of eminent domain is justified. There are several statutes in the California Code of Civil Procedure and California Government Code authorizing the use of eminent domain for purposes of constructing, improving and/or expanding public rights-of-way. (California Code of Civil Procedure sections 1240.010-1240.050, 1240.110-1240.120, 1240.610; Government Code sections 37350.5, 37353, 39792, 40401, 40404.

The public interest and necessity require the I-80 Auxiliary Lanes Project. The Project is needed because I-80 is experiencing operational problems caused by high peak period traffic volumes. I-80 is the primary east-west transcontinental interstate, serving as a transportation corridor for both passengers and freight throughout the United States. Growth in the South Placer region has increased daily commuter traffic and traffic to major commercial and educational centers in South Placer. This increased traffic, together with increased demand generated from recreational destinations in the Sierra Nevada to the east and the San Francisco Bay Area and Silicon Valley to the west have resulted in congestion, safety concerns, and reduced levels of service on I-80 at the Project location.

- b. The Project is planned in a manner that will be most compatible with the greatest public good and the least private injury.

Through the planning and environmental phases, PCTPA/SPRTA considered design alternatives to address Project purpose and need. The Project has been developed in a manner most compatible with the greatest public good and the least private injury. The Project will enhance throughput capacity on I-80 at two locations; reduce freeway congestion by addressing operational deficiencies that create bottlenecks and delay; ensure that I-80 operates at an acceptable level of service; and improve safety with vehicle merge/weave movements while taking the least amount of property necessary to complete the Project improvements.

**SPRTA Board of Directors**  
**PUBLIC HEARING TO CONSIDER AND ADOPT A RESOLUTION**  
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**CONSTRUCTION EASEMENT FOR I-80 AUXILIARY LANES PROJECT**  
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- c. The property sought to be acquired is necessary for the Project.

The property described in the table above is necessary for the proposed Project. Due to the location of the property, the I-80 Auxiliary Lanes Project cannot go forward without acquisition of the subject property in fee as listed herein. The temporary construction easement is needed to gain right-of-entry to construct the required Project improvements. The Project cannot be completed without the subject property.

Through the aforementioned planning, environmental and design process, it was determined that there is no alternative land on which to realign the project without creating a greater impact or without compromising the project. The existing Douglas Boulevard interchange on-ramp located to the north of the property is a significant physical constraint. Other alternatives were considered, but the proposed design provides the best combination of drainage mitigation, water quality treatment, and less impact to additional adjacent public and private facilities. The property is needed to mitigate project drainage impacts and provide water quality treatment as required by State and Federal design criteria. Meanwhile, the subject property is undeveloped by comparison, and used seasonally for Christmas Tree sales.

- d. The offers required by §7267.2 of the California Government Code have been made to the owners of record.

The offers required by California Government Code §7267.2 have been made to the owners of record for the necessary property interests. California Government Code §7267.2 requires that an offer be made to the owner in an amount which SPRTA believes represent just compensation. The offer made by SPRTA was based upon the full amount believed to be fair market value and just compensation for the property interests. A copy of the formal acquisition offer required by Government Code §7267.2 was delivered to Strauch Stephenson on November 2, 2020. A revised offer was made on May 21, 2021.

**Policy Alternative**

The Board of Directors may choose to not adopt the Resolution of Necessity for the subject property and property interests and direct staff to continue with negotiations. This action would, however, delay the Project schedule and place construction funding at risk. Negotiations with the property owner continues to resolve the current title ownership issue and can continue notwithstanding the adoption of the Resolution of Necessity and a filing of any action in eminent domain.

**SPRTA Board of Directors  
PUBLIC HEARING TO CONSIDER AND ADOPT A RESOLUTION  
OF NECESSITY TO ACQUIRE PROPERTY AND TEMPORARY  
CONSTRUCTION EASEMENT FOR I-80 AUXILIARY LANES PROJECT  
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**Reasons for Staff Recommendation**

It is necessary to acquire the subject property and property interests to obtain possession in time to meet the Project's construction schedule and funding deadlines.

Staff recommends that the Board make the appropriate findings and adopt Resolution No. 21-11, which makes the necessary statutory findings and is required prior to the commencement of eminent domain proceedings to acquire the subject property and affected property interests as stated herein; and authorize Counsel to file an eminent domain action, and the Executive Director to complete the real property transactions for the I-80 Auxiliary Lanes Project. The proposed Resolution makes the required findings that the Board of Directors is authorized to acquire the subject property and affected property interests through its eminent domain powers by filing actions in court. The SPRTA Technical Advisory Committee (TAC) concurs with the Project right-of-way acquisition. The proposed Resolution of Necessity must be approved by a two-thirds vote.

**Financial Impact**

The direct fiscal impact includes the cost of acquisition for the subject property, attorney fees, costs if the action is filed, consultant and administrative expenses.

**Description of Attachments**

Proposed Resolution of Necessity for Acquisition of the Subject Property with Exhibits.

Exhibit A and B - Legal Description and Plat of Fee Acquisition

Exhibit A-1 and B-1 - Legal Description and Plat of Temporary Construction Easement

Attachment 1 – November 9, 2021, Letter: Notice of Intent to Adopt a Resolution of Necessity

DM:RC:ML:ss

**RESOLUTION NO. 21-11**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY  
DECLARING THE NECESSITY TO ACQUIRE REAL PROPERTY INTERESTS  
NECESSARY FOR THE INTERSTATE 80 AUXILIARY LANE PROJECT (210 SOUTH  
HARDING, ROSEVILLE: APN: 014-183-029)**

**PASSED AND ADOPTED** by the Board of Directors of the South Placer Regional Transportation Authority, this 1<sup>st</sup> day of December 2021, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

\_\_\_\_\_  
Jim Holmes, Chair

ATTEST:

\_\_\_\_\_  
Michael W. Luken, Executive Director

**WHEREAS**, the Interstate 80 Auxiliary Lane Project (“Project”) is to be constructed by Caltrans on Interstate 80 westbound from east of Douglas Boulevard to west of Riverside Avenue in the City of Roseville, and eastbound from 0.8 miles east of SR 65 to Rocklin Road in the City of Rocklin; and

