



A G E N D A

Wednesday, June 28, 2023

10:45 a.m.

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

PUBLIC PARTICIPATION PROCEDURES

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

Agendas, Supplemental Materials and Minutes of the Board of Directors are available on the internet at: <https://pctpa.net/sprta-board-of-directors-meeting-agendas/>. Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at the Agency office located at 299 Nevada Street, Auburn, and will be made available to the public on the Agency website.

Remote access: <https://placer-ca-gov.zoom.us/j/99233428316>

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

Webinar ID: 992 3342 8316

A. Flag Salute

B. Roll Call

C. Approval of Action Minutes: May 24, 2023

**Action
Pg. 1**

D. Agenda Review
Matt Click, Executive Director

Info

- E. AB 2449** **Action**
Matt Click, Executive Director
- If necessary, based on a Director’s announcement, the Board will consider approval of any Directors’ request to participate remotely and utilize a “just cause” or “emergency circumstance” exception for remote meeting participation pursuant to AB 2449 (Gov. Code 54953(f)).
- F. Public Comment**
Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda unless the time is extended by the presiding officer. The Brown Act does not permit any action or discussion on items not listed on the agenda.
- G. FY 2023/24 Administrative Budget** **Action**
Rick Carter, Deputy Executive Director Pg. 3
- Board approval of the FY 2023/24 budget for the administration of the South Placer Regional Transportation Authority.
- H. Nevada Station Building Surplus Land Act Determinations** **Action**
Matt Click Executive Director Pg. 5
Jodi LaCosse, Fiscal Administrative Officer
- Adopt Resolution 23-23, a joint resolution by PCTPA and SPRTA, making Surplus Lands Act findings related to the Nevada Station building and authorizing the Executive Director to provide notice and negotiate in good faith in accordance with the Surplus Lands Act.
- I. Executive Director’s Report** **Info**
- J. Board Direction to Staff**
- K. Informational Items** **Info**
1. SPRTA TAC Minutes – June 13, 2023
 2. SPRTA Internal Financials - December 2022
 3. SPRTA Internal Financials – March 2023
- Pg. 12
*Under
separate
cover*

**Next regularly scheduled SPRTA Board Meeting
August 23, 2023**

**** July 26th SPRTA Board Meeting is Cancelled ****



ACTION MINUTES May 24, 2023

A regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, May 24, 2023, at approximately 11:15 a.m. at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, California.

BOARD IN

ATTENDANCE:	Ken Broadway, Chair	STAFF:	Matt Click
	Bruce Houdesheldt, Vice Chair		Rick Carter
	Paul Joiner		David Melko
	Suzanne Jones		Solvi Sabol

APPROVAL OF ACTION MINUTES: FEBRUARY 22, 2023

Upon motion by Joiner and second by Houdesheldt the February 22, 2023, action minutes were approved.

AGENDA REVIEW

Agenda accepted as presented.

AB 2449

Matt Click, Executive Director, informed the Board that all Board Members are present and there is no action necessary.

PUBLIC COMMENT

No public comment.

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.

1. Nevada Station Budget

Upon motion by Joiner and second by Houdesheldt, the preceding Consent Calendar item was unanimously approved.

PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT

Staff report presented by Cory Peterson, Senior Transportation Planner

Chair Broadway opened the Public Hearing. No public comments were provided.

Upon motion by Houdesheldt and second by Jones, the Board unanimously approved Resolution #23-02, adopting the inflationary adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee Program.

REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR THE SOUTH PLACER TRANSIT PROJECT

Staff report presented by Rick Cark, Deputy Executive Director

Upon motion by Joiner and second by Jones, the Board unanimously adopted Resolution #23-03 allocating up to \$1,186,000 of Regional Transportation and Air Quality Mitigation Fee program (Tier I) funds to the South Placer Transit project for construction phase.

PLACER PARKWAY PHASE 1 REIMBURSEMENT AGREEMENT

Staff report presented by Rick Carter, Deputy Executive Director

Additional information was provided by Ken Grehm, Placer County Director of Public Works.

Public comment was received from Michael Garabedian, Placer County Tomorrow

Upon motion by Houdesheldt and second by Joiner, the Board unanimously approved

Resolution #23-04 authorizing the Executive Director to execute the Placer Parkway

Phase 1 Reimbursement Agreement on behalf of the South Placer Regional

Transportation Authority (SPRTA), enabling Placer County to advance fund and construct the first phase of Placer Parkway from State Route 65 to Foothills Boulevard.

