

# A G E N D A

Wednesday, May 27, 2020 10:45 p.m.

Placer County Transportation Planning Agency 299 Nevada Street, Auburn, CA 95603

# **PUBLIC PARTICIPATION PROCEDURES**

In order to protect public health and the safety of our Placer County citizens, Public Comment for this April 22<sup>nd</sup> meeting will be offered through a remote call-in line or joining the web-based meeting. Public Comment will be opened for each agenda item in sequence. Be prepared to speak on the specific agenda item you wish to comment on when the Board Chair announces the item. Please see below for remote access to this meeting:

Remote access: https://us02web.zoom.us/j/81054427506

You can also dial in using your phone: +1 669 900 9128 Webinar ID: 810 5442 7506

- A. Flag Salute
- B. Roll Call
- C. Approval of Minutes: May 22, 2019

Action Pg. 1

- D. Agenda Review
- E. Public Comment
- F.Consent CalendarActionThese items are expected to be routine and non-controversial.Pg. 3They will be acted upon by the Board at one time without<br/>discussion. Any Board member, staff member, or interested<br/>citizen may request an item be removed from the consent calendar<br/>for discussion.Pg. 41.Authorization for Investment of SPRTA Funds with the Local<br/>Agency Investment FundPg. 4

299 Nevada Street • Auburn, CA 95603 • (530) 823-4030

Board of Directors Meeting Agenda SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY May 27, 2020 Page 2

| G. | Trai                          | <b>45 A.M. PUBLIC HEARING:</b> South Placer Regional<br>nsportation and Air Quality Mitigation Fee Program Inflationary<br>ustment 2020  | Action<br>Pg. 6  |
|----|-------------------------------|--|--|
| H. |                               | gional Transportation and Air Quality Mitigation Fee<br>ocation Request for Highway 65 Widening  | <b>Action</b><br>Pg. 21  |
| J. | Exe                           | ecutive Director's Report  | Info   |
| K. | Воа                           | ard Direction to Staff   |  |
| L. | <b>Info</b><br>1.<br>2.<br>3. | TAC Minutes<br>a. June 11, 2019<br>b. September 10, 2019<br>c. October 8, 2019<br>d. February 11, 2020<br>e. April 7, 2020<br>f. May 12, 2020<br>Audition Financial Statement – June 30, 2019<br>Financial Reports<br>a. March 31, 2019<br>b. June 30, 2019<br>c. September 30, 2019 | Pg. 26<br>Pg. 28<br>Pg. 29<br>Pg. 31<br>Pg. 33<br>Pg. 35<br>Under Separate<br>Cover<br>Under Separate<br>Cover |

d. December 31, 2019



# **ACTION MINUTES**

# May 22, 2019

STAFF:

The regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, May 22, 2019 at 3:00 p.m. at the Placer County Board of Supervisors, 175 Fulweiler Avenue, Auburn, California.

# BOARD IN

#### ATTENDANCE:

John Allard Ken Broadway, Chair Alyssa Silhi Kirk Uhler Mike Luken Luke McNeel-Caird Solvi Sabol

# **APPROVAL OF MINUTES**

Upon motion by Allard and second by Uhler, the minutes of April 24, 2019 were unanimously approved.

#### **CONSENT CALENDAR**

It was moved, seconded (Uhler/Allard) and passed by unanimous vote that the following consent items be approved.

- 1. Letter of Task Agreement for Traffic Modeling Services for FY 2019/20 Fehr and Peers Associates: \$15,000
- Letter of Task Agreement for Legal Services for FY 2019/20 Sloan Sakai Yeung & Wong LLP: \$2,500
- 3. Letter of Task Agreement for Fiscal Audit Services for FY 2019/20 Richardson & Company LLP: \$6,100

# PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT 2019

Luke McNeel-Caird, Deputy Executive Director, provided a summary of the staff report. Chair Broadway opened the public hearing. No public comment was received. Chair Broadway closed the public hearing.

It was moved/seconded (Uhler/Allard) and passed by unanimous vote that the Board approve Resolution #19-02, adopting the inflationary adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee.

# FY 2019/20 ADMINISTRATIVE BUDGET

Luke McNeel-Caird, Deputy Executive Director, provided a summary of the staff report. It was moved/seconded (Allard/Uhler) and passed by unanimous vote that the Board

approve the FY 2019/20 budget for the administration of the South Placer Regional Transportation Authority.

#### NEVADA STATION OPERATING BUDGET

Mike Luken, Executive Director, provided a summary of the staff report. It was moved/seconded (Allard/Uhler) and passed by unanimous vote that the Board approve the Nevada Station Building budget for fiscal years 2019/20 and 2020/21 as provided and certify that this budget includes required bond payments.

# **EXECUTIVE DIRECTOR'S REPORT**

Mike Luken, Executive Director, said that he will be providing an Executive Director's report at the Placer County Transportation Planning Agency (PCTPA) meeting which is immediately following this SPRTA meeting.

# <u>ADJOURN</u>

The meeting adjourned at approximately 3:10 p.m.

Michael W. Luken, Executive Director

Ken Broadway, Chair



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

TO: SPRTA Board of Directors

DATE: May 27, 2020

FROM: Michael Luken, Executive Director

#### SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the May 27, 2020 agenda for your review and action.

1. <u>Authorization for Investment of SPRTA Funds with the Local Agency Investment</u> <u>Fund</u>

The Local Agency Investment Fund (LAIF) is a voluntary investment alternative for California's local governments and is administered by the California State Treasurer under Government Code 16429.1 et. seq. The LAIF program offers local agencies and special districts the opportunity to participate in a major portfolio using the investment expertise of the State Treasurer's Office at no additional cost to the taxpayer. The attached resolution authorizes investment of monies in LAIF and designates staff (Executive Director, Deputy Executive Director, and Fiscal/Administrative Officer) authorized to make transactions. Staff recommends approval.

2. <u>Acceptance of Financial Audit</u> Accept the FY 2018/19 annual financial audit of the South Placer Regional Transportation Authority (audit under separate cover).

ML:ss

#### **RESOLUTION NO. 20-02**

#### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND

**WHEREAS,** The Local Agency Investment Fund is established in the State Treasury under Government Code section 16429.1 et. seq. for the deposit of money of a local agency for purposes of investment by the State Treasurer; and

**WHEREAS**, the South Placer Regional Transportation Authority (SPRTA) hereby finds that the deposit and withdrawal of money in the Local Agency Investment Fund in accordance with Government Code section 16429.1 et. seq. for the purpose of investment as provided therein is in the best interests of SPRTA;

**WHEREAS**, the Joint Exercise of Powers Agreement for SPRTA as Amended and Restated, dated October 1, 2003, specifies the Placer County Transportation Planning Agency (PCTPA) agrees and consents to provide staff and act as Treasurer for SPRTA, pursuant to Section 7. <u>Administration</u> and Section 21. <u>Agreement of PCTPA to Provide Staff and Act as Treasurer;</u>

**NOW THEREFORE, BE IT RESOLVED**, that SPRTA hereby authorizes the deposit and withdrawal of SPRTA monies in the Local Agency Investment Fund in the State Treasury in accordance with Government Code section 16429.1 et. seq. for the purpose of investment as provided therein.

#### BE IT FURTHER RESOLVED, as follows:

Section 1. The following PCTPA officers holding the title(s) specified hereinbelow or their successors in office are each hereby authorized to order the deposit or withdrawal of monies in the Local Agency Investment Fund and may execute and deliver any and all documents necessary or advisable in order to effectuate the purposes of this resolution and the transactions contemplated hereby:

| SPRTA Title                   | PCTPA Title (Administrative Agent) | <u>Name</u>       |
|-------------------------------|------------------------------------|-------------------|
| Executive Director            | Executive Director                 | Michael W. Luken  |
| Deputy Executive Director     | Deputy Executive Director          | Luke McNeel-Caird |
| Fiscal/Administrative Officer | Fiscal/Administrative Officer      | Shirley LeBlanc   |

Section 2. This resolution shall remain in full force and effect until rescinded by SPRTA by resolution and a copy of the resolution rescinding this resolution is filed with the State Treasurer's Office.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 27<sup>th</sup> day of May 2020, by the following vote on roll call:

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

John Allard, Chair

ATTEST:

Mike Luken, Executive Director



City of Lincoln 

City of Rocklin

City of Roseville

Placer County

#### TO: SPRTA Board of Directors

DATE: May 27, 2020

#### FROM: Luke McNeel-Caird, Deputy Executive Director

#### SUBJECT: <u>10:45 A.M. PUBLIC HEARING: SOUTH PLACER REGIONAL</u> <u>TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM</u> <u>INFLATIONARY ADJUSTMENT 2020</u>

#### Action Requested

- 1. Conduct a public hearing to consider the inflationary adjustment to the South Placer Regional Transportation and Air Quality Mitigation Fee Program
- 2. Approve Resolution #20-02, adopting the inflationary adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee

#### Background

In April 2002, the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee, which assessed new development for its impacts on specified regional transportation facilities. These fees went into effect on July 1, 2002. SPRTA Joint Powers Agreement (JPA), amended October 2003, provides that an annual inflationary adjustment to the fees, based on the published Construction Cost Index, be brought to the Board for consideration.

#### Discussion

The Board adopted a comprehensive Fee Program update in October 2014, which reflects the latest project construction costs, and an inflationary adjustment each year from 2015 to 2019. The annual inflationary adjustment based on the Construction Cost Index ensures that funds collected are enough to build the projects.

In accordance with the provisions of the JPA and based on the most current Construction Cost Index figures shown in Attachment 1, the annual inflationary adjustment has been calculated to be 2.88336%. The resulting fee schedules are shown in Attachment 2.

#### Adoption of Fee Program Adjustment

The SPRTA TAC has reviewed the updated fee schedules and unanimously concurs with approval by the Board. In accordance with the Joint Powers Agreement, any changes to the Mitigation Fee must be adopted by unanimous vote of the four SPRTA members and is specified in Resolution #20-02. All legal requirements, including public notices, have been met. If adopted, the fees would go into effect on July 1, 2020.

The Tier II Development Fee Program will also be updated to reflect the same annual inflationary adjustments, which each jurisdiction directly implements.

Attachments LM:ML:ss

#### 299 NEVADA STREET • AUBURN, CA 95603 • (530) 823-4030 (tel/fax)

| Date         20 Cities         San Fran.         Average         % Change           Apr-19         11228.07         12322.23         11775.15         2019-2020 Summary           Apr-20         11412.67         12816.67         12114.67         2.88%         2.88%           2020 Summary         2.88%         2020 Summary         2.88%         2.88%         2.88%  |                           | Construction Cost Index Inflation<br>SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee) |           |           |          |             |                                  |  |
|--|---------------------------|--|-----------|-----------|----------|-------------|----------------------------------|--|
| Apr-19         11228.07         12322.23         11775.15         2019-2020 Summary           Apr-20         11412.67         12816.67         12114.67         2.88%         2.88%           2020 Summary         2.020 Summary         2.88%         2019-2020 Summary           1.64% Percent change for 20 City Average         1.64% Percent change for 20 City Average |                           | Date   | 20 Cities | San Fran. | Average  | % Change    |                                  |  |
| Apr-20 11412.67 12816.67 12114.67 2.88% 201 <u>9-2020 Summary</u><br>2.88% 2.88%<br><u>2020 Summary</u><br>1.64% Percent change for 20 City Average  | SPRTA                     |  |           |           |          |             |                                  |  |
| Apr-20 11412.67 12816.67 12114.67 2.88% 2.88%<br>2020 Summary<br>1.64% Percent change for 20 City Average  |                           | Apr-19   | 11228.07  | 12322.23  | 11775.15 |             |                                  |  |
| 2020 Summary<br>1.64% Percent change for 20 City Average   |                           | A  | 44440.07  | 40040.07  | 1011107  | 0.00%       |                                  |  |
| 1.64% Percent change for 20 City Average   |                           | Apr-20   | 11412.67  | 12816.67  | 12114.67 | 2.88%       | 2.88%                            |  |
|  |                           |  |           |           | 20       | )20 Summary |                                  |  |
| 4.040/ Devent change for Can Evension  |                           |  |           |           |          | 1.64% Per   | rcent change for 20 City Average |  |
| oles: 4.01% Percent change for San Francisco   | otes:                     |  |           |           |          | 4.01% Per   | rcent change for San Francisco   |  |
|  | able updated April 13, 20 | 020  |           |           |          |             |                                  |  |