**WHEREAS**, pursuant to a cooperative agreement with Caltrans, Placer County Transportation Planning Agency (“PCTPA”), is the implementing agency for the planning, environmental, design, and right of way phase of the Interstate 80 Auxiliary Lane Project; and

**WHEREAS**, the South Placer Regional Transportation Authority (“SPRTA”) is assisting PCPTA with the right-of-way phase of the Interstate 80 Auxiliary Lane Project; and

**WHEREAS**, the Interstate 80 Auxiliary Lane Project will enhance throughput capacity on I-80 at two locations; reduce freeway congestion by addressing operational deficiencies that create bottlenecks and delay; ensure that I-80 operates at an acceptable level of service; and improve safety with vehicle merge/weave movements; and

**WHEREAS**, the property which is the subject of this Resolution of Necessity consist of a fee simple acquisition and Temporary Construction Easement and is more particularly described and depicted in Exhibits A, B, A-1, and B-1, attached hereto, and is incorporated herein ("Property"). The Property is located at 210 South Harding, City of Roseville, and within the Placer County Assessor's Parcel Number 014-183-029; and

**WHEREAS**, the potential environmental impacts of the Interstate 80 Auxiliary Lane Project were previously analyzed and approved by Caltrans in a Mitigated Negative Declaration and a Mitigation and Monitoring Program for the Project pursuant to CEQA and received approval of a Categorical Exclusion under NEPA; and

**WHEREAS**, CEQA and NEPA Revalidated were approved by Caltrans in October of 2020 and October of 2021 to address minor technical changes or additions to the previous document and SPRTA filed a Notice of Determination on November 1, 2021; and;

**WHEREAS**, no substantial changes are proposed to the Interstate 80 Auxiliary Lane project and there are no substantial changes in circumstances or new information that would require revisions to the Revalidated Mitigated Negative Declaration and Mitigation and Monitoring Program for the project and therefore, no further environmental review is required under CEQA and NEPA; and

**WHEREAS**, the South Placer Regional Transportation Authority is a joint powers agency formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the jurisdiction of the Authority, and the Authority has the authority to acquire property for such purposes including acquisition by eminent domain; and

**WHEREAS**, the South Placer Regional Transportation Authority is the public agency having jurisdiction for the Project's right-of-way phase; and

**WHEREAS**, Article I, Section 19 of the California Constitution, Code of Civil Procedure Section 1240.010, et seq., and Government Code Sections 37350.5 and 6502 authorize acquisition of property rights for public use by eminent domain procedures; and

**WHEREAS**, as set forth in this Resolution, and the administrative record for this Resolution, the public interest and necessity require that the Authority acquire the Property identified herein; and



**WHEREAS**, the South Placer Regional Transportation Authority has complied with the requirements of California Government Code §7267.2, regarding the acquisition of the Property Interests by making an offer to purchase to the known owner of record; and

**WHEREAS**, pursuant to California Code of Civil Procedure §1245.235, notice of the hearing on this Resolution of Necessity was mailed to all record owners of the Property, and at the public hearing all record owners and interested parties had the opportunity to appear and be heard on the matters referred to in California Code of Civil Procedure section 1240.030 *et. seq.*, including but not limited to, 1240.055, 1240.510, 1240.610 and 1245.235, and, on the date and at the time and place fixed for hearing, this Authority Board heard and considered all the evidence presented; and

**WHEREAS**, prior to taking action, the Board of Directors held a public hearing and heard, been presented with, reviewed, and considered all the information and data in the administrative record, including the final Project engineering documents produced during the Plans, Specifications, and Estimates design phase, the aforementioned environmental documents, the Final Project Report, the staff report related to this matter, related documents relevant to the adoption of this Resolution, and all oral and written evidence presented to it during all prior meetings and this public hearing; and

**WHEREAS**, all the findings and conclusions made by the Board of Directors pursuant to this Resolution of Necessity are based upon substantial evidence in the entire record before the Board of Directors, and are not based solely on information provided in this Resolution; and

**WHEREAS**, the Board of Directors has endeavored in good faith to consider the pros and cons of the issue before it, and specifically whether: (1) the public interest and necessity require the Project; (2) the Project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury; and (3) the subject property is necessary for the Project, in order to affirm each of the aforementioned prior to the application of its power of eminent domain in this particular instance; and

**WHEREAS**, all other legal prerequisites to the adoption of the Resolution have occurred.

**NOW, THEREFORE**, be it resolved by the Board of Directors of the South Placer Regional Transportation Authority, as follows:

1. The recitals contained herein are true and correct and incorporated into this Resolution by this reference.
2. There has been compliance with the requirements of Section 1245.235 of California Code of Civil Procedure, CEQA and NEPA, if and as necessary.
3. The acquisition of the property interests for the Project is authorized by Section 1240.010 of the California Code of Civil Procedure.

4. The public use for which the Property is to be acquired is for the construction of a westbound fifth through lane on Interstate 80 from east of Douglas Boulevard to west of Riverside Avenue in the City of Roseville, and an eastbound auxiliary lane from 0.8 miles east of SR 65 to Rocklin Road in the City of Rocklin.
5. Based on the evidence presented at the public hearing held today on December 1, 2021, and the whole record concerning this matter, and in accordance with the provisions of California Code of Civil Procedures §1245.235, the Board of Directors of the South Placer Regional Transportation Authority hereby finds, determines, and declares:
  - a. The public interest and necessity require the Project.
  - b. The Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.
  - c. The Property Interests described and depicted in Exhibits A, B, A-1, and B-1 are necessary for the purposes of construction of the Project.
  - d. The offers required by Section 7267.2 of the Government Code have been made to the owner of record of the Property at 210 South Harding, City of Roseville, and within the Placer County Assessor's Parcel 014-183-029.
6. Counsel for the Authority is hereby authorized to file legal proceedings and take such other steps necessary to acquire the Property on behalf of the Authority by eminent domain, including without limitation seeking prejudgment possession of and use of the Property at the earliest possible time. Counsel is further authorized to correct any errors or to make non-material changes to the legal description of the Property as may be reasonably necessary.
7. The Executive Director is hereby authorized and directed to assist with and take necessary action for the acquisition of the subject property by eminent domain and to take all such actions as may be necessary to accomplish the purpose of this Resolution.