NEVADA STATION BUILDING

Staff report presented by Matt Click, Executive Director

Upon motion by Houdesheldt and second by Joiner the Board unanimously allowed the

Executive Director to enter into an agreement with CBRE to list the Nevada Station

building for sale and explore market potential.

EXECUTIVE DIRECTOR’S REPORT

Matt Click reported that there may be a need for an April 12, 2023 SPRTA Board meeting.

We will keep the Board apprised.

BOARD DIRECTION TO STAFF

None.

ADJOURN

The SPRTA Board meeting concluded at approximately 11:55 a.m.

A video of this meeting is available at:

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

Matt Click, Executive Director

Ken Broadway, Chair

SS:mbc



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

TO: SPRTA Board of Directors

DATE: June 28, 2023

**FROM: Rick Carter, Deputy Executive Director
Matt Click, Executive Director**

SUBJECT: FY 2023/24 ADMINISTRATIVE BUDGET

Action Requested

Board approval of the FY 2023/24 budget (Attachment 1) for the administration of the South Placer Regional Transportation Authority.

Background

Under the Implementation Plan adopted by the Board in April 2002, SPRTA allocates \$3,000,000 over the course of the anticipated 20-year implementation period, or an average of \$150,000 annually for the administration of the Authority. The intent is for that amount to cover administrative contracts, including traffic modeling, legal services, and PCTPA's expenses to administer the Authority on an actual cost basis.

Discussion

As shown in Attachment 1, the FY 2023/24 administrative budget is proposed at \$150,425, a \$181,126 reduction from the FY 2022/23 Amendment #1 budget. The reduction is due to reduced cost for the SPRTA Tier 1 fee update which is planned for adoption in late 2023. This budget includes \$40,000 for "Traffic Modeling/Nexus Analysis" for consultant costs to complete the fee update and \$95,925 in "PCTPA Administrative Contract" costs for staff efforts for general administration of SPRTA and completion of the SPRTA Tier 1 fee update. These costs match those in PCTPA's Overall Work Program (OWP).

Including FY 2022/23, this brings the costs for SPRTA administration to \$2.07 million over the past 21 years, averaging \$99,000 annually.

The Board should note that SPRTA budgets cover expected expenses, but all billings are at actual cost with no year-to-year carryover.

The SPRTA Technical Advisory Committee (TAC) has reviewed this proposed budget and recommends the Board approve the budget as presented.

RC:mbc

Attachment 1

SPRTA Administrative Budget Summary

FY 2023/24

June 28, 2023

Expenditures	FY 2023/24	FY 2022/23	
	Proposed Budget	Amend #1 Budget	Difference
PCTPA Administrative Contract	\$ 95,925	\$ 169,351	\$ (73,426)
Legal Services	\$ 5,000	\$ 5,000	\$ -
Traffic Modeling/Nexus Analysis	\$ 40,000	\$ 148,000	\$ (108,000)
Financial Audits	\$ 7,000	\$ 6,700	\$ 300
Direct Expenses (note 1)	\$ 2,000	\$ 2,000	\$ -
Accounting Services	\$ 500	\$ 500	\$ 0
Contingency funds	\$ 0	\$ 0	\$ 0
Total	\$ 150,425	\$ 331,551	\$ (181,126)
Revenues	FY 2023/24	FY 2022/23	
	Proposed Budget	Amend #1 Budget	Difference
SPRTA Fees	\$ 150,425	331,551	\$ (181,126)
SPRTA Fees/Carryover	\$ 0	\$ 0	\$ 0
Total	\$ 150,425	\$ 331,551	\$ (181,126)
Contingency Funds	Budget	Budget	Actual
	\$ 0	\$ 0	\$ 0
Revenue to Expenditure Comparison	Budget	Budget	Actual
Surplus/(Deficit)	\$ 0	\$ 0	\$ 0

Note 1: Direct expenses include postage, printing, advertising, and meeting expenses.



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

TO: SPRTA Board of Directors

DATE: June 28, 2023

**FROM: Matt Click, Executive Director
Jodi LaCosse, Fiscal/Administrative Officer**

SUBJECT: NEVADA STATION BUILDING SURPLUS LANDS ACT DETERMINATIONS

ACTION REQUESTED

Adopt Resolution 23-23, a joint resolution by PCTPA and SPRTA, making Surplus Lands Act findings related to the Nevada Station building and authorizing the Executive Director to provide notice and negotiate in good faith in accordance with the Surplus Lands Act.