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

# Agenda Item G Attachment 2

UPDATED: 4/22/2020

| ITE        |   |                | P.M. Peak Hour                           | Trip       | % New              | VMT            | DUE            |
|------------|---|----------------|--|------------|--------------------|----------------|----------------|
| Code       | Land Use Category   |                | Trip Rate Per Unit <sup>1</sup>          | Length 2   | Trips <sup>2</sup> | per Unit       | per Unit       |
|            | Industrial  |                |  |            |                    |                |                |
| 110        | Light Industrial  | 0.97           | 0.97/1,000 s.f.                          | 5.1        | 92                 | 4.55           | 0.910          |
| 120<br>130 | Heavy Industrial<br>Industrial Park                               | 0.19           | 0.19/1,000 s.f.                          | 5.1<br>5.1 | 92<br>92           | 0.89<br>3.99   | 0.178<br>0.798 |
| 130        | Manufacturing   | 0.85<br>0.73   | 0.85/1,000 s.f.<br>0.73/1,000 s.f.       | 5.1        | 92                 | 3.43           | 0.685          |
| 150        | Warehousing   | 0.32           | 0.32/1,000 s.f.                          | 5.1        | 92                 | 1.50           | 0.300          |
| 151        | Mini-Warehousing  | 0.26           | 0.26/1,000 s.f.                          | 3.1        | 92                 | 0.74           | 0.148          |
|            | Residential   |                |  |            |                    |                |                |
| 210        | Single Family   | 1.00           | 1.00/DU                                  | 5          | 100                | 5.00           | 1.000          |
| 220        | Apartment   | 0.62           | 0.62/DU                                  | 5          | 100                | 3.10           | 0.620          |
| 231<br>240 | Attached Condominium/Townhome<br>Mobile Home Park                 | 0.78<br>0.59   | 0.78/DU<br>0.59/DU                       | 5<br>5     | 100<br>100         | 3.90<br>2.95   | 0.780<br>0.590 |
| 240        | Senior Adult Housing - Detached                                   | 0.27           | 0.27/DU                                  | 5          | 100                | 1.35           | 0.270          |
| 251        | 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          |
|            | Lodging   |                |  |            |                    |                |                |
| 310<br>311 | Hotel<br>All Suites Hotel   | 0.60<br>0.40   | 0.60/Room<br>0.40/Room                   | 6.4        | 71<br>71           | 2.73<br>1.82   | 0.545<br>0.364 |
| 311 312    | Business Hotel  | 0.40           | 0.40/Room<br>0.62/Room                   | 6.4<br>6.4 | 71                 | 2.82           | 0.563          |
| 312        | Motel   | 0.02           | 0.47/Room                                | 6.4        | 59                 | 1.77           | 0.355          |
|            | Recreational  |                |  |            | • /                |                |                |
| 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<br>493 | Health/Fitness Club<br>Athletic Club                              | 3.53           | 3.53/1,000 s.f.                          | 3          | 75                 | 7.94           | 1.589          |
| 493<br>495 | Athletic Club<br>Recreational Community Center                    | 5.96<br>2.74   | 5.96/1,000 s.f.<br>2.74/1,000 s.f.       | 3          | 75<br>75           | 13.41<br>6.17  | 2.682<br>1.233 |
| 775        | Institutional   | 2.14           | 2.17/1,000 5.1.                          | 5          |                    | 0.17           | 1.233          |
| 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<br>Medical  | 7.30           | 7.30/1,000 s.f.                          | 3.9        | 90                 | 25.62          | 5.125          |
| 610        | Hospital  | 0.93           | 0.93/1,000 s.f.                          | 6.4        | 77                 | 4.58           | 0.917          |
| 620        | Nursing Home  | 0.74           | 0.74/1,000 s.f.                          | 2.8        | 75                 | 1.55           | 0.311          |
| 630        | Clinic  | 5.18           | 5.18/1,000 s.f.                          | 4.8        | 92                 | 22.87          | 4.575          |
|            | Office  |                |  |            |                    |                |                |
| 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<br>5.1 | 92<br>92           | 8.91           | 1.783          |
|            | 150,001 - 300,000 s.f.<br>300,001 - 500,000 s.f.                  | 1.47<br>1.32   | 1.47/1,000 s.f.<br>1.32/1,000 s.f.       | 5.1        | 92<br>92           | 6.90<br>6.19   | 1.379<br>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          |
|            | Retail  |                |  |            |                    |                |                |
| 812        | Building Materials & Lumber Yard                                  | 4.49           | 4.49/1,000 s.f.                          | 1.7        | 36                 | 2.75           | 0.550          |
| 826<br>815 | Specialty Center<br>Discount Store                                | 2.71<br>4.98   | 2.71/1,000 s.f.<br>4.98/1,000 s.f.       | 3.6<br>1.8 | 78<br>57           | 7.61<br>5.11   | 1.522<br>1.022 |
| 815        | 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.f1,000,000 s.f.  | 3.08           | 3.08/1,000 s.f.                          | 3          | 78                 | 7.21           | 1.441          |
| 021        | >1,000,000 s.f.   | 2.72           | 2.72/1000 s.f.                           | 3.6        | 78<br>70           | 7.64           | 1.528          |
| 931<br>932 | Quality Restaurant<br>High Turnover Restaurant                    | 7.49<br>9.85   | 7.49/1,000 s.f.<br>9.85/1,000 s.f.       | 2.5<br>1.9 | 79<br>76           | 14.79<br>14.22 | 2.959<br>2.845 |
| 932        | Fast Food w/o Drive-In  | 26.15          | 26.15/1,000 s.f.                         | 1.9        | 49                 | 21.78          | 4.357          |
| 934        | Fast Food Drive-In  | 32.65          | 32.65/1,000 s.f.                         | 1.7        | 49                 | 27.20          | 5.439          |
| 941        | Quick Lube Vehicle Shop   | 5.19           | 5.19/Srvc. Pos.                          | 2.2        | 83                 | 9.48           | 1.895          |
| 942        | Automobile Care Center  | 3.11           | 3.11/1,000 s.f.                          | 2.2        | 83                 | 5.68           | 1.136          |
| 841        | New Car Sales   | 2.62           | 2.62/1,000 s.f.                          | 2.4        | 76                 | 4.78           | 0.956          |
| 843        | Automobile Parts Sales  | 5.98           | 5.98/1,000 s.f.                          | 3.6        | 78                 | 16.79          | 3.358          |
| 944<br>945 | Gasoline/Service Station<br>Gas/Serv. Stn. W/Conv. Market         | 13.87<br>13.51 | 13.87/Fueling Pos.<br>13.51/Fueling Pos. | 1.9<br>1.9 | 20<br>20           | 5.27<br>5.13   | 1.054<br>1.027 |
| 943        | Gas/Serv. Stn. W/Conv. Market<br>Gas/Serv. Stn. W/Conv. Mkt./Wash | 13.31          | 13.86/Fueling Pos.                       | 1.9        | 20                 | 5.27           | 1.027          |
| 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<br>862 | Discount Club   | 4.18           | 4.18/1,000 s.f.                          | 2.3        | 79<br>52           | 7.60           | 1.519          |
| 862<br>863 | Home Improvement Superstore<br>Electronics Superstore             | 2.33<br>4.50   | 2.33/1,000 s.f.<br>4.50/1,000 s.f.       | 1.8<br>1.8 | 52<br>60           | 2.18<br>4.86   | 0.436<br>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<br>TE Trip Generation. 9th Edition.                 | 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

| OPP        | T & J  |                          | UPE  | DATED: 4/22/2020   |
|------------|--|--------------------------|--|--------------------|
|            | TA Impact Fees<br>iction: Placer County                            | 2015 Annual Adia         | stment Factor for Inflation = 1.0246904  |                    |
| Distric    | 2  | •                        | stment Factor for Inflation = $1.0246904$<br>stment Factor for Inflation = $1.0323580$ |                    |
| Cost p     | er DUE: \$589  |                          | stment Factor for Inflation = 1.0245216  |                    |
|            |  | 2                        | stment Factor for Inflation = $1.0273511$  |                    |
|            |  |                          | stment Factor for Inflation = 1.0245234<br>stment Factor for Inflation = 1.0288336     |                    |
|            |  | 2020 / Minuar / Kuju     | Cost per DUE With Inf  | flation = \$691    |
| ITE        |  |                          | DUE  | Fee                |
|            | Land Use Category  | Unit                     | per Unit   | per Unit           |
|            | Industrial   | 1.000 s.f.               | 0.910  | \$629              |
|            | Light Industrial<br>Heavy Industrial                               | 1,000 s.f.               | 0.910  | \$123              |
|            | Industrial Park  | 1,000 s.f.               | 0.798  | \$552              |
| 140        | Manufacturing  | 1,000 s.f.               | 0.685  | \$474              |
|            | Warehousing  | 1,000 s.f.               | 0.300  | \$207              |
|            | Mini-Warehousing<br>Residential                                    | 1,000 s.f.               | 0.148  | \$102              |
|            | Single Family  | DU                       | 1.000  | \$691              |
|            | Apartment  | DU                       | 0.620  | \$429              |
|            | Attached Condominium/Townhome                                      | DU                       | 0.780  | \$539              |
|            | Mobile Home Park   | DU                       | 0.590  | \$408              |
|            | Senior Adult Housing - Detached<br>Senior Adult Housing - Attached | DU<br>DU                 | 0.270<br>0.230   | \$187<br>\$159     |
|            | Congregate Care  | DU                       | 0.070  | \$48               |
| 260        | Recreational Home  | DU                       | 0.109  | \$75               |
|            | Lodging  |                          | 0.515  |                    |
| 310<br>311 | Hotel<br>All Suites Hotel  | Room<br>Room             | 0.545<br>0.364   | \$377<br>\$252     |
|            | Business Hotel   | Room                     | 0.563  | \$232<br>\$389     |
|            | Motel  | Room                     | 0.355  | \$245              |
|            | Recreational   |                          |  |                    |
|            | City Park<br>Golf Course   | Acre                     | 0.184  | \$127<br>\$2,580   |
|            | Golf Course<br>Movie Theater                                       | Hole<br>1,000 s.f.       | 3.732<br>1.486   | \$2,580<br>\$1,027 |
|            | Health/Fitness Club  | 1,000 s.f.               | 1.589  | \$1,027            |
|            | Athletic Club  | 1,000 s.f.               | 2.682  | \$1,854            |
|            | Recreational Community Center                                      | 1,000 s.f.               | 1.233  | \$852              |
|            | Institutional<br>Elementary School                                 | 1,000 s.f.               | 0.832  | \$575              |
|            | Private School (K - 12)  | 1,000 s.f.               | 1.170  | \$809              |
|            | High School  | 1,000 s.f.               | 0.751  | \$519              |
|            | Church   | 1,000 s.f.               | 0.386  | \$267              |
|            | Day Care Center  | 1,000 s.f.               | 3.653  | \$2,525            |
|            | Library  | 1,000 s.f.               | 5.125  | \$3,543            |
|            | Medical<br>Hospital  | 1,000 s.f.               | 0.917  | \$634              |
|            | Nursing Home   | 1,000 s.f.               | 0.311  | \$215              |
|            | Clinic   | 1,000 s.f.               | 4.575  | \$3,163            |
|            | Office   | 1,000 s.f.               | 3.998  | \$2,764            |
| /10        | Up to 50,000 s.f.<br>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              |
| 720        | > 800,000 s.f.   | 1,000 s.f.               | 1.145<br>2.804   | \$791<br>\$1,938   |
|            | Medical - Dental Office Building<br>Retail                         | 1,000 s.f.               | 2.804  | \$1,938            |
| 812        | Lumber Yard  | 1,000 s.f.               | 0.550  | \$380              |
| 814        | Specialty Center   | 1,000 s.f.               | 1.522  | \$1,052            |
| 815        |  | 1,000 s.f.               | 1.022  | \$706              |
| 816<br>817 | Hardware Store<br>Nursery  | 1,000 s.f.<br>1,000 s.f. | 0.592<br>0.849   | \$409<br>\$587     |
| 820        | 2  | 1,000 5.1.               | 0.072  | \$30/              |
|            | < 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.f1,000,000 s.f.   | 1,000 s.f.               | 1.441  | \$996              |
| 931        | >1,000,000 s.f.<br>Quality Restaurant                              | 1,000 s.f.<br>1,000 s.f. | 1.528<br>2.959   | \$1,056<br>\$2,045 |
|            | High Turnover Restaurant   | 1,000 s.f.               | 2.845  | \$1,967            |
|            | 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            |
|            | Quick Lube Vehicle Shop  | Service Pos.             | 1.895  | \$1,310            |
|            | Automobile Care Center<br>New Car Sales                            | 1,000 s.f.<br>1,000 s.f  | 1.136  | \$785<br>\$661     |
|            | Automobile Parts Sales   | 1,000 s.f.<br>1,000 s.f. | 0.956<br>3.358   | \$2,321            |
|            | Gas Station  | Fueling Position         | 1.054  | \$729              |
|            | Gas Station w/Convenience Market                                   | Fueling Position         | 1.027  | \$710              |
|            | Gas/Serv. Stn. W/Conv. Mkt./Wash                                   | Fueling Position         | 1.053  | \$728              |
| 848<br>850 | Tire Store<br>Supermarket  | 1,000 s.f.<br>1,000 s.f. | 1.461<br>1.547   | \$1,010            |
|            | Supermarket<br>Convenience Market 24-hour                          | 1,000 s.f.<br>1,000 s.f. | 3.459  | \$1,069<br>\$2,391 |
| 852        |  | 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        |  | 1,000 s.f.               | 0.436  | \$301              |
| 863<br>864 |  | 1,000 s.f.<br>1,000 s.f  | 0.972  | \$672<br>\$733     |
| 864<br>880 | Toy/Childrens Superstore<br>Drugstore W/O Drive-Thru               | 1,000 s.f.<br>1,000 s.f. | 1.060<br>1.421   | \$733<br>\$982     |
| 881        | Drugstore W/Drive-Thru   | 1,000 s.f.               | 1.421  | \$1,257            |
| 890        | Furniture Store  | 1,000 s.f.               | 0.253  | \$175              |
| 911        | Walk-In Bank<br>Drive-In Bank                                      | 1,000 s.f.               | 2.989  | \$2,066            |
| 912        |  | 1,000 s.f.               | 4.432  | \$3,064            |