## EXHIBIT "A"

All that portion of the Northwest Quarter of Section 12, Township 10 North, Range 6 East, Mount Diablo Meridian, County of Placer, State of California, as described in the GRANT DEED to MARJORIE B. STRAUCH, Et Al, recorded on February 6, 1995, in Document No. 95-06356, Official Records of Placer County, being a portion of PARCEL 2, as shown on the PARCEL MAP recorded on October 17, 1980, in Book 17 of Parcel Maps, Page 63, Official Records of said county, more particularly described as follows:

All that portion of said PARCEL 2 lying southeasterly of the following described line:

COMMENCING at a 1-½" brass-disk, on the centerline of Harding Boulevard, as shown on said PARCEL MAP, from whence a similar brass-disc on said centerline bears North 10° 17' 24" West 256.40 feet;

THENCE FROM SAID POINT OF COMMENCEMENT, South 01° 50' 23" West 597.57 feet to an angle point on the northwesterly right-of-way line of Interstate 80, as conveyed to the State of California by way of the Grant Deed recorded on November 8, 1965, in Book 1088, Official Records, Page 531, Official Records of said county, said angle point is at the northerly terminus of the course shown as "N. 32° 30' 46" E. 77.14 feet" in said Grant Deed, also being the POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, leaving said right-of-way, North 25° 51' 49" East 471.16 feet

Thence North 29° 28' 26" East 99.86 feet to the southerly corner of that parcel of land described in the CERTIFICATE OF CORRECTION, recorded on January 30, 1981, in Volume 2352, Page 664, Official Records of said county, said corner lying on said northwesterly right-of-way line of Interstate 80, and the end of the herein described line; from whence the POINT OF COMMENCEMENT bears North 69° 51' 36" West 250.82 feet.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes any and all abutter's rights of access, appurtenant to GRANTOR's remaining property, in and to the freeway.

Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999934.

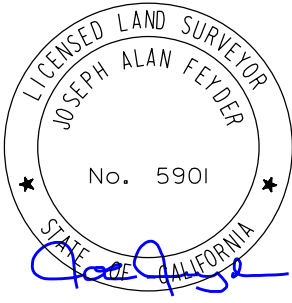
This real property description has been prepared  
By me, under my direction, in conformance  
with the Professional Land Surveyors Act.

Signature: Joe Feyder

Date: April 15, 2020

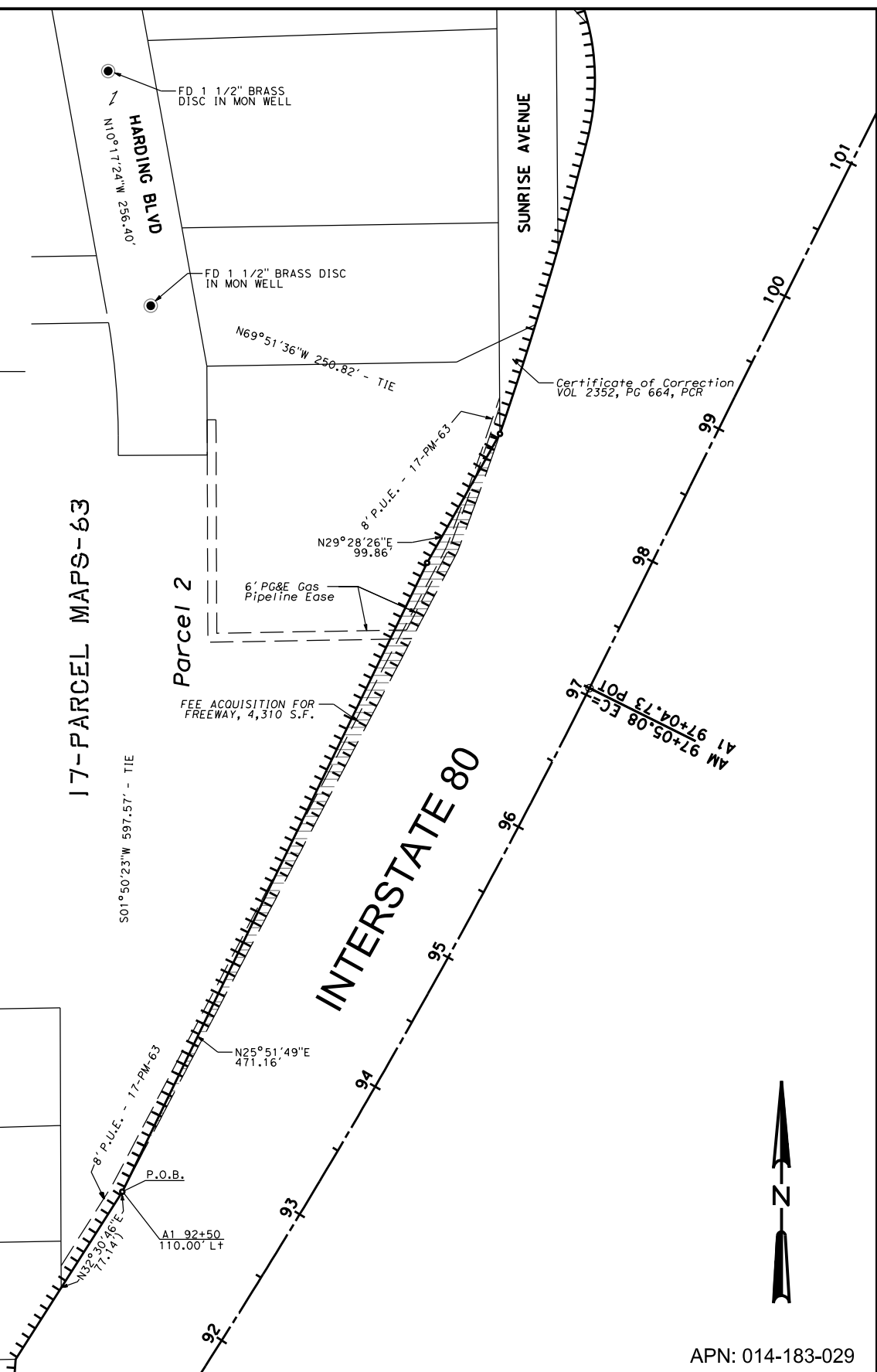


# EXHIBIT B



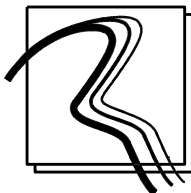
## LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- ||||| ACCESS CONTROLLED
- ||||| ACCESS SUPERCEDED