BACKGROUND

At the May 24, 2023 PCTPA and SPRTA Board meetings the Executive Director was authorized to explore opportunities to divest from the ownership the Nevada Station building. Since that meeting, staff has evaluated the requirements and application of the Surplus Lands Act (Government Code Sections 54220-54233 (“Act”) on a potential sale of the Nevada Station building.

The intent of the provisions of the Act, which was revised substantially effective January 1, 2020, is, among other things, to improve the process for providing notice of available lands by public agencies to facilitate development of affordable housing. The Act requires public agencies to make a determination that property is “surplus land” or “exempt surplus land” prior to disposing of property. Any property that is declared as surplus must be noticed to other public agencies and prospective affordable housing developers that have registered with the State prior to any solicitation of negotiations to sell the property by the public agency. Noticed agencies and registered housing developers have 60 days from the date of the notice to express interest in the property and 90 days to complete good-faith negotiations. If terms are not agreed upon within the 90-day period of good faith negotiations, the public agency owner may negotiate with any other interested parties for the disposition of the surplus property. Surplus property is defined by the Act as property not necessary for the agency’s use.

The Act expresses a preference for residential uses, and particularly affordable housing. With certain exceptions, pursuant to the Act lands disposed of by public agencies must include a restriction that if the land is ever developed with 10 or more residential units,

SPRTA Board of Directors
Nevada Station Building Surplus Land Determination
June 28, 2023
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at least 15 percent of the property must be restricted as affordable units. Due to the Act's requirements, any final sale of the Nevada Station will need to include such a restriction which would apply to any potential future re-development or re-use of the property for residential purposes.

DISCUSSION/ANALYSIS

Nevada Station is currently owned by SPRTA and existing agreements provide PCTPA an option to purchase Nevada Station upon the redemption of the bonds which financed the Nevada Station Property. Due to the existing agreements and financing related to the Nevada Station and the ownership interests of both SPRTA and PCTPA in any transaction to dispose of the Nevada Station, it is recommended that both SPRTA and PCTPA make the Surplus Land Act findings related to Nevada Station and authorize the notice and negotiations in compliance with the Act. SPRTA and PCTPA have determined the desire to consider disposing of the property if economically prudent, and the Surplus Lands Act determinations can be made that the property is no longer necessary for the agencies' use. As any disposal of the Nevada Station will be protracted due to existing bond financing and property agreements, the Act's notice and good faith negotiations requirements will occur immediately and concurrently with staff's efforts to market the property.

MBC:JL:ss

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The land in the City of Auburn, County of Placer, State of California, and is described as follows:

The land located at 299 Nevada Street, Auburn CA

(APN 001-031-072 and 001-051-042)

EXHIBIT "B"

**NOTICE OF AVAILABILITY OF SURPLUS
LAND**

Date: June 28, 2023

TO: Designated Local Agencies and Housing Sponsors

RE: Notice of Availability of Surplus Land in the City of Auburn Pursuant to California Government Code Section 54220, *et seq.*

Pursuant to the provisions of California Government Code Section 54222, *et seq.*, the Placer County Transportation Planning Agency (the "Agency") and the South Placer Regional Transportation Authority hereby notify the Designated local agencies and housing sponsors (the "Designated Parties") of the availability for lease or purchase of the following surplus owned land (the "Property"):

Property Address:	299 Nevada Street
Assessor Parcel Nos.:	APN 001-031-072 and 001-051-042
Zoning:	Neighborhood Commercial & Light Manufacturing
General Plan Designation:	Commercial Office Space
Current Use:	The Property is currently used as office space for the Agency and currently has occupied leased office space to private companies in most units.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the Agency of your interest in acquiring the property. However, this offer shall not obligate the property to be sold or to be sold to you. Instead, the Agency would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, the property may be otherwise sold.

As required by Government Code Section 54227, if the Agency receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

A Designated Party desiring to purchase or lease the Property for any of the purposes authorized by Government Code Section 54222, must file a written notification of interest with the Agency within **60 days** of the date of this Notice of Availability, as indicated by the date set forth below.

Please send written notices of interest to:

Jodi LaCosse
Fiscal/Administrative Officer
Placer County Transportation Planning Agency
299 Nevada Street
Auburn, CA 95603

For further information, please contact Jodi LaCosse, at (530) 823-4037 or jlacosse@pctpa.net.