| SDDTA Impact Face   |                          | UPI   | DATED: 4/22/2020   |
|---|--------------------------|---|--------------------|
| SPRTA Impact Fees Jurisdiction: Placer County   | 2015 Annual Adiu         | stment Factor for Inflation = 1.0246904   |                    |
| District: Granite Bay   |                          | stiment Factor for Inflation = $1.0240504$<br>stment Factor for Inflation = $1.0323580$ |                    |
| Cost per DUE: \$587   | 2017 Annual Adju         | stment Factor for Inflation = 1.0245216   |                    |
|   | ~                        | stment Factor for Inflation = 1.0273511   |                    |
|   |                          | stment Factor for Inflation = $1.0245234$   |                    |
|   | 2020 Annual Adju         | stment Factor for Inflation = 1.0288336<br>Cost per DUE With In:                        | A-4: \$600         |
| ITE   |                          | DUE   | Fee                |
| Code Land Use Category  | Unit                     | per Unit  | per Unit           |
| Industrial  |                          | A   | ^                  |
| 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<br>151 Mini-Warehousing   | 1,000 s.f.<br>1,000 s.f. | 0.300<br>0.148  | \$207<br>\$102     |
| Residential   | 1,000 5.1.               | 0.146   | \$102              |
| 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              |
| <ul><li>251 Senior Adult Housing - Detached</li><li>252 Senior Adult Housing - Attached</li></ul> | DU<br>DU                 | 0.270<br>0.230  | \$186<br>\$158     |
| 252 Senior Adult Housing - Attached<br>253 Congregate Care  | DU                       | 0.250   | \$48               |
| 260 Recreational Home   | DU                       | 0.109   | \$75               |
| Lodging   |                          |   |                    |
| 310 Hotel   | Room                     | 0.545   | \$375              |
| 311 All Suites Hotel  | Room                     | 0.364   | \$251              |
| 312 Business Hotel<br>320 Motel   | Room<br>Room             | 0.563<br>0.355  | \$388<br>\$245     |
| Recreational  | ROOII                    | 0.555   | \$245              |
| 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            |
| <ul><li>493 Athletic Club</li><li>495 Recreational Community Center</li></ul>                     | 1,000 s.f.               | 2.682   | \$1,848            |
| Institutional   | 1,000 s.f.               | 1.233   | \$849              |
| 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<br>Medical  | 1,000 s.f.               | 5.125   | \$3,531            |
| 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            |
| Office  |                          |   |                    |
| 710 Up to 50,000 s.f.   | 1,000 s.f.               | 3.998   | \$2,754            |
| 50,001-150,000 s.f.<br>150,001-300,000 s.f.   | 1,000 s.f.<br>1,000 s.f. | 1.783<br>1.379  | \$1,228<br>\$950   |
| 300,001-500,000 s.f.  | 1,000 s.f.               | 1.239   | \$950              |
| 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            |
| Retail  | 1 000 0                  | 0.550   | \$2.50             |
| 812 Lumber Yard<br>814 Specialty Center   | 1,000 s.f.<br>1,000 s.f. | 0.550   | \$379<br>\$1,049   |
| 814 Specialty Center<br>815 Discount Store  | 1,000 s.f.<br>1,000 s.f. | 1.522<br>1.022  | \$1,049<br>\$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.f1,000,000 s.f.<br>>1,000,000 s.f.   | 1,000 s.f.<br>1,000 s.f. | 1.441<br>1.528  | \$993<br>\$1,053   |
| 931 Quality Restaurant  | 1,000 s.f.<br>1,000 s.f. | 2.959   | \$1,053<br>\$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            |
| <ul><li>942 Automobile Care Center</li><li>841 New Car Sales</li></ul>                            | 1,000 s.f.               | 1.136   | \$783<br>\$659     |
| 841 New Car Sales<br>843 Automobile Parts Sales   | 1,000 s.f.<br>1,000 s.f. | 0.956<br>3.358  | \$659<br>\$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            |
| <ul> <li>851 Convenience Market 24-hour</li> <li>852 Convenience Market &lt; 24-hour</li> </ul>   | 1,000 s.f.<br>1,000 s.f. | 3.459   | \$2,383<br>\$1,573 |
| <ul><li>852 Convenience Market &lt; 24-hour</li><li>853 Convenience Market w/Gas Pumps</li></ul>  | 1,000 s.f.<br>1,000 s.f. | 2.282<br>3.361  | \$1,572<br>\$2,315 |
| 855 Convenience Market w/Gas Fullips<br>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<br>890 Furniture Store   | 1,000 s.f.<br>1,000 s.f. | 1.819<br>0.253  | \$1,253<br>\$174   |
| 911 Walk-In Bank  | 1,000 s.f.               | 2.989   | \$174<br>\$2,059   |
| 912 Drive-In Bank   | 1,000 s.f.               | 4.432   | \$3,053            |

|                  |  |                          | UP   | DATED: 4/22/2020   |
|------------------|--|--------------------------|--|--------------------|
|                  | TA Impact Fees   |                          |  |                    |
|                  | iction: Lincoln  |                          | tment Factor for Inflation = $1.0246904$   |                    |
| Distri<br>Cost r | ct: Lincoln<br>per DUE: \$1,369                                |                          | tment Factor for Inflation = 1.0323580<br>tment Factor for Inflation = 1.0245216 |                    |
| COSt             | GIBCE. \$1,507   |                          | tment Factor for Inflation = $1.0273511$   |                    |
|                  |  |                          | tment Factor for Inflation = 1.0245234   |                    |
|                  |  | 2020 Annual Adjus        | tment Factor for Inflation = 1.0288336   |                    |
|                  |  |                          | Cost per DUE With Ir   | nflation = \$1,607 |
| ITE              |  |                          | DUE  | Fee                |
|                  | Land Use Category  | Unit                     | per Unit   | per Unit           |
|                  | Industrial<br>Light Industrial                                 | 1,000 s.f.               | 0.910  | \$1,462            |
|                  | Heavy Industrial   | 1,000 s.f.               | 0.178  | \$286              |
|                  | Industrial Park  | 1,000 s.f.               | 0.798  | \$1,282            |
|                  | Manufacturing  | 1,000 s.f.               | 0.685  | \$1,101            |
|                  | Warehousing  | 1,000 s.f.               | 0.300  | \$482              |
|                  | Mini-Warehousing   | 1,000 s.f.               | 0.148  | \$238              |
|                  | Residential  | DU                       | 1.000  | \$1,607            |
|                  | Single Family<br>Apartment                                     | DU                       | 0.620  | \$996              |
|                  | Attached Condominium/Townhome                                  | DU                       | 0.780  | \$1,253            |
|                  | Mobile Home Park   | DU                       | 0.590  | \$948              |
| 251              | Senior Adult Housing - Detached                                | DU                       | 0.270  | \$434              |
|                  | Senior Adult Housing - Attached                                | DU                       | 0.230  | \$370              |
|                  | Congregate Care  | DU                       | 0.070  | \$112              |
|                  | Recreational Home  | DU                       | 0.109  | \$175              |
|                  | Lodging<br>Hotel   | Room                     | 0.545  | \$876              |
|                  | All Suites Hotel   | Room                     | 0.343  | \$585              |
|                  | Business Hotel   | Room                     | 0.563  | \$905              |
| 320              | Motel  | Room                     | 0.355  | \$570              |
|                  | Recreational   |                          |  |                    |
|                  | City Park  | Acre                     | 0.184  | \$296              |
|                  | Golf Course<br>Movie Theater                                   | Hole<br>1.000 s.f.       | 3.732<br>1.486   | \$5,996<br>\$2,388 |
|                  | Health/Fitness Club  | 1,000 s.f.               | 1.480  | \$2,588            |
|                  | Athletic Club  | 1,000 s.f.               | 2.682  | \$4,309            |
| 495              | Recreational Community Center                                  | 1,000 s.f.               | 1.233  | \$1,981            |
|                  | Institutional  |                          |  |                    |
|                  | Elementary School  | 1,000 s.f.               | 0.832  | \$1,337            |
|                  | Private School (K - 12)  | 1,000 s.f.               | 1.170  | \$1,880            |
|                  | High School<br>Church  | 1,000 s.f.<br>1,000 s.f. | 0.751<br>0.386   | \$1,207<br>\$620   |
|                  | Day Care Center  | 1,000 s.f.               | 3.653  | \$5,869            |
|                  | Library  | 1,000 s.f.               | 5.125  | \$8,234            |
|                  | Medical  |                          |  |                    |
|                  | Hospital   | 1,000 s.f.               | 0.917  | \$1,473            |
|                  | Nursing Home   | 1,000 s.f.               | 0.311  | \$500              |
|                  | Clinic<br>Office   | 1,000 s.f.               | 4.575  | \$7,351            |
|                  | Up to 50,000 s.f.  | 1,000 s.f.               | 3.998  | \$6,424            |
| /10              | 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            |
| 812              | Retail<br>Lumber Vard  | 1,000 s.f.               | 0.550  | \$884              |
| 814              | Specialty Center   | 1,000 s.f.               | 1.522  | \$2,445            |
| 815              |  | 1,000 s.f.               | 1.022  | \$1,642            |
| 816              | Hardware Store   | 1,000 s.f.               | 0.592  | \$951              |
| 817              | 2  | 1,000 s.f.               | 0.849  | \$1,364            |
| 820              | Shopping Center  | 1.000                    |  |                    |
|                  | < 200,000 s.f.<br>200,001,500,000 s.f.                         | 1,000 s.f.               | 1.272  | \$2,044            |
|                  | 200,001-500,000 s.f.<br>500,000s.f1,000,000 s.f.               | 1,000 s.f.<br>1,000 s.f. | 1.384<br>1.441   | \$2,224<br>\$2,315 |
|                  | >1,000,000 s.f.  | 1,000 s.f.               | 1.528  | \$2,313            |
| 931              |  | 1,000 s.f.               | 2.959  | \$4,754            |
|                  | High Turnover Restaurant                                       | 1,000 s.f.               | 2.845  | \$4,571            |
|                  | Fast Food w/o Drive-In   | 1,000 s.f.               | 4.357  | \$7,000            |
|                  | Fast Food Drive-In   | 1,000 s.f.               | 5.439  | \$8,739            |
| 941              | ~ .  | Service Pos.             | 1.895  | \$3,045            |
|                  | Automobile Care Center<br>New Car Sales                        | 1,000 s.f.<br>1,000 s.f. | 1.136<br>0.956   | \$1,825<br>\$1,536 |
|                  | Automobile Parts Sales   | 1,000 s.f.               | 3.358  | \$1,536<br>\$5,395 |
|                  | Gas Station  | Fueling Position         | 1.054  | \$1,693            |
|                  | Gas Station w/Convenience Market                               | Fueling Position         | 1.027  | \$1,650            |
|                  | Gas/Serv. Stn. W/Conv. Mkt./Wash                               | Fueling Position         | 1.053  | \$1,692            |
|                  | Tire Store   | 1,000 s.f.               | 1.461  | \$2,347            |
| 850              |  | 1,000 s.f.               | 1.547  | \$2,486            |
|                  | Convenience Market 24-hour                                     | 1,000 s.f.               | 3.459  | \$5,558            |
| 852<br>853       | Convenience Market < 24-hour<br>Convenience Market w/Gas Pumps | 1,000 s.f.<br>1,000 s.f  | 2.282<br>3.361   | \$3,666<br>\$5,400 |
| 853              |  | 1,000 s.f.<br>1,000 s.f. | 1.519  | \$5,400<br>\$2,441 |
| 862              |  | 1,000 s.f.               | 0.436  | \$701              |
| 863              |  | 1,000 s.f.               | 0.972  | \$1,562            |
| 864              | -  | 1,000 s.f.               | 1.060  | \$1,703            |
| 880              |  | 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<br>\$4,802   |
| 911<br>912       | Walk-In Bank<br>Drive-In Bank                                  | 1,000 s.f.<br>1,000 s.f. | 2.989<br>4.432   | \$4,802<br>\$7,121 |
| 714              |  | 1,000 3.1.               | 1.732  | Φ/,141             |