APN: 014-183-029

R. E. Y. ENGINEERS, Inc.  
 Civil Engineers / Land Surveyors  
 905 SUTTER STREET, SUITE 905  
 FOLSOM, CA 95630  
 (916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY		
<b>FEE ACQUISITION FOR FREEWAY MARJORIE B. STRAUCH, ET AL</b>		
DATE: SEPT 29, 2020	SCALE: 1"=100'	42

## EXHIBIT "A-1"

All that portion of the Northwest Quarter of Section 12, Township 10 North, Range 6 East, Mount Diablo Meridian, County of Placer, State of California, as described in the GRANT DEED to MARJORIE B. STRAUCH, Et Al, recorded on February 6, 1995, in Document No. 95-06356, Official Records of Placer County, being a portion of PARCEL 2, as shown on the PARCEL MAP recorded on October 17, 1980, in Book 17 of Parcel Maps, Page 63, Official Records of said county, more particularly described as follows:

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THENCE FROM SAID POINT OF COMMENCEMENT, South 01° 50' 23" West 597.57 feet to an angle point on the northwesterly right-of-way line of Interstate 80, as conveyed to the State of California by way of the Grant Deed recorded on November 8, 1965, in Book 1088, Official Records, Page 531, Official Records of said county, said angle point is at the northerly terminus of the course shown as "N. 32° 30' 46" E. 77.14 feet" in said Grant Deed, also being the POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, leaving said right-of-way, North 25° 51' 49" East 471.16 feet

Thence North 29° 28' 26" East 99.86 feet to the southerly corner of that parcel of land described in the CERTIFICATE OF CORRECTION, recorded on January 30, 1981, in Volume 2352, Page 664, Official Records of said county, said corner lying on said northwesterly right-of-way line of Interstate 80, and the end of the herein described line; from whence the POINT OF COMMENCEMENT bears North 69° 51' 36" West 250.82 feet.

The sidelines of the above described strip of land shall be extended to terminate at said right of way line of Interstate 80 and the westerly line of said Certificate of Correction.

Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999934.

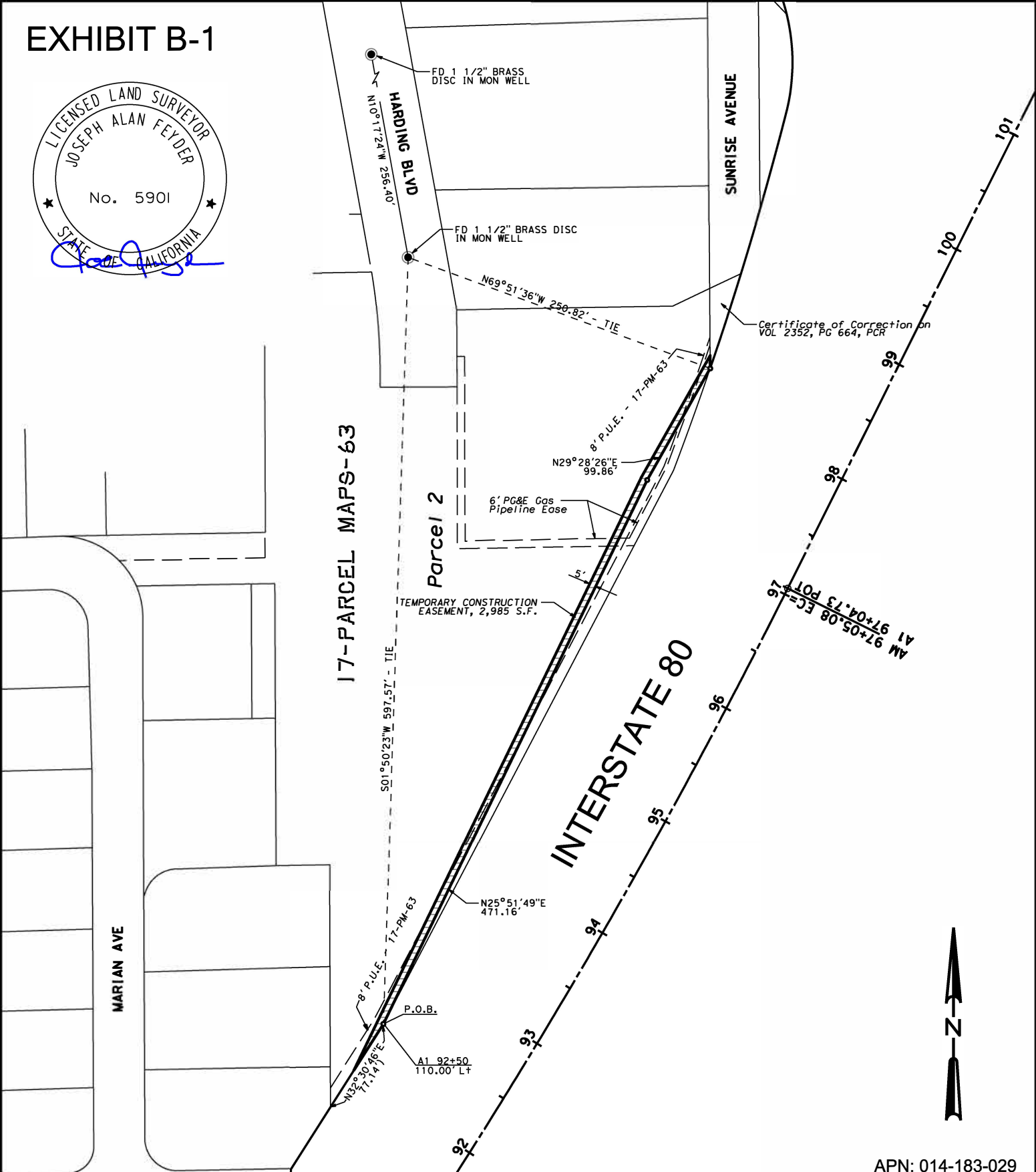
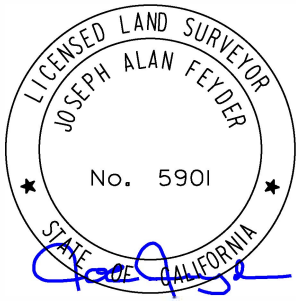
This real property description has been prepared  
By me, under my direction, in conformance  
with the Professional Land Surveyors Act.