The final day to submit a written statement of interest to purchase the Property is **Monday, August 28, 2023**

**JOINT RESOLUTION OF
PLACER COUNTY TRANSPORTATION PLANNING AGENCY
AND SOUTH PLACER REGIONAL TRANSPORTATION
AUTHORITY**

**IN THE MATTER OF: DECLARING PURSUANT
TO GOVERNMENT CODE SECTION 54221
THAT REAL PROPERTY LOCATED AT 299
NEVADA STREET (CONSISTING OF APN 001-
031-072 and 001-051-042) IS DESIGNATED AS
SURPLUS LAND.**

RESOLUTION NO. 23-23

The following resolution was duly passed by the Placer County Transportation Planning Agency at a regular meeting held June 28, 2023, by the following vote on roll call:

AYES:

NOES:

ABSENT:

RECUSED:

The following resolution was duly passed by the South Placer Regional Transportation Authority at a regular meeting held June 28, 2023, by the following vote on roll call:

AYES:

NOES:

ABSENT:

RECUSED:

WHEREAS, the South Placer Regional Transportation Authority (“Authority”) is the owner in fee simple of that certain real property located at 299 Nevada Street (consisting of APN 001-031-072 and 001-051-042) (“Property”) (Exhibit A);

WHEREAS, the Placer County Transportation Planning Agency (“Agency”) leases the Property from Authority pursuant to a certain Lease Agreement dated July 1, 2014 (“Lease Agreement”);

WHEREAS, pursuant to the Lease Agreement Agency has the option to purchase the Property from Authority upon certain conditions precedent including the redemption of certain existing bond obligations related to the Property;

WHEREAS the Property is being used by the Agency for its existing office space purposes and Agency manages and subleases the remaining portion of the Property to third party tenants;

WHEREAS, the Authority and Agency desire to consider selling the Property if economically desirable as considered by the Authority's and the Agency's Board at their respective May 24, 2023 Board meetings;

WHEREAS, due to the Lease Agreement, and the bond obligations, in the event the Property is sold, the property ownership will transfer to the Agency and the Agency would be the seller of the property to the third-party buyer;

WHEREAS, the Surplus Property Land Act, Government Code Sections 54220-54233 ("Act") requires the Board of Directors take formal action in a regular public meeting declaring land either surplus land or exempt surplus land before a public entity may dispose of such land;

WHEREAS, pursuant to Government Code section 54221 land is considered surplus land if it is not necessary for the public agency's use;

WHEREAS, Government Code Section 54222 requires a public agency to provide written notice of surplus lands to certain local agencies and housing sponsors ("Designated Entities") (Exhibit B);

WHEREAS, the notification process provides Designated Entities a 60-day opportunity to request to negotiate for the lease or sale of the Property consistent with parameters for such negotiations provided by the Act and requires good faith negotiations with responsive Designated Entities;

WHEREAS, because the potential disposition of the Property is complicated due to the outstanding bonds and contractual obligations regarding the Property, and as both the Agency and the Authority will be owners of the Property during a potential transaction to sell the Property, the Board of Directors of the Agency and the Board of Directors of the Authority intend to simultaneously declare the Property to be surplus and not necessary for the entities use due to the desire to dispose of the Property if a property sale is economically favorable, and authorize the initiation of the Notification Process;

WHEREAS, the accompanying staff report provides supporting information upon which the declaration and findings set forth in this Resolution are based; and

WHEREAS, pursuant to § 15060 (c) (3) of the California Environmental Quality Act (the "CEQA") Guidelines (i.e., California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387), approval of this Resolution is exempt from CEQA because the actions described herein will not result in a direct or reasonably foreseeable indirect physical change in the environment and the actions described herein are not a "Project", as defined within § 15378 of the CEQA Guidelines;

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the Placer County Transportation Planning Agency and the Board of Directors of the South Placer Regional Transportation Authority as follows:

SECTION 1. The above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The Board of Directors hereby declare that the Property is surplus land pursuant to the requirements of the Surplus Land Act and not necessary for the Authority's or the Agency's use at this time due to the Authority's and the Agency's determinations to investigate divesting ownership of the Property if fiscally prudent.

SECTION 3. Consistent with the requirements of Government Code Section 54222, the Executive Director is hereby directed to initiate the Notification Process by providing written notice of the Authority's and the Agency's Board of Director's declaration to the Designated Entities.

SECTION 4. Consistent with the requirements of Government Code section 54223, the Executive Director is hereby further directed to enter into good faith negotiations with any responsive Designated Entity that submits a written notice of interest to purchase or lease the Property in compliance with the Act.