| SPRTA Imp  | oact Fees   |  |   | UPDATED: 4/22/2020                               |
|--|---|--|---|--|
| Jurisdiction:<br>District:<br>Cost per DUE:<br>ITE | Placer County<br>Newcastle/Horseshoe Bar<br>\$1,440 | 2016 Annua<br>2017 Annua<br>2018 Annua<br>2019 Annua | I Adjustment Factor for Inflation =<br>I Adjustment Factor for Inflation =<br><u>Cost per I</u><br>DUE | 1.0323580<br>1.0245216<br>1.0273511<br>1.0245234 |
| Code Land Use                                      | Category  | Unit   | per Unit  | per Unit   |
| Industrial   |   | 1 000  | 0.010   | 61.520   |
| 110 Light Indu<br>120 Heavy Ind                    |   | 1,000 s.f.<br>1,000 s.f.                             | 0.910<br>0.178  | \$1,538<br>\$301                                 |
| 130 Industrial                                     |   | 1,000 s.f.   | 0.798   | \$1,349  |
| 140 Manufactu                                      | •   | 1,000 s.f.   | 0.685   | \$1,158  |
| 150 Warehousi<br>151 Mini-Ware                     |   | 1,000 s.f.<br>1,000 s.f.                             | 0.300<br>0.148  | \$507<br>\$250                                   |
| Residential  | U   | 1,000 511  | 01110   | 4200   |
| 210 Single Fan                                     |   | DU   | 1.000   | \$1,690  |
| 220 Apartment<br>231 Attached 0                    | :<br>Condominium/Townhome                           | DU<br>DU   | 0.620<br>0.780  | \$1,048<br>\$1,318                               |
| 240 Mobile Ho                                      |   | DU   | 0.590   | \$997  |
|  | ult Housing - Detached                              | DU   | 0.270   | \$456  |
| 252 Senior Ad<br>253 Congregat                     | ult Housing - Attached<br>e Care                    | DU<br>DU   | 0.230<br>0.070  | \$389<br>\$118                                   |
| 260 Recreation                                     |   | DU   | 0.109   | \$184  |
| Lodging  |   | D  | 0.545   | AC   |
| 310 Hotel<br>311 All Suites                        | Hotel   | Room<br>Room   | 0.545<br>0.364  | \$921<br>\$615                                   |
| 312 Business H                                     |   | Room   | 0.563   | \$951  |
| 320 Motel  | ,   | Room   | 0.355   | \$600  |
| Recreation<br>411 City Park                        | al  | Acre   | 0.184   | \$311  |
| 411 City Park<br>430 Golf Cours                    | se  | Hole   | 3.732   | \$6,307  |
| 444 Movie The                                      |   | 1,000 s.f.   | 1.486   | \$2,511  |
| 492 Health/Fitt<br>493 Athletic C                  |   | 1,000 s.f.<br>1,000 s.f.                             | 1.589<br>2.682  | \$2,685<br>\$4,533                               |
|  | al Community Center                                 | 1,000 s.f.   | 1.233   | \$2,084  |
| Institution  |   |  |   |  |
| 520 Elementar<br>536 Private Sci                   |   | 1,000 s.f.<br>1,000 s.f.                             | 0.832<br>1.170  | \$1,406<br>\$1,977                               |
| 530 High Scho                                      |   | 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<br>Medical                             |   | 1,000 s.f.   | 5.125   | \$8,661  |
| 610 Hospital                                       |   | 1,000 s.f.   | 0.917   | \$1,550  |
| 620 Nursing H                                      | ome   | 1,000 s.f.   | 0.311   | \$526  |
| 630 Clinic<br>Office                               |   | 1,000 s.f.   | 4.575   | \$7,732  |
| 710 Up to 50,0                                     |   | 1,000 s.f.   | 3.998   | \$6,757  |
| 50,001-15  |   | 1,000 s.f.   | 1.783   | \$3,013  |
| 150,001-3<br>300,001-5                             |   | 1,000 s.f.<br>1,000 s.f.                             | 1.379<br>1.239  | \$2,331<br>\$2,094                               |
|  | 00,000 s.f.   | 1,000 s.f.   | 1.164   | \$1,967  |
| > 800,000  |   | 1,000 s.f.   | 1.145   | \$1,935  |
| 720 Medical -                                      | Dental Office Building                              | 1,000 s.f.   | 2.804   | \$4,739  |
| 812 Lumber Y                                       | ard   | 1,000 s.f.   | 0.550   | \$930  |
| 814 Specialty                                      |   | 1,000 s.f.   | 1.522   | \$2,572<br>\$1,727                               |
| 815 Discount S<br>816 Hardware                     |   | 1,000 s.f.<br>1,000 s.f.                             | 1.022<br>0.592  | \$1,727<br>\$1,000                               |
| 817 Nursery  |   | 1,000 s.f.   | 0.849   | \$1,435  |
| 820 Shopping<br>< 200,000                          |   | 1.000 - 2  | 1.070   | en 170   |
| < 200,000<br>200,001-5                             |   | 1,000 s.f.<br>1,000 s.f.                             | 1.272<br>1.384  | \$2,150<br>\$2,339                               |
| 500,000s.f   | C-1,000,000 s.f.                                    | 1,000 s.f.   | 1.441   | \$2,435  |
| >1,000,00  |   | 1,000 s.f.   | 1.528   | \$2,582  |
| 931 Quality Re<br>932 High Turn                    |   | 1,000 s.f.<br>1,000 s.f.                             | 2.959<br>2.845  | \$5,001<br>\$4,808                               |
| 933 Fast Food                                      |   | 1,000 s.f.   | 4.357   | \$7,363  |
| 934 Fast Food                                      |   | 1,000 s.f.   | 5.439   | \$9,192  |
| 941 Quick Lub<br>942 Automobil                     |   | Service Pos.   | 1.895   | \$3,203  |
| 841 New Car S                                      |   | 1,000 s.f.<br>1,000 s.f.                             | 0.956   | \$1,920<br>\$1,616                               |
| 843 Automobil                                      | e Parts Sales                                       | 1,000 s.f.   | 3.358   | \$5,675  |
| 944 Gas Statio                                     | n<br>n w/Convenience Market                         | Fueling Position                                     | 1.054   | \$1,781  |
|  | n w/Convenience Market<br>Stn. W/Conv. Mkt./Wash    | Fueling Position<br>Fueling Position                 | 1.027<br>1.053  | \$1,736<br>\$1,780                               |
| 848 Tire Store                                     |   | 1,000 s.f.   | 1.461   | \$2,469  |
| 850 Supermark                                      |   | 1,000 s.f.   | 1.547   | \$2,614  |
|  | ice Market 24-hour<br>ice Market < 24-hour          | 1,000 s.f.<br>1,000 s.f.                             | 3.459<br>2.282  | \$5,846<br>\$3,857                               |
|  | ice Market w/Gas Pumps                              | 1,000 s.f.   | 3.361   | \$5,680  |
| 861 Discount O                                     |   | 1,000 s.f.   | 1.519   | \$2,567  |
| 862 Home Imp<br>863 Electronic                     | rovement Superstore<br>s Superstore                 | 1,000 s.f.<br>1,000 s.f.                             | 0.436<br>0.972  | \$737<br>\$1.643                                 |
|  | s Superstore<br>rens Superstore                     | 1,000 s.f.   | 1.060   | \$1,643<br>\$1,791                               |
| 880 Drugstore                                      | W/O Drive-Thru                                      | 1,000 s.f.   | 1.421   | \$2,402  |
|  | W/Drive-Thru  | 1,000 s.f.   | 1.819   | \$3,074  |
| 890 Furniture 9<br>911 Walk-In B                   |   | 1,000 s.f.<br>1,000 s.f.                             | 0.253<br>2.989  | \$428<br>\$5,051                                 |
| 912 Drive-In E                                     |   | 1,000 s.f.   | 4.432   | \$7,490  |

|                  |  |                                | UPI  | DATED: 4/22/2020    |
|------------------|--|--------------------------------|--|---------------------|
|                  | RTA Impact Fees                                    |                                |  |                     |
| Jurisd<br>Distri | liction: Placer County<br>ct: Placer Central       | 5                              |  |                     |
|                  | ber DUE: \$1,815                                   | 2                              | istment Factor for Inflation $= 1.0323380$<br>istment Factor for Inflation $= 1.0245216$ |                     |
| 1                | • )  |                                | stment Factor for Inflation = 1.0273511  |                     |
|                  |  |                                | stment Factor for Inflation = $1.0245234$  |                     |
|                  |  | 2020 Annual Adju               | Istment Factor for Inflation = 1.0288336<br>Cost per DUE With Int                        | flation = $\$2130$  |
| ITE              |  |                                | DUE  | Fee                 |
|                  | Land Use Category                                  | Unit                           | per Unit   | per Unit            |
|                  | Industrial   |                                |  |                     |
|                  | Light Industrial<br>Heavy Industrial               | 1,000 s.f.<br>1,000 s.f.       | 0.910<br>0.178   | \$1,938<br>\$379    |
|                  | Industrial Park                                    | 1,000 s.f.                     | 0.798  | \$1,700             |
|                  | Manufacturing                                      | 1,000 s.f.                     | 0.685  | \$1,459             |
|                  | Warehousing  | 1,000 s.f.                     | 0.300<br>0.148   | \$639               |
|                  | Mini-Warehousing<br>Residential                    | 1,000 s.f.                     | 0.148  | \$315               |
|                  | Single Family                                      | DU                             | 1.000  | \$2,130             |
|                  | Apartment  | DU                             | 0.620  | \$1,321             |
|                  | Attached Condominium/Townhome<br>Mobile Home Park  | DU<br>DU                       | 0.780<br>0.590   | \$1,662<br>\$1,257  |
|                  | Senior Adult Housing - Detached                    | DU                             | 0.270  | \$575               |
|                  | Senior Adult Housing - Attached                    | DU                             | 0.230  | \$490               |
|                  | Congregate Care                                    | DU                             | 0.070  | \$149               |
| 260              | Recreational Home Lodging                          | DU                             | 0.109  | \$232               |
|                  | Hotel  | Room                           | 0.545  | \$1,161             |
| 311              | All Suites Hotel                                   | Room                           | 0.364  | \$775               |
|                  | Business Hotel<br>Motel                            | Room<br>Room                   | 0.563<br>0.355   | \$1,199<br>\$756    |
|                  | Recreational                                       | Rooni                          | 0.333  | \$150               |
| 411              | City Park  | Acre                           | 0.184  | \$392               |
|                  | Golf Course  | Hole                           | 3.732  | \$7,950             |
|                  | Movie Theater<br>Health/Fitness Club               | 1,000 s.f.<br>1,000 s.f.       | 1.486<br>1.589   | \$3,165<br>\$3,385  |
|                  | Athletic Club                                      | 1,000 s.f.                     | 2.682  | \$5,713             |
|                  | Recreational Community Center                      | 1,000 s.f.                     | 1.233  | \$2,626             |
|                  | Institutional<br>Elementary School                 | 1,000 s.f.                     | 0.832  | \$1,772             |
|                  | Private School (K - 12)                            | 1,000 s.f.                     | 1.170  | \$2,492             |
|                  | High School  | 1,000 s.f.                     | 0.751  | \$1,600             |
|                  | Church   | 1,000 s.f.                     | 0.386  | \$822               |
|                  | Day Care Center<br>Library                         | 1,000 s.f.<br>1,000 s.f.       | 3.653<br>5.125   | \$7,781<br>\$10,917 |
|                  | Medical  | 1,000 5.1.                     | 5.125  | \$10,917            |
|                  | Hospital   | 1,000 s.f.                     | 0.917  | \$1,953             |
|                  | Nursing Home<br>Clinic                             | 1,000 s.f.<br>1,000 s.f.       | 0.311<br>4.575   | \$662<br>\$9,745    |
|                  | Office   | 1,000 8.1.                     | 4.575  | \$9,745             |
|                  | 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.<br>300,001-500,000 s.f.       | 1,000 s.f.<br>1,000 s.f.       | 1.379<br>1.239   | \$2,937<br>\$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             |
|                  | Medical - Dental Office Building<br>Retail         | 1,000 s.f.                     | 2.804  | \$5,973             |
| 812              | Lumber Yard  | 1,000 s.f.                     | 0.550  | \$1,172             |
| 814              | Specialty Center                                   | 1,000 s.f.                     | 1.522  | \$3,242             |
| 815              |  | 1,000 s.f.                     | 1.022  | \$2,177             |
| 816<br>817       |  | 1,000 s.f.<br>1,000 s.f.       | 0.592<br>0.849   | \$1,261<br>\$1,808  |
| 820              | 2  |                                |  | 01,000              |
|                  | < 200,000 s.f.                                     | 1,000 s.f.                     | 1.272  | \$2,710             |
|                  | 200,001-500,000 s.f.<br>500,000s.f1,000,000 s.f.   | 1,000 s.f.<br>1,000 s.f.       | 1.384<br>1.441   | \$2,948<br>\$3,070  |
|                  | >1,000,000 s.f.                                    | 1,000 s.f.                     | 1.441  | \$3,255             |
|                  | Quality Restaurant                                 | 1,000 s.f.                     | 2.959  | \$6,303             |
|                  | High Turnover Restaurant                           | 1,000 s.f.                     | 2.845  | \$6,060             |
|                  | Fast Food w/o Drive-In<br>Fast Food Drive-In       | 1,000 s.f.<br>1,000 s.f.       | 4.357<br>5.439   | \$9,281<br>\$11,586 |
|                  | Quick Lube Vehicle Shop                            | Service Pos.                   | 1.895  | \$4,037             |
|                  | Automobile Care Center                             | 1,000 s.f.                     | 1.136  | \$2,420             |
|                  | New Car Sales<br>Automobile Parts Sales            | 1,000 s.f.                     | 0.956  | \$2,036<br>\$7,153  |
|                  | Automobile Parts Sales<br>Gas Station              | 1,000 s.f.<br>Fueling Position | 3.358<br>1.054   | \$7,153<br>\$2,245  |
| 945              | Gas Station w/Convenience Market                   | Fueling Position               | 1.027  | \$2,188             |
|                  | Gas/Serv. Stn. W/Conv. Mkt./Wash                   | Fueling Position               | 1.053  | \$2,243             |
| 848<br>850       | Tire Store<br>Supermarket                          | 1,000 s.f.<br>1,000 s.f.       | 1.461<br>1.547   | \$3,112<br>\$3,295  |
|                  | 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              |  | 1,000 s.f.                     | 3.361  | \$7,159             |
| 861<br>862       |  | 1,000 s.f.<br>1,000 s.f.       | 1.519<br>0.436   | \$3,236<br>\$929    |
| 863              |  | 1,000 s.f.                     | 0.972  | \$2,070             |
| 864              | Toy/Childrens Superstore                           | 1,000 s.f.                     | 1.060  | \$2,258             |
| 880<br>881       | Drugstore W/O Drive-Thru<br>Drugstore W/Drive-Thru | 1,000 s.f.<br>1,000 s.f.       | 1.421<br>1.819   | \$3,027<br>\$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             |