Signature: Joe Feyder

Date: July 1, 2020



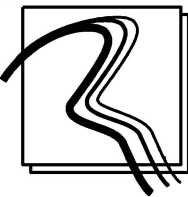
# EXHIBIT B-1



APN: 014-183-029



R. E. Y. ENGINEERS, Inc.  
 Civil Engineers / Land Surveyors  
 905 SUTTER STREET, SUITE 905  
 FOLSOM, CA 95630  
 (916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY		
<b>TEMPORARY CONSTRUCTION EASE. MARJORIE B. STRAUCH, ET AL</b>		
DATE: JULY 1, 2020	SCALE: 1"=100'	45





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

November 9, 2021

Candice L. Stephenson, Trustee et al.  
111 Bonny Knoll Road  
Roseville, CA 95678

**SUBJECT:** Notice of Intent to Adopt a Resolution of Necessity to Acquire Property Rights for I-80 Auxiliary Lanes Project by Eminent Domain

**SITE ADDRESS:** 210 South Harding, Roseville, CA 95678

**APN(s):** APN 014-183-029-000

Dear Property Owner(s),

This letter is written to provide you notice pursuant to California Code of Civil Procedure Section 1245.235 that the Board of Directors for the South Placer Regional Transportation Authority (“Authority”) will consider the adoption of a Resolution of Necessity to acquire by Eminent Domain a portion of your real property identified as Placer County Assessor’s Parcel Number 014-183-029-000 at its regular meeting on December 1, 2021. The property interests the Authority seeks to acquire is a portion of your property, specifically a fee interest acquisition as described on Exhibit A and depicted on Exhibit B, and a Temporary Construction Easement acquisition as described and Exhibit A-1 and depicted in Exhibit B-1.

The Project for which this acquisition will be considered is the I-80 Auxiliary Lanes Project. The project will project will widen I-80, adding an eastbound auxiliary lane between SR 65 and Rocklin Road, and an additional fifth lane from 1,000 feet east of Douglas Boulevard to west of Riverside Avenue.

The Board of Director's meeting will be held in the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, CA and remotely via teleconference using the Zoom platform pursuant to Government Code section 53493(e). Please refer to the Board of Director's agenda posted online at: <https://pctpa.net/http-pctpa-net-sprta-board-of-directors-meeting-agendas/> not less than 72 hours before the meeting for attendance information if you would like to attend using the teleconference Zoom platform. The public is encouraged to attend remotely, or you may attend in person at the meeting location.

The Board of Directors will consider adoption of a Resolution of Necessity on December 1, 2021, 10:45 AM, or as soon as thereafter as the matter can be heard. You are advised of your right to appear before the Board of Directors and to be heard. The Board of Directors will meet

**SPRTA Board of Directors  
NOTICE OF INTENT TO ADOPT A RESOLUTION OF NECESSITY  
FOR I-80 AUXILIARY LANES PROJECT  
NOVEMBER 9, 2021  
Page 2**

to decide if the conditions set forth in Code of Civil Procedure Section 1240.030 concerning your property are met and, if the conditions are met, to adopt a Resolution of Necessity. Specifically, the Board will consider:

1. Whether the public interest and necessity require the project;
2. Whether the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the project; and
4. Whether the offer required by Section 7267.2 of the Government Code had been made to the owner or owners of record.

Questions regarding the amount of compensation to be paid to acquire your property are not part of this proceeding and the Authority does not consider such in determining whether a Resolution of Necessity should be adopted.

If approved, the adopted Resolution will authorize the South Placer Regional Transportation Authority to acquire the property by eminent domain for the public use related to the I-80 Auxiliary Lanes Project improvements.

If you file a written request to appear within 15 days from the mailing of this notice letter, you are entitled to appear and object to the adoption of the Resolution. Objections are limited to the four conditions listed above. All requests to appear must be sent for filing to Clerk of the Board, 299 Nevada Street, Auburn, CA 95603 or via email to: [ssabol@pctpa.net](mailto:ssabol@pctpa.net).

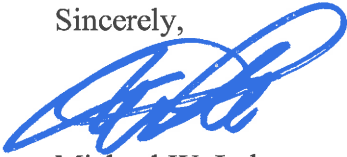
As stated in California Code of Civil Procedure Section 1245.235(b)(3), failure to file a written request to appear and be heard within fifteen (15) days of the date of this notice letter will result in the waiver of your right to appear and be heard. Please note that if you elect not to appear and be heard, your nonappearance will not be a waiver of your right to claim greater compensation in a court of law. The amount to be paid for the property will not be considered by the Board of Directors at this hearing. However, if you elect not to appear and not be heard, your failure to appear may result in a waiver of your right to later challenge the right of the South Placer Regional Transportation Authority to acquire your property by eminent domain.