SECTION 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). It is determined that the designation of this property as surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

SECTION 6. The officers and staff of the Agency and of the Authority are hereby authorized to do all things necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed.

Signed and approved by me after its passage.

Chair Jones
Placer County Transportation Planning Agency

Matt Click, AICP
Executive Director

Chair Broadway
South Placer Regional Transportation Authority

Matt Click, AICP
Executive Director

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Minutes

June 13, 2023 – 2:00 p.m.

ATTENDANCE: Matthew Medill, City of Lincoln
Justin Nartker, City of Rocklin
Mark Johnson, City of Roseville
Ed Scofield, City of Roseville
Kevin Ordway, Placer County
Amber Conboy, Placer County
Ken Grehm, Placer County
Katie Jackson, Placer County
Rich Moorehead, Placer County
Donald Hubbard, GHD

STAFF: Rick Carter
Jodi LaCosse
Cory Peterson
Solvi Sabol

SPRTA Administrative Budget (Rick Carter)

Rick provided a copy of the SPRTA Administrative Budget which comes in at ~\$150k. This is \$180k less than last year's budget of \$331k, as the fee program update is wrapping up and there is less staff time needed. The TAC concurred with taking the Administrative Budget to the Board in June.

WSP LOTA – Term Extension (Rick Carter)

Rick explained that we will be amending the LOTA for term only. The original scope of the fee update included a public outreach component as part the funding strategy effort and potential sales tax measure. Since we did not move forward with a sales tax measure in 2020, the current WSP LOTA budget has capacity to cover the added cost to complete the fee update.

Capital Improvement Program (CIP) (Rick and Cory)

Cory explained that the cash flow gets rolled into a CIP as part of the nexus fee update. Rick went over the changes to the CIP, explaining that when this is brought to the Board, it will be simplified. These changes include:

- Sierra College Blvd: There is no urgent need for Sierra College Blvd to be funded at this time. Rick noted that the north and south ends have the greatest need and went over the funding years and needs for various segments along Sierra College.
- Justin, City of Rocklin, noted that they are in the process of updating their circulation element which drives the City's projects. At this time, they have no comment on timing of Sierra College Boulevard projects.
- Placer Parkway: We have \$5 million collected to be spent on Placer Parkway. It's proposed to spend \$3.8 to repay county for the Phase 1 project and reserve \$2 million to design the next phase. This may be modified slightly. There was discussion regarding taking the \$3.8 million to build another project. It was determined that doing so would still result in a positive cash flow.

- 80/65 Interchange: There is \$5 million per year set aside every year to pay off the bond assuming the sales tax measure passes.
- SR 65: There is funding for 3 phases of SR65 over the next 20 years

Rick said that the CIP will be brought to the Board for approval along with the nexus fee update. Staff may bring it as an informational item at the June Board meeting to get Board member feedback.

Fee Update (Rick)

Rick provided the latest version of Nexus. Most changes were made based on the previous comments received. Rick explained that before going to the BIA we need consensus on a couple items.

- Residential Rates: The proposed Nexus shows single family, multi family, and age restricted. Roseville commented they prefer the older detailed list. Lincoln had commented that they prefer multi-family as one group.
- The TAC concurred to use the detailed list. There was concern over combining uses with trip rates.
- Format of table: Rick said with the changes to tiers, we need to figure out how to show them and if we should use the older data or newer data? It was agreed to use the newer data.
- The TAC discussed the format of the residential fee table. Don, WSP, proposed a format which he will produce.

Mark, Roseville, noted there is an occasional need to compute fees for uses not included in the land use list and questioned how this would be done for residential units giving the added complication of the size categories. Rick will discuss offline.

Rick said we will likely get the draft nexus out to the BIA next week.

Deferral Proposal

Matt and Rick met with Al Johnson, Kent MacDiarmid and others from the development community regarding a proposed fee deferral for Tier 1, similar to Tier 2. The Placer Business Alliance is funding this proposed fee deferral analysis. They asked us for a revenue forecast and spending plan, which we will provide. Rick said that electeds and city managers may become aware of this so wanted to give the TAC a “heads-up”.

Other Items

SPRTA Board Meeting: June 28, 2023 – 10:45 a.m.
 Next TAC Meeting: July 11, 2023 – 2:00 p.m.

The meeting was adjourned at approximately **3:00 p.m.**

ss:rc:mbc