|                  |   |                                      | UPE   | DATED: 4/22/2020   |
|------------------|---|--------------------------------------|---|--------------------|
|                  | TA Impact Fees                                      |                                      |   |                    |
| Jurisd<br>Distri | iction: Placer County<br>ct: Placer West            | •                                    | stment Factor for Inflation = 1.0246904<br>stment Factor for Inflation = 1.0323580      |                    |
|                  | ber DUE: \$1,387                                    | 5                                    | stiment Factor for Inflation = $1.0325380$<br>stment Factor for Inflation = $1.0245216$ |                    |
|                  |   | •                                    | stment Factor for Inflation = $1.0273511$   |                    |
|                  |   |                                      | stment Factor for Inflation = 1.0245234<br>stment Factor for Inflation = 1.0288336      |                    |
|                  |   | 2020 Annual Auju                     | Cost per DUE With Inf   | flation = \$1,628  |
| ITE              |   |                                      | DUE   | Fee                |
|                  | Land Use Category Industrial                        | Unit                                 | per Unit  | per Unit           |
|                  | Light Industrial                                    | 1,000 s.f.                           | 0.910   | \$1,481            |
| 120              | Heavy Industrial                                    | 1,000 s.f.                           | 0.178   | \$290              |
|                  | Industrial Park<br>Manufacturing                    | 1,000 s.f.<br>1,000 s.f.             | 0.798<br>0.685  | \$1,299<br>\$1,115 |
|                  | Warehousing   | 1,000 s.f.                           | 0.300   | \$488              |
| 151              | Mini-Warehousing                                    | 1,000 s.f.                           | 0.148   | \$241              |
|                  | Residential<br>Single Family                        | DU                                   | 1.000   | \$1,628            |
|                  | Apartment   | DU                                   | 0.620   | \$1,028            |
|                  | Attached Condominium/Townhome                       | DU                                   | 0.780   | \$1,270            |
|                  | Mobile Home Park<br>Senior Adult Housing - Detached | DU<br>DU                             | 0.590<br>0.270  | \$960<br>\$440     |
|                  | Senior Adult Housing - Attached                     | DU                                   | 0.230   | \$374              |
|                  | Congregate Care                                     | DU                                   | 0.070   | \$114              |
| 260              | Recreational Home Lodging                           | DU                                   | 0.109   | \$177              |
|                  | Hotel   | Room                                 | 0.545   | \$887              |
| 311              | All Suites Hotel                                    | Room                                 | 0.364   | \$593              |
|                  | Business Hotel<br>Motel                             | Room<br>Room                         | 0.563<br>0.355  | \$916<br>\$578     |
|                  | Recreational  |                                      | 0.000   |                    |
|                  | City Park   | Acre                                 | 0.184   | \$300              |
|                  | Golf Course<br>Movie Theater                        | Hole<br>1,000 s.f.                   | 3.732<br>1.486  | \$6,075<br>\$2,419 |
| 492              | Health/Fitness Club                                 | 1,000 s.f.                           | 1.589   | \$2,587            |
|                  | Athletic Club                                       | 1,000 s.f.                           | 2.682   | \$4,366            |
|                  | Recreational Community Center<br>Institutional      | 1,000 s.f.                           | 1.233   | \$2,007            |
|                  | Elementary School                                   | 1,000 s.f.                           | 0.832   | \$1,354            |
|                  | Private School (K - 12)                             | 1,000 s.f.                           | 1.170   | \$1,905            |
|                  | High School<br>Church                               | 1,000 s.f.<br>1,000 s.f.             | 0.751<br>0.386  | \$1,222<br>\$628   |
|                  | Day Care Center                                     | 1,000 s.f.                           | 3.653   | \$5,946            |
|                  | Library   | 1,000 s.f.                           | 5.125   | \$8,343            |
|                  | Medical<br>Hospital                                 | 1,000 s.f.                           | 0.917   | \$1,493            |
| 620              | Nursing Home  | 1,000 s.f.                           | 0.311   | \$506              |
|                  | Clinic<br>Office                                    | 1,000 s.f.                           | 4.575   | \$7,447            |
|                  | 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.<br>300,001-500,000 s.f.        | 1,000 s.f.<br>1,000 s.f.             | 1.379<br>1.239  | \$2,245<br>\$2,017 |
|                  | 500,001-500,000 s.f.                                | 1,000 s.f.                           | 1.239   | \$1,895            |
|                  | > 800,000 s.f.                                      | 1,000 s.f.                           | 1.145   | \$1,864            |
|                  | Medical - Dental Office Building Retail             | 1,000 s.f.                           | 2.804   | \$4,564            |
| 812              | Lumber Yard   | 1,000 s.f.                           | 0.550   | \$895              |
| 814              | Specialty Center                                    | 1,000 s.f.                           | 1.522   | \$2,478            |
| 815<br>816       |   | 1,000 s.f.<br>1,000 s.f.             | 1.022<br>0.592  | \$1,664<br>\$964   |
| 817              | Nursery   | 1,000 s.f.                           | 0.849   | \$1,382            |
| 820              |   | 1.000                                | 1.070   | 60 AZ-             |
|                  | < 200,000 s.f.<br>200,001-500,000 s.f.              | 1,000 s.f.<br>1,000 s.f.             | 1.272<br>1.384  | \$2,071<br>\$2,253 |
|                  | 500,000s.f1,000,000 s.f.                            | 1,000 s.f.                           | 1.441   | \$2,346            |
| 0.2.1            | >1,000,000 s.f.                                     | 1,000 s.f.                           | 1.528   | \$2,487            |
|                  | Quality Restaurant<br>High Turnover Restaurant      | 1,000 s.f.<br>1,000 s.f.             | 2.959<br>2.845  | \$4,817<br>\$4,631 |
|                  | Fast Food w/o Drive-In                              | 1,000 s.f.                           | 4.357   | \$7,092            |
|                  | Fast Food Drive-In                                  | 1,000 s.f.                           | 5.439   | \$8,854            |
|                  | Quick Lube Vehicle Shop<br>Automobile Care Center   | Service Pos.<br>1,000 s.f.           | 1.895<br>1.136  | \$3,085<br>\$1,849 |
|                  | New Car Sales                                       | 1,000 s.f.                           | 0.956   | \$1,849            |
|                  | Automobile Parts Sales                              | 1,000 s.f.                           | 3.358   | \$5,466            |
|                  | Gas Station<br>Gas Station w/Convenience Market     | Fueling Position<br>Fueling Position | 1.054<br>1.027  | \$1,716<br>\$1,672 |
|                  | Gas/Serv. Stn. W/Conv. Mkt./Wash                    | Fueling Position                     | 1.053   | \$1,714            |
|                  | Tire Store  | 1,000 s.f.                           | 1.461   | \$2,378            |
| 850<br>851       | Supermarket<br>Convenience Market 24-hour           | 1,000 s.f.<br>1,000 s.f.             | 1.547<br>3.459  | \$2,518<br>\$5,631 |
| 852              | Convenience Market < 24-hour                        | 1,000 s.f.                           | 2.282   | \$3,715            |
| 853              |   | 1,000 s.f.                           | 3.361   | \$5,471            |
| 861<br>862       |   | 1,000 s.f.<br>1,000 s.f.             | 1.519<br>0.436  | \$2,473<br>\$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<br>881       | Drugstore W/O Drive-Thru<br>Drugstore W/Drive-Thru  | 1,000 s.f.<br>1,000 s.f.             | 1.421<br>1.819  | \$2,313<br>\$2,961 |
| 890              | Furniture Store                                     | 1,000 s.f.                           | 0.253   | \$412              |
| 911<br>912       | Walk-In Bank  | 1,000 s.f.                           | 2.989   | \$4,866<br>\$7,215 |
| 912              | Drive-In Bank                                       | 1,000 s.f.                           | 4.432   | \$7,215            |

|  |  |  | U  | PDATED: 4/22/2020  |
|--|--|--|--|--|
|  | <b>RTA Impact Fees</b>   |  |  |  |
|  | iction: Rocklin  |  | tment Factor for Inflation = 1.024690  |  |
| Distri<br>Cost r   | ct: Rocklin<br>ber DUE: \$1,739  |  | tment Factor for Inflation = 1.032358<br>tment Factor for Inflation = 1.024521 |  |
| COSt   | GI DOL. \$1,757  | -  | tement Factor for Inflation $= 1.027351$                                       |  |
|  |  |  | tment Factor for Inflation = 1.024523  |  |
|  |  | 2020 Annual Adjus  | tment Factor for Inflation = 1.028833  |  |
|  |  |  | Cost per DUE With  |  |
| ITE<br>Code  | Land Use Category  | Unit   | DUE<br>per Unit  | Fee<br>per Unit  |
|  | Industrial   | Oint   | per offic  | per onit   |
|  | Light Industrial   | 1,000 s.f.   | 0.910  | \$1,857  |
|  | Heavy Industrial   | 1,000 s.f.   | 0.178  | \$363  |
| 130  | Industrial Park  | 1,000 s.f.   | 0.798  | \$1,629  |
|  | Manufacturing  | 1,000 s.f.   | 0.685  | \$1,398  |
|  | Warehousing  | 1,000 s.f.   | 0.300  | \$612  |
|  | Mini-Warehousing<br>Residential  | 1,000 s.f.   | 0.148  | \$302  |
|  | Single Family  | DU   | 1.000  | \$2,041  |
|  | Apartment  | DU   | 0.620  | \$1,265  |
| 231  | Attached Condominium/Townhome  | DU   | 0.780  | \$1,592  |
|  | Mobile Home Park   | DU   | 0.590  | \$1,204  |
|  | Senior Adult Housing - Detached  | DU   | 0.270  | \$551  |
|  | Senior Adult Housing - Attached<br>Congregate Care   | DU<br>DU   | 0.230<br>0.070   | \$469<br>\$143   |
|  | Recreational Home  | DU   | 0.109  | \$143  |
|  | Lodging  |  | /  | 4222   |
| 310  | Hotel  | Room   | 0.545  | \$1,112  |
|  | All Suites Hotel   | Room   | 0.364  | \$743  |
|  | Business Hotel   | Room   | 0.563  | \$1,149  |
| 320  |  | Room   | 0.355  | \$725  |
|  | Recreational<br>City Park  | Acre   | 0.184  | \$376  |
|  | Golf Course  | Hole   | 3.732  | \$7,617  |
|  | Movie Theater  | 1,000 s.f.   | 1.486  | \$3,033  |
|  | Health/Fitness Club  | 1,000 s.f.   | 1.589  | \$3,243  |
|  | Athletic Club  | 1,000 s.f.   | 2.682  | \$5,474  |
|  | Recreational Community Center  | 1,000 s.f.   | 1.233  | \$2,516  |
|  | Institutional  | 1,000 - 6  | 0.822  | £1.609   |
|  | Elementary School<br>Private School (K - 12)   | 1,000 s.f.<br>1,000 s.f.   | 0.832<br>1.170   | \$1,698<br>\$2,388   |
|  | High School  | 1,000 s.f.   | 0.751  | \$1,533  |
|  | Church   | 1,000 s.f.   | 0.386  | \$788  |
|  | Day Care Center  | 1,000 s.f.   | 3.653  | \$7,456  |
|  | Library  | 1,000 s.f.   | 5.125  | \$10,460   |
|  | Medical  |  |  |  |
|  | Hospital   | 1,000 s.f.   | 0.917  | \$1,872  |
|  | Nursing Home<br>Clinic   | 1,000 s.f.<br>1,000 s.f.   | 0.311<br>4.575   | \$635<br>\$9,337   |
|  | Office   | 1,000 5.1.   | 4.575  | 5,551  |
|  | 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.<br>> 800,000 s.f.   | 1,000 s.f.   | 1.164<br>1.145   | \$2,376<br>\$2,377   |
| 720  |  | 1,000 s.f.<br>1,000 s.f.   | 2.804  | \$2,337<br>\$5,723   |
|  | Retail   | 1,000 511  | 2.001  | 00,720   |
| 812  | Lumber Yard  | 1,000 s.f.   | 0.550  | \$1,123  |
| 814  | Specialty Center   | 1,000 s.f.   | 1.522  | \$3,106  |
| 815  |  | 1,000 s.f.   | 1.022  | \$2,086  |
| 816  | Hardware Store   | 1,000 s.f.   | 0.592  | \$1,208  |
| 817<br>820   | Nursery<br>Shopping Center   | 1,000 s.f.   | 0.849  | \$1,733  |
| 020  | < 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.f1,000,000 s.f.   | 1,000 s.f.   | 1.441  | \$2,941  |
|  | >1,000,000 s.f.  | 1,000 s.f.   | 1.528  | \$3,119  |
| 931  | ~ •  | 1,000 s.f.   | 2.959  | \$6,039  |
|  | High Turnover Restaurant   | 1,000 s.f.   | 2.845  | \$5,806  |
|  | Fast Food w/o Drive-In<br>Fast Food Drive-In   | 1,000 s.f.<br>1,000 s.f.   | 4.357<br>5.439   | \$8,892<br>\$11,101  |
| 941  |  | Service Pos.   | 1.895  | \$3,868  |
|  | Automobile Care Center   | 1,000 s.f.   | 1.136  | \$2,319  |
|  | New Car Sales  | 1,000 s.f.   | 0.956  | \$1,951  |
|  | Automobile Parts Sales   | 1,000 s.f.   | 3.358  | \$6,853  |
|  | Gas Station  | Fueling Position   | 1.054  | \$2,151  |
|  | Gas Station w/Convenience Market   | Fueling Position   | 1.027  | \$2,096  |
|  | Gas/Serv. Stn. W/Conv. Mkt./Wash   | Fueling Position<br>1,000 s.f.   | 1.053  | \$2,149<br>\$2,982   |
| A48  | Tire Store<br>Supermarket  | 1,000 s.f.<br>1,000 s.f.   | 1.461<br>1.547   | \$2,982<br>\$3,157   |
|  |  | 1,000 3.1.   |  | \$7,060  |
| 850  |  | 1,000 s.f.   | 3.459  |  |
| 850<br>851   | Convenience Market 24-hour<br>Convenience Market < 24-hour   | 1,000 s.f.<br>1,000 s.f.   | 3.459<br>2.282   | \$4,657  |
| 850<br>851   | Convenience Market 24-hour<br>Convenience Market < 24-hour   |  |  |  |
| 850<br>851<br>852  | Convenience Market 24-hour<br>Convenience Market < 24-hour<br>Convenience Market w/Gas Pumps<br>Discount Club  | 1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.   | 2.282<br>3.361<br>1.519  | \$4,657<br>\$6,860<br>\$3,100  |
| 850<br>851<br>852<br>853<br>861<br>862                             | Convenience Market 24-hour<br>Convenience Market <24-hour<br>Convenience Market w/Gas Pumps<br>Discount Club<br>Home Improvement Superstore  | 1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.   | 2.282<br>3.361<br>1.519<br>0.436   | \$4,657<br>\$6,860<br>\$3,100<br>\$890   |
| 850<br>851<br>852<br>853<br>861<br>862<br>863                      | Convenience Market 24-hour<br>Convenience Market < 24-hour<br>Convenience Market w/Gas Pumps<br>Discount Club<br>Home Improvement Superstore<br>Electronics Superstore   | 1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.   | 2.282<br>3.361<br>1.519<br>0.436<br>0.972                                      | \$4,657<br>\$6,860<br>\$3,100<br>\$890<br>\$1,984                                  |
| 850<br>851<br>852<br>853<br>861<br>862<br>863<br>864               | Convenience Market 24-hour<br>Convenience Market < 24-hour<br>Convenience Market w/Gas Pumps<br>Discount Club<br>Home Improvement Superstore<br>Electronics Superstore<br>Toy/Childrens Superstore   | 1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.                             | 2.282<br>3.361<br>1.519<br>0.436<br>0.972<br>1.060                             | \$4,657<br>\$6,860<br>\$3,100<br>\$890<br>\$1,984<br>\$2,163                       |
| 850<br>851<br>852<br>853<br>861<br>862<br>863<br>864<br>880        | Convenience Market 24-hour<br>Convenience Market <24-hour<br>Convenience Market w/Gas Pumps<br>Discount Club<br>Home Improvement Superstore<br>Electronics Superstore<br>Toy/Childrens Superstore<br>Drugstore W/O Drive-Thru                            | 1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.               | 2.282<br>3.361<br>1.519<br>0.436<br>0.972<br>1.060<br>1.421                    | \$4,657<br>\$6,860<br>\$3,100<br>\$890<br>\$1,984<br>\$2,163<br>\$2,900            |
| 850<br>851<br>852<br>853<br>861<br>862<br>863<br>864               | Convenience Market 24-hour<br>Convenience Market < 24-hour<br>Convenience Market w/Gas Pumps<br>Discount Club<br>Home Improvement Superstore<br>Electronics Superstore<br>Toy/Childrens Superstore   | 1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f. | 2.282<br>3.361<br>1.519<br>0.436<br>0.972<br>1.060                             | \$4,657<br>\$6,860<br>\$3,100<br>\$890<br>\$1,984<br>\$2,163<br>\$2,900<br>\$3,712 |
| 850<br>851<br>852<br>853<br>861<br>862<br>863<br>864<br>880<br>881 | Convenience Market 24-hour<br>Convenience Market < 24-hour<br>Convenience Market «/Gas Pumps<br>Discount Club<br>Home Improvement Superstore<br>Electronics Superstore<br>Toy/Childrens Superstore<br>Drugstore W/D Drive-Thru<br>Drugstore W/Drive-Thru | 1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.<br>1,000 s.f.               | 2.282<br>3.361<br>1.519<br>0.436<br>0.972<br>1.060<br>1.421<br>1.819           | \$4,657<br>\$6,860<br>\$3,100<br>\$890<br>\$1,984<br>\$2,163<br>\$2,900            |