The Authority must adopt a Resolution of Necessity before an eminent domain proceeding can be commenced. Within six months of the adoption of the Resolution of Necessity, the Authority may commence eminent domain proceedings in the Superior Court in the County of Placer. In that proceeding, the Court will determine the amount of compensation to which you are entitled. Please note that negotiations can continue and that the Authority is still hopeful that a settlement related to the acquisition of your property for the project can be reached soon.

**SPRTA Board of Directors  
NOTICE OF INTENT TO ADOPT A RESOLUTION OF NECESSITY  
FOR I-80 AUXILIARY LANES PROJECT  
NOVEMBER 9, 2021  
Page 3**

Thank you for your cooperation regarding this matter. If you have any questions or want to discuss this matter further, please feel free to contact me at 530.823.4030.

Sincerely,



Michael W. Luken  
Executive Director

c: Jamie Formico, Dokken Engineering  
DeeAnne Gillick, Sloan Sakai Yeung & Wong LLP

## EXHIBIT "A"

All that portion of the Northwest Quarter of Section 12, Township 10 North, Range 6 East, Mount Diablo Meridian, County of Placer, State of California, as described in the GRANT DEED to MARJORIE B. STRAUCH, Et Al, recorded on February 6, 1995, in Document No. 95-06356, Official Records of Placer County, being a portion of PARCEL 2, as shown on the PARCEL MAP recorded on October 17, 1980, in Book 17 of Parcel Maps, Page 63, Official Records of said county, more particularly described as follows:

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THENCE FROM SAID POINT OF COMMENCEMENT, South 01° 50' 23" West 597.57 feet to an angle point on the northwesterly right-of-way line of Interstate 80, as conveyed to the State of California by way of the Grant Deed recorded on November 8, 1965, in Book 1088, Official Records, Page 531, Official Records of said county, said angle point is at the northerly terminus of the course shown as "N. 32° 30' 46" E. 77.14 feet" in said Grant Deed, also being the POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, leaving said right-of-way, North 25° 51' 49" East 471.16 feet

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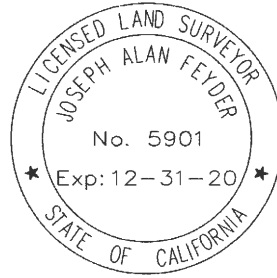
This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes any and all abutter's rights of access, appurtenant to GRANTOR's remaining property, in and to the freeway.

Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999934.

This real property description has been prepared  
By me, under my direction, in conformance  
with the Professional Land Surveyors Act.

Signature: Joe Feyder

Date: April 15, 2020

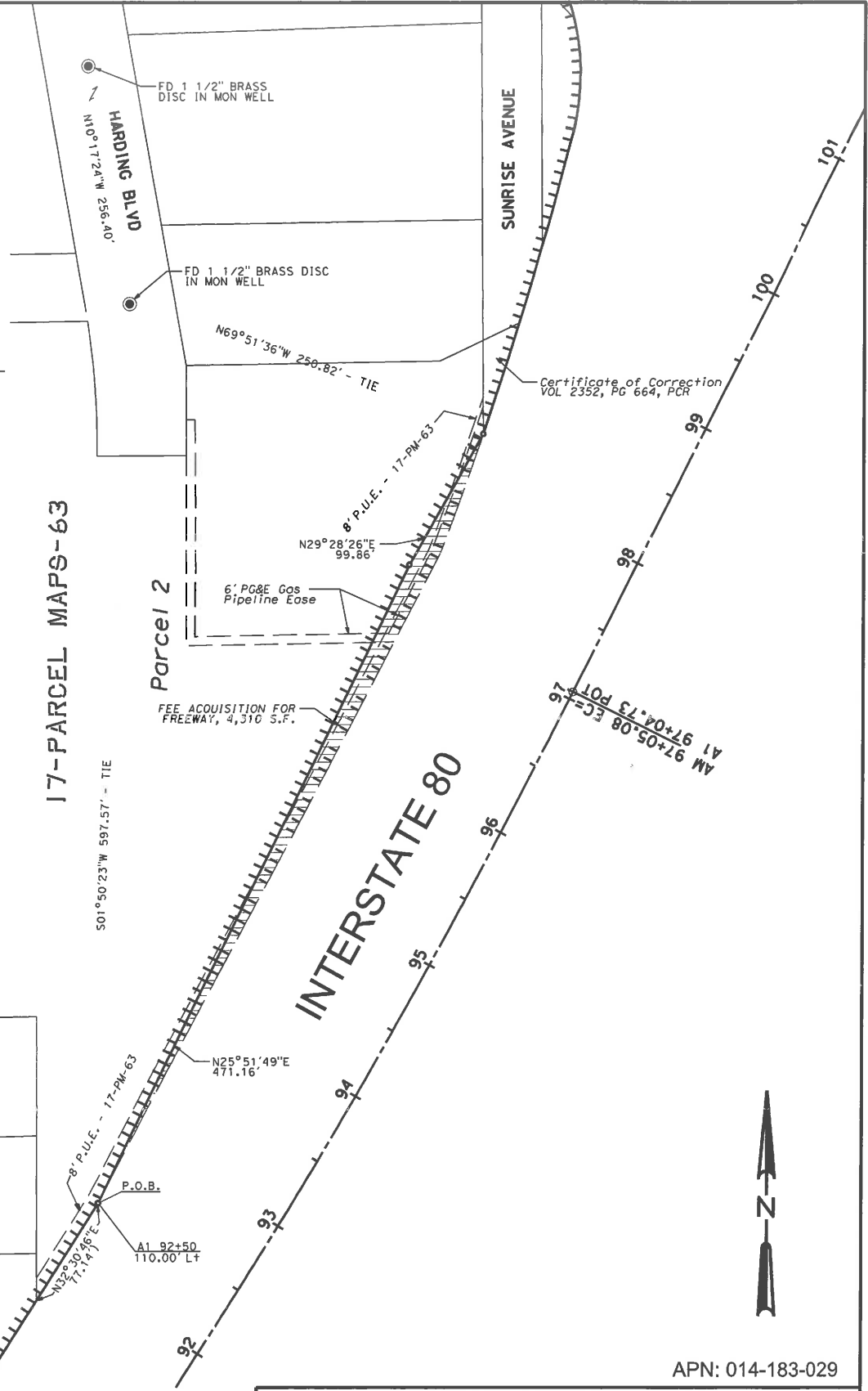


# EXHIBIT B



### LEGEND

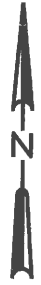
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- ||||| ACCESS CONTROLLED
- || |||| ACCESS SUPERCEDED



MARIAN AVE

17-PARCEL MAPS-63

INTERSTATE 80



APN: 014-183-029

R. E. Y. ENGINEERS, Inc.  
 Civil Engineers / Land Surveyors  
 905 SUTTER STREET, SUITE 905  
 FOLSOM, CA 95630  
 (916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY	
<b>FEE ACQUISITION FOR FREEWAY</b> <b>MARJORIE B. STRAUCH, ET AL</b>	
DATE: SEPT 29, 2020	SCALE: 1"=100'

## EXHIBIT "A-1"

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The sidelines of the above described strip of land shall be extended to terminate at said right of way line of Interstate 80 and the westerly line of said Certificate of Correction.

Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999934.

This real property description has been prepared  
By me, under my direction, in conformance  
with the Professional Land Surveyors Act.

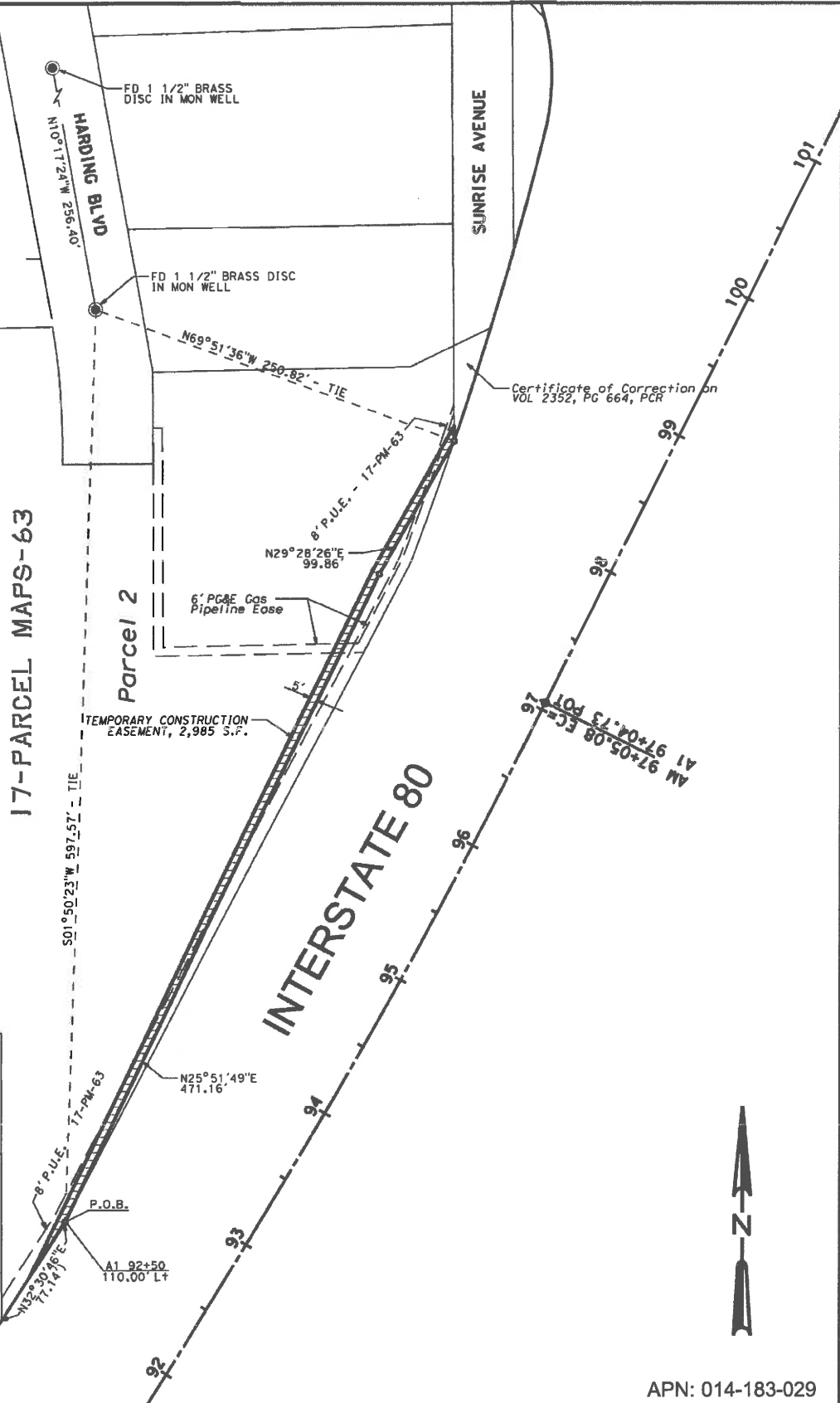
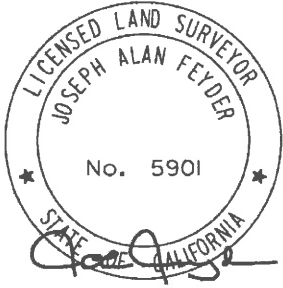
Signature: Joe Feyder

Date: July 1, 2020





# EXHIBIT B-1



APN: 014-183-029

**R. E. Y. ENGINEERS, Inc.**  
 Civil Engineers / Land Surveyors  
 905 SUTTER STREET, SUITE 905  
 FOLSOM, CA 95630  
 (916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY	
<b>TEMPORARY CONSTRUCTION EASE.</b> <b>MARJORIE B. STRAUCH, ET AL</b>	
DATE: JULY 1, 2020	SCALE: 1"=100'



---

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

**TO: SPRTA Board of Directors**

**DATE: December 1, 2021**

**FROM: Aaron Hoyt, Senior Planner**

**SUBJECT: MINI-WORKSHOP ON NEXUS STUDY ANALYSIS FRAMEWORK FOR TIER I & II IMPACT FEE UPDATE**

**Action Requested**

None. For information purposes only.