| SPRTA Impact Foos  |                                      | UPD                                       | ATED: 4/22/2020  |
|--|--------------------------------------|---|------------------|
| SPRTA Impact Fees Jurisdiction: Roseville                            | 2015 Annual Adiu                     | stment Factor for Inflation = 1.0246904   |                  |
| District: Roseville West   | 5                                    | stment Factor for Inflation = $1.0323580$ |                  |
| Cost per DUE: \$890  |                                      | stment Factor for Inflation = 1.0245216   |                  |
|  | 2018 Annual Adju                     | stment Factor for Inflation = 1.0273511   |                  |
|  |                                      | stment Factor for Inflation = $1.0245234$ |                  |
|  | 2020 Annual Adju                     | stment Factor for Inflation = 1.0288336   | 1-4: \$1.045     |
| ITE  |                                      | Cost per DUE With Inf                     | Fee              |
| Code Land Use Category   | Unit                                 | per Unit                                  | per Unit         |
| Industrial   |                                      | A. A  | <u> </u>         |
| 110 Light Industrial   | 1,000 s.f.                           | 0.910                                     | \$95             |
| 120 Heavy Industrial   | 1,000 s.f.                           | 0.178                                     | \$18             |
| 130 Industrial Park  | 1,000 s.f.                           | 0.798                                     | \$83             |
| 140 Manufacturing  | 1,000 s.f.                           | 0.685                                     | \$71             |
| 150 Warehousing  | 1,000 s.f.<br>1,000 s.f.             | 0.300<br>0.148                            | \$31             |
| 151 Mini-Warehousing<br>Residential                                  | 1,000 8.1.                           | 0.148                                     | \$15             |
| 210 Single Family  | DU                                   | 1.000                                     | \$1,04           |
| 220 Apartment  | DU                                   | 0.620                                     | \$64             |
| 231 Attached Condominium/Townhome                                    | DU                                   | 0.780                                     | \$81             |
| 240 Mobile Home Park   | DU                                   | 0.590                                     | \$61             |
| 251 Senior Adult Housing - Detached                                  | DU                                   | 0.270                                     | \$28             |
| 252 Senior Adult Housing - Attached                                  | DU                                   | 0.230                                     | \$24             |
| 253 Congregate Care<br>260 Recreational Home                         | DU<br>DU                             | 0.070<br>0.109                            | \$7<br>\$11      |
| Lodging  | bo                                   | 0.109                                     | \$11             |
| 310 Hotel  | Room                                 | 0.545                                     | \$56             |
| 311 All Suites Hotel   | Room                                 | 0.364                                     | \$38             |
| 312 Business Hotel   | Room                                 | 0.563                                     | \$58             |
| 320 Motel  | Room                                 | 0.355                                     | \$37             |
| Recreational   | *                                    | 0.104                                     | ***              |
| 411 City Park<br>430 Golf Course                                     | Acre<br>Hole                         | 0.184                                     | \$19             |
| 430 Golf Course<br>444 Movie Theater                                 | Hole<br>1,000 s.f.                   | 3.732<br>1.486                            | \$3,89<br>\$1,55 |
| 492 Health/Fitness Club  | 1,000 s.f.                           | 1.589                                     | \$1,66           |
| 493 Athletic Club  | 1,000 s.f.                           | 2.682                                     | \$2,80           |
| 495 Recreational Community Center                                    | 1,000 s.f.                           | 1.233                                     | \$1,28           |
| Institutional  |                                      |   |                  |
| 520 Elementary School  | 1,000 s.f.                           | 0.832                                     | \$86             |
| 536 Private School (K - 12)  | 1,000 s.f.                           | 1.170                                     | \$1,22           |
| 530 High School  | 1,000 s.f.                           | 0.751                                     | \$78             |
| 560 Church<br>565 Day Care Center                                    | 1,000 s.f.<br>1,000 s.f.             | 0.386<br>3.653                            | \$40<br>\$3,81   |
| 590 Library  | 1,000 s.f.                           | 5.125                                     | \$5,35           |
| Medical  | 1,000 511                            | 51125                                     |                  |
| 610 Hospital   | 1,000 s.f.                           | 0.917                                     | \$95             |
| 620 Nursing Home   | 1,000 s.f.                           | 0.311                                     | \$32             |
| 630 Clinic   | 1,000 s.f.                           | 4.575                                     | \$4,77           |
| Office<br>710 Up to 50 000 - 5                                       | 1,000 - £                            | 2 008                                     | \$4.17           |
| 710 Up to 50,000 s.f.<br>50,001-150,000 s.f.                         | 1,000 s.f.<br>1,000 s.f.             | 3.998<br>1.783                            | \$4,17<br>\$1,86 |
| 150,001-130,000 s.f.   | 1,000 s.f.                           | 1.379                                     | \$1,80           |
| 300,001-500,000 s.f.   | 1,000 s.f.                           | 1.239                                     | \$1,29           |
| 500,001-800,000 s.f.   | 1,000 s.f.                           | 1.164                                     | \$1,21           |
| > 800,000 s.f.   | 1,000 s.f.                           | 1.145                                     | \$1,19           |
| 720 Medical - Dental Office Building                                 | 1,000 s.f.                           | 2.804                                     | \$2,92           |
| Retail   | 1.000                                | 0.550                                     | 0.57             |
| 812 Lumber Yard<br>814 Specialty Center                              | 1,000 s.f.<br>1 000 s f              | 0.550                                     | \$57<br>\$1.59   |
| <ul><li>814 Specialty Center</li><li>815 Discount Store</li></ul>    | 1,000 s.f.<br>1,000 s.f.             | 1.522<br>1.022                            | \$1,59<br>\$1,06 |
| 815 Discount Store<br>816 Hardware Store                             | 1,000 s.f.                           | 0.592                                     | \$61             |
| 817 Nursery  | 1,000 s.f.                           | 0.849                                     | \$88             |
| 820 Shopping Center  |                                      |   |                  |
| < 200,000 s.f.   | 1,000 s.f.                           | 1.272                                     | \$1,32           |
| 200,001-500,000 s.f.   | 1,000 s.f.                           | 1.384                                     | \$1,44           |
| 500,000s.f1,000,000 s.f.   | 1,000 s.f.                           | 1.441                                     | \$1,50           |
| >1,000,000 s.f.<br>931 Quality Restaurant                            | 1,000 s.f.<br>1,000 s.f.             | 1.528<br>2.959                            | \$1,59<br>\$3,09 |
| 932 High Turnover Restaurant   | 1,000 s.f.<br>1,000 s.f.             | 2.939                                     | \$2,97           |
| 933 Fast Food w/o Drive-In   | 1,000 s.f.                           | 4.357                                     | \$4,55           |
| 934 Fast Food Drive-In   | 1,000 s.f.                           | 5.439                                     | \$5,68           |
| 941 Quick Lube Vehicle Shop  | Service Pos.                         | 1.895                                     | \$1,97           |
| 942 Automobile Care Center   | 1,000 s.f.                           | 1.136                                     | \$1,18           |
| 841 New Car Sales  | 1,000 s.f.                           | 0.956                                     | \$99             |
| <ul><li>843 Automobile Parts Sales</li><li>944 Gas Station</li></ul> | 1,000 s.f.<br>Eveling Position       | 3.358                                     | \$3,50           |
| 944 Gas Station<br>945 Gas Station w/Convenience Market              | Fueling Position<br>Fueling Position | 1.054<br>1.027                            | \$1,10<br>\$1,07 |
| 946 Gas/Serv. Stn. W/Conv. Mkt./Wash                                 | Fueling Position                     | 1.053                                     | \$1,10           |
| 848 Tire Store   | 1,000 s.f.                           | 1.461                                     | \$1,52           |
| 850 Supermarket  | 1,000 s.f.                           | 1.547                                     | \$1,61           |
| 851 Convenience Market 24-hour                                       | 1,000 s.f.                           | 3.459                                     | \$3,61           |
| 852 Convenience Market < 24-hour                                     | 1,000 s.f.                           | 2.282                                     | \$2,38           |
| 853 Convenience Market w/Gas Pumps                                   | 1,000 s.f.                           | 3.361                                     | \$3,51           |
| 861 Discount Club  | 1,000 s.f.                           | 1.519                                     | \$1,58           |
| 862 Home Improvement Superstore                                      | 1,000 s.f.<br>1,000 s.f.             | 0.436                                     | \$45<br>\$1.01   |
| 863 Electronics Superstore<br>864 Toy/Childrens Superstore           | 1,000 s.f.<br>1,000 s.f.             | 0.972<br>1.060                            | \$1,01<br>\$1,10 |
| 800 Drugstore W/O Drive-Thru   | 1,000 s.f.                           | 1.421                                     | \$1,10           |
| 881 Drugstore W/Drive-Thru   | 1,000 s.f.                           | 1.819                                     | \$1,40           |
| 890 Furniture Store  | 1,000 s.f.                           | 0.253                                     | \$26             |
| 911 Walk-In Bank   | 1,000 s.f.                           | 2.989                                     | \$3,12           |
| 912 Drive-In Bank  | 1,000 s.f.                           | 4.432                                     | \$4,62           |