**Background**

For the past 19 years, the Regional Transportation and Air Quality Mitigation Fee (Tier I and II) has provided timely and strategic funding for high priority transportation projects in South Placer County. The Tier I fee program was enacted in 2002. Updates to reflect current cost estimates, changes in project scopes, and updates to the traffic model nexus analysis were adopted in 2006, 2009, and 2014. The Tier II fee was enacted in 2009 and is a uniform developer agreement fee for developments that will fund Placer Parkway.

The Tier I and II fees rely on a travel demand forecasting (TDF) model to estimate the proportion of travel associated within a particular area and calculate the corresponding fee. TDF models and fee programs need regular updates from a technical and statutory perspective. Staff kicked off the model and regional fee update with the first of four mini-workshops in January 2021 and followed up with a second min-workshop in June 2021. The workshops highlighted the program history, scope of work to be completed, and stakeholder engagement.

**Discussion**

The intent of the December mini-workshop is to review the completion of the first major project milestone, the update of the TDF model. The foundational assumptions contained in the TDF model form the basis for calculating the fees for the respective SPRTA Districts. Reviewing the assumptions is an integral step to ensure that our collective expectations of travel and growth match with what is embedded in the TDF model.

The TDF model is an analytical tool made up of a land use assumptions, transportation options, and travel patterns to estimate future travel patterns. The TDF model has both a base and future year component.

- Base Year – The base year is set in 2019 and represents pre-pandemic land use patterns and traffic volumes that were provided by local agencies. “Big Data” was used to estimate current travel patterns to make sure the model can accurately replicate real-world traffic volumes on local roadways.

**SPRTA Board of Directors  
 Model & Impact Fee Program Update  
 December 2021  
 Page 2**

- Future Year – The future year has two variations that can be used for the following purposes:
  - Traffic Impact Studies and Environmental Impact Reports – This version was developed for use by local agencies and consultants for use in traffic studies and environmental impact reports.

It assumes 2040 land use patterns and transportation network improvements contained in the SACOG adopted 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy. The transportation projects included in this version are consistent with the PCTPA 2040 Regional Transportation Plan (RTP).

- SPRTA Nexus Study – This version was developed specifically for the SPRTA Nexus Study and assumes full buildout of a number of specific plans in the south Placer region that would likely extend beyond 2040. The transportation network improvements are consistent with the PCTPA 2040 RTP.

The mini-workshop will further explore the following topical areas of the model development with the intent to seek a common understanding of how the model works:

- How much future growth is anticipated and where will it occur?
- How well does the model replicate pre-pandemic travel patterns?
- Will the pre-pandemic travel patterns return in a post-pandemic setting?
- What are the major travel patterns of south placer residents?
- Are there current transportation deficiencies that justify the current SPRTA projects?

The discussion during the mini-workshop will inform the next phase of work, the Nexus Study. The next steps in the model and fee update are illustrated in the schedule below.

TASK	2021												2022						
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
<b>Model Development</b>																			
<b>Model User Guide</b>																			
<b>Nexus Study</b>																			
<b>Outreach</b>																			

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**SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY**  
**Technical Advisory Committee Meeting Minutes**

**November 16, 2021 – 2:00 p.m.**

**ATTENDANCE:** Kristine Mollenkopf, City of Lincoln  
Amber Conboy, Placer County  
Ken Grehm, Placer County  
Richard Moorehead, Placer County  
Justin Nartker, City of Rocklin  
Mike Dour, City of Roseville  
Jake Hanson, City of Roseville  
Mark Johnson, City of Roseville  
Jason Shykowski, City of Roseville

**STAFF:** Rick Carter  
David Melko  
Aaron Hoyt  
Mike Luken  
Solvi Sabol

**Model and Fee Workshop Preview**

Aaron provided the TAC a preview of the upcoming Model and Fee Workshop that we will be presenting to the Board on December 1. He added this will be a high-level overview of the model. No policy decisions will be asked of the Board, rather, it will be an opportunity present the travel and growth assumptions and answer any questions pertaining to the assumptions prior to moving forward to the next step in the process.

**SPRTA Fee Annual Reports**

Rick Carter explained that California government code requires those who manage fee programs make available to the public an Annual Report, and every five years, a Five-Year Report. These reports, which cover Tier 1 and Tier 2, are now available on the SPRTA website. This is going as a Consent item for Board adoption this month. The TAC concurred.

**I-80 Auxiliary Lanes – Resolution of Necessity**

David Melko explained that the I-80 Auxiliary Lanes project requires property acquisition located at the southerly end of South Harding Boulevard and adjacent to the right-of-way line of Interstate 80 near Douglas Boulevard. The property owner is agreeable to the offer and does not oppose the project, so it is a “friendly” acquisition. However, this piece of property has title issues and because delay of acquisition could place construction funding at risk, we are moving forward with a Resolution of Necessity (RON). We are hopeful that we will not have to go through a condemnation proceeding. This is being brought to the SPRTA Board this month. The TAC concurred with this approach.

**Other Items**

**BOLD Program Administrative Fees:** Rick said that we are proposing a \$250 administrative fee when developers request disbursements through the BOLD program. Rick added that like the SCIP program, the BOLD program has recently

stated they are now able to disburse directly to developer, however we will still need to verify that the fees have been paid at the permit counter in addition to payment through BOLD. This will be going to the Board in January and will be a Public Hearing.

**Tier II Deferral Program:** Mike noted that in talking to developers, there is resistance to ending the program. It would be impractical to discontinue the deferral program anytime in the immediate future.

The TAC meeting concluded at approximately 2:30 p.m.

SPRTA Board Meeting: Wednesday, December 1, 2021 at 10:45 a.m.  
Next TAC Meeting: Tuesday, January 11, 2022 at 2:00 pm

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