| SPET Lange La |            |                               |                          | UPE                                     | DATED: 4/22/2020   |
|---|------------|-------------------------------|--------------------------|---|--------------------|
| Disters         StorA 4         2016 Anamal Adjuscess Factor for Induses 1         1.023390           Dista         Dista         Dista         Dista         Dista           Dista         Dista         Dista         Dista         Dista           Dista         Dista         Dista         Dista         Dista           Dista   |            | 1                             |                          |   |                    |
| Book         Book         Book         Book           100         Log Carl Scale         Log Carl Scale         Log Carl Scale           100         Log Carl Scale         Dec Carl Scale         Per Carl         Per C   | Distrie    | et: Roseville East            | 2016 Annual Adju         | stment Factor for Inflation = 1.0323580 |                    |
| Barbar         Barbar         Score         Score           Term         Dist         Per Dist         Per Dist           Term         Dist         Per Dist         Per Dist           10         Lept Inderina         Disto         Cone         Score         Score           10         Lept Inderina         Disto         Cone         Score         Score           10         Lept Inderina         Disto         Cone         Score         Score           10         Lept Inderina         Disto         Cone         Score         <   | Cost p     | er DUE: \$1,074               | •                        |   |                    |
| Discrete         Discrete         Note           Industrial         100 s. f.         0.01 s.         pet Unit           Industrial         1.00 s. f.         0.01 s.         0.117           110 industrial         1.00 s. f.         0.03 s.         0.01 s.           120 industrial Park         1.000 s. f.         0.04 s.         0.03 s.           130 industrial Park         1.000 s. f.         0.04 s.         0.03 s.           131 Mandevaning         1.000 s. f.         0.40 s.         0.33 s.           131 Mandevaning         1.000 s. f.         0.40 s.         0.33 s.           131 Mandevaning         DU         0.02 s.         0.32 s.           131 Mandevaning         DU         0.02 s.         0.33 s.           131 Mandevaning         DU         0.03 s.         0.33 s.           132 Mandevaning         DU         0.00 s.         0.33 s.           133 Carpergate Consterne         DU         0.07 s.         0.33 s.           134 Mandevaning         None         0.33 s.         0.31 s.           135 Search And Bonega         DU         0.07 s.         0.33 s.           135 Search And Bonega         DU         0.07 s.         0.33 s.           135 Search And Bonega<  |            |                               | •                        |   |                    |
| IFE         DUE         Fee           Cole         Lad Lice Cargoy         Unit         perUnit         perUnit           Industrial         1.000 r.L         0.010 r.         0.018         52.142 r.           10         Light Industrial         1.000 r.L         0.018         52.25.25.25.25.25.25.25.25.25.25.25.25.2  |            |                               | 2020 Annual Adju         |   |                    |
| Code         Louid Vac Category         Unit         pref Unit         pref Unit           Industrial         1.000 s.f.         0.910         \$1,112           10         Light Industrial         1.000 s.f.         0.018         \$1232           10         Maxima farming         1.000 s.f.         0.008         \$1243           10         Maxima farming         1.000 s.f.         0.000         \$1200           115         Main Maxima farming         1.000 s.f.         0.000         \$1200           210         Single Family         DU         0.000         \$1200           221         Single Family         DU         0.000         \$1200           233         Maxima farming         DU         0.020         \$2300           233         Single Family         DU         0.070         \$3340           233         Single Family         DU         0.070         \$3340           233         Single Family         Rom         0.545         \$3440           233         Single Family         Rom         0.545         \$3440           233         Single Family         Rom         0.545         \$3440           2333         Single Family         Rom <th>ITE</th> <th></th> <th></th> <th>,</th> <th></th>   | ITE        |                               |                          | ,                                       |                    |
| 110L.100 s.L9.910\$1.147120Hary finderial ParkL.000 s.L0.784\$1.200131Malerial ParkL.000 s.L0.784\$1.200135MarkananingL.000 s.L0.780\$1.200136MarkananingL.000 s.L0.780\$1.200137MarkananingD.U0.600\$1.200230ApatricenD.U0.600\$1.200231Atachad Cashunan TownhomeD.U0.700\$250231Saira Adul Hosing - DachadoD.U0.200\$250232Saira Adul Hosing - DachadoD.U0.200\$250233CasegueroD.U0.200\$250235CanzegueroD.U0.200\$250236CasegueroD.U0.200\$250237CasegueroD.U0.200\$250238CasegueroD.U0.200\$381239CasegueroD.U0.200\$381230Accertancel Hone\$351\$3710231Markan Caseguero0.545\$3710231Dasine FlorelRoem0.545\$3710231Baines FlorelRoem0.545\$3711231Baines Florel1.000 s.L1.268\$3711231Baines Florel1.000 s.L1.268\$3731241Caseguero1.000 s.L1.268\$3731251Florence1.000 s.L1.268\$3731252Florence<   |            | Land Use Category             | Unit                     |   |                    |
| 120Index relation1,000 c.f.0.17852.20140Munchering1,000 c.f.0.48553.33151Marchering1,000 c.f.0.14853.73151Marchering1,000 c.f.0.14853.73153MarcheringDU0.60057.20153Attacher ConsolingDU0.60057.81153Attacher ConsolingDU0.60057.81153Attacher ConsolingDU0.78057.81154Searier Adult FormitDU0.79053.93155Searier Adult FormitDU0.70053.93156Searier Adult FormitDU0.70053.93157Searier Adult FormitDU0.70053.93158Searier Adult FormitDU0.70053.73150HeldRoom0.94554.93151All Sines HeldRoom0.94554.93150FormitAcre0.14354.93151HeldRoom0.95551.94150Formit1.000 c.f.1.83.9353.94.93153Formit1.000 c.f.1.83.9353.94151HeldRoom0.94.553.94152Formit1.000 c.f.1.93.9353.94153Formit1.000 c.f.1.93.9353.94154Held1.000 c.f.0.73.1353.94155Formit1.000 c.f.1.73.953.75.7 <td></td> <td></td> <td></td> <td></td> <td></td>   |            |                               |                          |   |                    |
| 100Inductal Park1.000 c.L0.78851.000131MarkAnghoning1.000 c.L0.6855833135MarkAnghoning1.000 c.L0.1845187131Single FamilyDL1.00052.200232AparimentDL0.02057341233Antached Condominium ToumbaneDU0.20098334234MarkanghoningAttached Condominium ToumbaneDU0.2005301235Scient Adult Floring - AttachedDU0.2109834236Scient Adult Floring - AttachedDU0.2109834236Scient Adult Floring - AttachedDU0.2109834236Recome0.54558579312230HodiRecom0.54558572312Batisins HodiRecom0.55357402313Attached Condon Scient1.000 s.L1.486518732314Attached Scient1.000 s.L1.486518732315Attached Scient1.000 s.L1.58952.0032316Batisins Hodi1.000 s.L0.5551.4752317Batisins Hodi1.000 s.L0.35453.6742318Batising Condon C.0.35251.4752319Batising Condon C.1.17051.4752314Batising Condon C.0.35453.6742315Batising Condon C.0.35453.6742316Batising Condon C.0.35453.674  |            |                               |                          |   |                    |
| 150         Min.Wardsoning         1.000 s.f.         0.300         3378           15         Min.Wardsoning         DU         0.203         3378           120         Sagle Family         DU         0.203         3371           203         Apatrimetal inoin Tornhome         DU         0.203         3374           213         Anobali hems Patr.         DU         0.203         3374           224         Senior Adul Homing - Dencked         DU         0.203         3520           225         Senior Adul Homing - Dencked         DU         0.407         3888           206         Recreational Heme         DU         0.407         3887           207         Recreational Heme         DU         0.407         3887           208         Recreational Heme         DU         0.407         3847           201         Hold         Room         0.355         9410           203         Gonge abit Heme         1.000         1.203         31.314           204         Gonf Course         1.000         1.203         31.314           205         Prior Adult Heming         1.000 s.f.         1.203         31.314           204         Monin Coun  |            |                               |                          |   |                    |
| 151         Interventional         1.000 5.£         0.148         9.187           210         Single Fundity         DU         0.030         9.210           210         Sangeriner         DU         0.230         9.221           211         Attached Condonitation Townhome         DU         0.270         9.234           212         Scair Adult Housing - Ausched         DU         0.270         9.238           215         Scair Adult Housing - Ausched         DU         0.070         9.838           210         Scair Adult Housing - Ausched         DU         0.070         9.838           210         Scair Adult Housing - Ausched         DU         0.070         9.838           210         Scair Adult Housing - Ausched         Room         0.545         9.847           210         Scair Adult Housing - Ausched         Room         0.553         9.847           211         Allower The Room         0.543         9.817         9.847           210         Gaf Carane         Hale         3.123         9.817           211         Gaf Carane         Hale         3.123         9.817           210         Gaf Carane         Hale         3.123         9.817 <td></td> <td></td> <td></td> <td></td> <td></td>  |            |                               |                          |   |                    |
| Note of the second sec  |            | e                             |                          |   |                    |
| 220         Artched Constraints Two Nether         DU         0.200         98781           230         Mached Constraints Two Nether         DU         0.290         98744           235         Scinic Adult Housing - Latched         DU         0.200         9820           235         Scinic Adult Housing - Latched         DU         0.709         9838           200         Recreational Home         DU         0.709         9838           201         Recreational Home         DU         0.709         9839           201         Recreational Home         DU         0.704         9839           210         Recreational Home         DU         0.704         9839           210         Recreational Home         DU         0.704         9839           210         Recreational Home         0.0054         1.7039         9839           210         Editor Transch         1.000 s.f         1.2039         98309           220         Elementary School         1.000 s.f         0.233         98470           230         Elementary School         1.000 s.f         0.233         98470           230         Elementary School         1.000 s.f         0.235         98470 </td <td></td> <td>Residential</td> <td></td> <td></td> <td></td>   |            | Residential                   |                          |   |                    |
| 213Animchaf Candominan TownhomeDU0.7809893230Mobile Honsing - AuchedDU0.27053340225Senior Adult Honsing - DuchedDU0.2005380235Congregate CarrDU0.0705887236Rorentational HoneDU0.0705887237Senior Adult Honsing - NathedRoren0.4555877238Rorentational HoneRoren0.56357710230MotelRoren0.56357710230MotelRoren0.56357710230MotelRoren0.5635877241Clop ParkAcree0.1845879251Business HotelRoren0.5635874243Gaff Carge1.1000 s.f1.2835139243Gaff Carge1.1000 s.f1.2835139243School S.f1.20351495169250Provize School (K - 12)1.000 s.f1.2135149251Bronzing School1.000 s.f0.37151475250Hajn School 1.000 s.f0.311535925169250Hajn School 1.000 s.f0.311535925169250Hajn School 1.000 s.f1.232\$1549250Hajn School 1.000 s.f1.232\$1549250Hajn School 1.000 s.f1.232\$1549250Hajn School 1.000 s.f1.232\$1549250Hajn School 1.000 s.f1.232 <td></td> <td></td> <td></td> <td></td> <td></td>   |            |                               |                          |   |                    |
| 151         Senior Adult Housing - Mached         DU         0.270         \$280           252         Senior Adult Housing - Mached         DU         0.070         \$88           260         Recertainoul Home         DU         0.070         \$817           101         Hotel         Recom         0.543         \$867           210         Hotel         Recom         0.544         \$867           211         All Suites Hotel         Recom         0.545         \$871           213         Bassin Hotel         Recom         0.555         \$871           214         Gorf Coarse         Hote         3.732         \$841           215         Sencerational         Acce         0.184         \$822           216         Gorf Coarse         Hole         1.000 s.f.         1.589         \$82,003           317         Athetic Club         1.000 s.f.         0.832         \$81,303           318         Recerational Community Center         1.000 s.f.         0.365         \$8460           316         Horein         1.000 s.f.         0.365         \$8460           317         Horein         1.000 s.f.         0.372         \$8460           317   |            |                               |                          |   |                    |
| 125         Scinor Adult Housing - Attached         DU         0.070         \$888           260         Recreational Hone         DU         0.09         \$137           Indegine   |            |                               |                          |   |                    |
| 253         Compregate Case         DU         0.070         S88           250         Recertained Hence         DU         0.109         S137           101         Hold         Recom         0.545         S6867           311         Alfishins Held         Recom         0.534         S710           320         Motel         Recom         0.535         S447           Recreational   |            |                               |                          |   |                    |
| Loging  |            |                               |                          |   |                    |
| 10 Inca <sup>11</sup> Room         0.545         9.647           11 All Suines Holel         Room         0.553         9.710           230 Model         Room         0.553         9.847           It City Park         Acre         0.184         9.522           241 City Park         Acre         0.184         9.522           243 Golf Course         Hole         3.732         9.84.704           2444         Mavic Theater         1.000 s.f.         1.889         9.82.003           349         Atheire Curba         1.000 s.f.         1.233         9.81.541           9.81         Encentaria School         1.000 s.f.         1.133         9.81.541           9.91         Priviter School         1.000 s.f.         0.713         9.81.543           9.91         Priviter School         1.000 s.f.         0.713         9.81.563           9.91         Priviter School (School School Sc  |            |                               | DU                       | 0.109                                   | \$137              |
| 11         All Suites Hotel         Room         0.364         9570           120         Busines Hotel         Room         0.355         9477           120         Morel         Room         0.355         9477           131         Bulines Hotel         3.722         9470           131         Morei Theater         1,000 s.f.         1.486         9172           21         Health Finites Club         1,000 s.f.         1.233         \$1,534           235         Recreational Community Center         1,000 s.f.         0.852         \$1,649           35         Private School         1,000 s.f.         0.852         \$1,649           35         Private School         1,000 s.f.         0.853         \$44,000           36         Private School         1,000 s.f.         0.355         \$44,000           370         Library         1,000 s.f.         0.311         \$352           370         Library         1,000 s.f.         0.311         \$352           370         Library         1,000 s.f.         0.311         \$352           370         Library         1,000 s.f.         1.373         \$3173           370         Digrary         1,0   |            |                               | Room                     | 0.545                                   | \$687              |
| 320         Notel         Recr         0.355         9447           111         City Pak         Acre         0.184         9532           320         Golf Course         Hole         3.732         9547           341         Movie Theater         1.000 s.f.         1.486         9517           321         Hath Finises Club         1.000 s.f.         1.233         \$1354           342         Athesic Club         1.000 s.f.         1.233         \$154           343         Athesic Club         1.000 s.f.         0.852         \$1049           350         Private School (K-12)         1.000 s.f.         0.853         \$4540           350         Librang School (K-12)         1.000 s.f.         0.355         \$4560           350         Librang School (K-12)         1.000 s.f.         0.311         \$3322           350         Librang School (K-12)         1.000 s.f.         0.311         \$332           350         Librang School (K-12)         1.000 s.f.         0.311         \$332           350         Librang School (K-12)         1.000 s.f.         1.023         \$343           350         Librang School (K-12)         1.000 s.f.         1.737         \$3503 <td>311</td> <td>All Suites Hotel</td> <td>Room</td> <td>0.364</td> <td>\$459</td>   | 311        | All Suites Hotel              | Room                     | 0.364                                   | \$459              |
| Recretational         Acre         0.184         \$322           410         Gip/Park         Acre         0.184         \$322           410         Gip/Park         1.000 s.f.         1.589         \$3.031           424         Hadin/Finess Club         1.000 s.f.         1.589         \$3.031           437         Athleic Club         1.000 s.f.         1.233         \$1.541           Institutional         0.000 s.f.         0.832         \$1.000           530         Elementary School         1.000 s.f.         0.751         \$1.375           540         Day Care Center         1.000 s.f.         0.386         \$487           550         Litary         1.000 s.f.         0.917         \$1.156           620         Narring Home         1.000 s.f.         0.917         \$1.156           620         Narring Home         1.000 s.f.         1.379         \$3.738           500.01/s000 s.f.         1.000 s.f.         1.379         \$3.738     <  |            |                               |                          |   |                    |
| 411City ParkArce0.184332254.704430Golf CourseHole5.73254.704444Movie Theater1.000 s.f.1.48651.873329Hath/Finess Club1.000 s.f.1.58952.003439Athletic Club1.000 s.f.2.682\$3.381139Revariand Community Center1.000 s.f.1.233\$1.584139Revariand Community Center1.000 s.f.1.170\$1.47520Elementry Schol1.000 s.f.0.751\$9.475250High Schol1.000 s.f.0.386\$4867250Church1.000 s.f.0.363\$4.605250Library1.000 s.f.0.311\$3222610Hospital1.000 s.f.0.917\$1.562620Naring Home1.000 s.f.1.378\$2.2472630Clinic1.000 s.f.1.378\$2.2472630Clinic1.000 s.f.1.378\$2.3472630Stool s.f.1.000 s.f.1.379\$1.522700Tote1.000 s.f.1.379\$1.522800.01-300.00 s.f.1.000 s.f.1.379\$1.522800.01-300.00 s.f.1.000 s.f.1.379\$1.522800.01-300.00 s.f.1.000 s.f.1.52\$1.432900.01-300.00 s.f.1.000 s.f.1.52\$1.432000.01-300.00 s.f.1.000 s.f.1.52\$1.432000.01-300.00 s.f.1.000 s.f.1.52\$1.432000.01  |            |                               | KUUIII                   | 0.333                                   | \$ <del>44</del> 7 |
| 144         Movie Theater         1.000 s.f.         1.889         \$2,003           149         Athletic Club         1.000 s.f.         2.682         \$3,381           149         Reversional Communy Center         1.000 s.f.         1.233         \$1,554           149         Reversional Communy Center         1.000 s.f.         1.170         \$1,475           150         Filem School         1.000 s.f.         0.170         \$1,475           151         Filem School         1.000 s.f.         0.363         \$346,053           150         Filem School         1.000 s.f.         0.363         \$346,053           150         Ligen and the school filem an   | 411        | City Park                     |                          |   |                    |
| 492         Health Finess Club         1,000 s.f.         1.889         52,003           493         Athleic Club         1,000 s.f.         1.233         S1,544           493         Recreational Community Center         1,000 s.f.         0.2632         S1,435           510         Elementary School         1,000 s.f.         0.751         S1,475           510         High School (K-12)         1,000 s.f.         0.751         S447           510         High School (K-12)         1,000 s.f.         3.653         S4400           760         Church         1,000 s.f.         3.653         S4600           761         Upto St.f.         0.311         S552         S5,767           710         Upto St.f.         1.000 s.f.         0.371         S53,7767         S5000         S1,788         S5,039           710         Upto S0,000 s.f.         1.000 s.f.         1.379         S1,788         S5,039           710         Upto S0,000 s.f.         1.000 s.f.         1.379         S1,788         S5,039           710         Upto S0,000 s.f.         1.000 s.f.         1.133         S1,232         S1,939           710         Upto S0,000 s.f.         1.000 s.f.         1.144 <td< td=""><td></td><td></td><td></td><td></td><td></td></td<>  |            |                               |                          |   |                    |
| 495         Reversional Community Center         1,000 s.f.         1,23         51,54           120         Elementary School         1,000 s.f.         0,832         51,445           530         High School (K-12)         1,000 s.f.         0,751         5447           530         High School (K-12)         1,000 s.f.         0,751         5447           560         Day Care Center         1,000 s.f.         3,653         54,660           706         Church         1,000 s.f.         0,311         5326           710         Up of Spectra (L000 s.f.         0,311         5329           710         Up of Spectra (L000 s.f.         1,000 s.f.         1,039         51,767           710         Up of Spectra (L1000 s.f.         1,739         51,778         55,767           710         Up of Spectra (L1000 s.f.         1,739         51,778         55,767           710         Up of Spectra (L1000 s.f.         1,739         51,783         51,783           710         Up of Spectra (L1000 s.f.         1,739         51,783         52,767           715,000,79,6.         1,000 s.f.         1,203         51,783         52,767           710         Up of Specont (L1000 s.f.         1,339   |            |                               |                          |   |                    |
| Institutional         High School         1.000 s.f.         0.832         \$1000 s.f.           250         Elementry School (S. 12)         1.000 s.f.         0.751         \$947           530         High School         1.000 s.f.         0.336         \$447           560         Church         1.000 s.f.         0.336         \$447           555         Deg Care Center         1.000 s.f.         0.336         \$4605           590         Library         1.000 s.f.         0.917         \$1,156           620         Nussing Home         1.000 s.f.         0.917         \$1,156           620         Nussing Home         1.000 s.f.         1.3998         \$50,393           50,001-150,000 s.f.         1.000 s.f.         1.3998         \$50,393           50,0001-30,000 s.f.         1.000 s.f.         1.3799         \$1,738           300,001 s0,000 s.f.         1.000 s.f.         1.144         \$1,647           > 800,000 s.f.         1.000 s.f.         1.1454         \$1,642           > 800,000 s.f.         1.000 s.f.         1.222         \$1,938           812         Lumber Yard         1.000 s.f.         1.022         \$1,938           814         Baccon Solu S.f.         1.0   |            |                               |                          |   |                    |
| 520         Elementary School         1.000 s.f.         0.832         \$1,049           536         Frivase School (K. 1.2)         1.000 s.f.         0.751         \$147           530         Ingris School (K. 1.2)         1.000 s.f.         0.366         \$487           540         Church         1.000 s.f.         3.633         \$4605           590         Library         1.000 s.f.         0.017         \$5125         \$66400           Medical         .         0.011         \$5327         \$53767         \$5001-150,000 s.f.         1.000 s.f.         0.311         \$5327           630         Chine         1.000 s.f.         1.000 s.f.         1.733         \$52,177           710         Up to \$0,000 s.f.         1.000 s.f.         1.733         \$52,177           50,001-150,000 s.f.         1.000 s.f.         1.733         \$52,177           50,001-50,000 s.f.         1.000 s.f.         1.733         \$52,177           50,001-50,000 s.f.         1.000 s.f.         1.239         \$51,552           50,001-50,000 s.f.         1.000 s.f.         1.239         \$51,552           50,001-50,000 s.f.         1.000 s.f.         1.239         \$51,552           50,001-50,0000 s.f.         1.000 s.f.<   |            |                               | 1,000 s.f.               | 1.233                                   | \$1,554            |
| 530         High School         1.000 s.f.         0.751         S947           560         Church         1.000 s.f.         0.366         S487           575         Day Care Center         1.000 s.f.         0.663         S487           579         Library         1.000 s.f.         0.917         S1.55           610         Hospital         0.000 s.f.         0.917         S1.55           620         Nursing Home         1.000 s.f.         0.917         S1.55           630         Clinic         1.000 s.f.         4.575         S5.767           Offic         -         -         -         S5.001         S0.001         S0.0001         S0.001         S0.000 s.f.  | 520        | Elementary School             |                          |   |                    |
| 560         Church         1.000 s.f.         0.386         5447           555         Day Care Center         1.000 s.f.         5.125         56.460           590         Library         1.000 s.f.         0.917         \$1.156           610         Itospital         1.000 s.f.         0.917         \$1.156           620         Nursing Home         1.000 s.f.         4.375         \$5.767           Office         1.000 s.f.         1.783         \$52.247           70         Up to 50.00 s.f.         1.000 s.f.         1.783         \$52.247           710         Up to 50.00 s.f.         1.000 s.f.         1.783         \$52.477           710         Up to 50.00 s.f.         1.000 s.f.         1.783         \$52.477           720         Medical Dental Office Building         1.000 s.f.         1.164         \$1.467           730,000 s.f.         1.000 s.f.         1.145         \$1.447         \$1.467           740         Medical Dental Office Building         1.000 s.f.         0.50         \$693           814         Specialty Center         1.000 s.f.         0.52         \$1.488           815         Hardware Store         1.000 s.f.         1.522         \$1.288 <td></td> <td></td> <td></td> <td></td> <td></td>   |            |                               |                          |   |                    |
| 990         Library         1.000 s.f.         5.125         56.460           Medical         1.000 s.f.         0.917         \$1.156           610         Hospital         1.000 s.f.         0.311         \$392           60         Chine         1.000 s.f.         4.575         \$5.767           Office         1.000 s.f.         1.998         \$55.399           70         Up to 50.000 s.f.         1.000 s.f.         1.378         \$52.247           710         Up to 50.000 s.f.         1.000 s.f.         1.379         \$1.1783           300.001-500.000 s.f.         1.000 s.f.         1.164         \$1.437           720         Medical - Dental Office Building         1.000 s.f.         1.164         \$1.443           720         Medical - Dental Office Building         1.000 s.f.         1.522         \$1.918           814         Special/Q Center         1.000 s.f.         1.022         \$1.288           814         Special/Q Center         1.000 s.f.         1.022         \$1.288           815         Hardware Store         1.000 s.f.         1.272         \$1.603           200,001-50.0000 s.f.         1.000 s.f.         1.272         \$1.603           200,001-50.0000 s.f.   |            | -                             |                          |   |                    |
| Medical         Hordinal         1.000 s.f.         0.917         S1.156           610         Hospital         1.000 s.f.         0.311         \$332           630         Clinic         1.000 s.f.         0.311         \$332           630         Clinic         1.000 s.f.         4.575         \$5767           Office  |            | -                             |                          |   |                    |
| 610         Hospital         1,000 s.f.         0.017         \$1,156           620         Nursing Home         1,000 s.f.         4,575         \$5,767           Office         -         -         -           710         Up to 50,000 s.f.         1,000 s.f.         1,783         \$52,247           710         Up to 50,000 s.f.         1,000 s.f.         1,783         \$52,347           300,001-500,000 s.f.         1,000 s.f.         1,239         \$1,562           500,001-500,000 s.f.         1,000 s.f.         1,164         \$1,467           > 800,000 s.f.         1,000 s.f.         1,000 s.f.         1,000 s.f.           720         Medical - Dental Office Building         1,000 s.f.         0,550         \$693           814         Special UC Center         1,000 s.f.         0,000 s.f.         1,000 s.f.         1,022         \$1,288           814         Special UC Center         1,000 s.f.         0,029         \$746           815         Bacindure Store         1,000 s.f.         1,272         \$1,633           200,001 - 50,000 s.f.         1,000 s.f.         1,284         \$1,744           916         Back Marce Store         1,000 s.f.         1,284         \$1,745  |            |                               | 1,000 s.f.               | 5.125                                   | \$6,460            |
| 630         Clinic         1,000 s.f.         4,575         \$5,767           Offer         1,000 s.f.         1,000 s.f.         3.998         \$5,039           50,001-150,000 s.f.         1,000 s.f.         1,783         \$2,247           150,001-500,000 s.f.         1,000 s.f.         1,239         \$1,562           500,001-500,000 s.f.         1,000 s.f.         1,164         \$1,477           > 800,000 s.f.         1,000 s.f.         1,145         \$1,447           > 800,000 s.f.         1,000 s.f.         1,145         \$1,438           70         Medical D-benal Office Building         1,000 s.f.         2,804         \$3,534           Retail         1         1,000 s.f.         1,022         \$1,288           812         Lumber Yard         1,000 s.f.         1,022         \$1,288           814         Specially Center         1,000 s.f.         1,022         \$1,288           815         Barchware Store         1,000 s.f.         1,272         \$1,603           200,001-500,000 s.f.         1,000 s.f.         1,384         \$1,744           500,000 s.f.         1,000 s.f.         1,328         \$1,329           201         Quipt Nestaruant         1,0000 s.f.         1,328   |            |                               | 1,000 s.f.               | 0.917                                   | \$1,156            |
| Office  |            |                               |                          |   |                    |
| 50 001-150.000 s.f.         1.000 s.f.         1.733 $52.247$ 150.001-300.000 s.f.         1.000 s.f.         1.379         \$1,738           300.001-300.000 s.f.         1.000 s.f.         1.239         \$1,552           500.001-800.000 s.f.         1.000 s.f.         1.145         \$1,467           > 800.000 s.f.         1.000 s.f.         2.804         \$3,534           Retail           Retail           State of the second secon   |            |                               | 1,000 S.I.               | 4.375                                   | \$3,/0/            |
| 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       \$1,443         720       Medical - Dental Office Building       1,000 s.f.       2.804       \$3,534         Retrait         Network       \$1,000 s.f.       0.550       \$693         811       Specialty Center       1,000 s.f.       0.550       \$693         815       Discount Store       1,000 s.f.       0.592       \$746         816       Hardware Store       1,000 s.f.       0.892       \$1,070         820       Shopping Center $< 200,000 s.f.$ 1,000 s.f.       1.272       \$1,663         200,000 s.f.       1,000 s.f.       1.272       \$1,663       \$1,276         200,000 s.f.       1,000 s.f.       1.272       \$1,663         200,000 s.f.       1,000 s.f.       1.272       \$1,603         200,000 s.f.       1,000 s.f.       1.272       \$1,603         200,000 s.f.       1,000 s.f.       1.272       \$1,603         200,000 s.f.       1,000 s.f.       1.278       \$3,730         210  | 710        |                               |                          |   |                    |
| 300,001-500,000 s.f.1,000 s.f.1.239\$1,562 $> 500,000$ s.f.1,000 s.f.1.144\$1,443720Medical - Dental Office Building1,000 s.f.2.804\$3,534Retail812Lumber Yard1,000 s.f.0.550\$693\$814Specialty Center1,000 s.f.1.522\$1,918\$15Discount Store1,000 s.f.0.592\$746817Nursery1,000 s.f.0.592\$746818Broyne Center1,000 s.f.1.272\$1,603200,001 s.f.1,000 s.f.1.272\$1,603200,000 s.f.1,000 s.f.1.272\$1,603200,000 s.f.1,000 s.f.1.528\$1,926931Quality Restaurant1,000 s.f.2.939\$3,730932High Turnover Restaurant1,000 s.f.2.939\$3,730933Fast Food Dirov-In1,000 s.f.2.435\$5,492944Gas Station W Converter1,000 s.f.3.435\$5,492944Gas Station W Converter1,000 s.f.3.538\$4,233944Gas Station W Converter1,000 s.f.3.538\$4,233945Gas Station W Converter1,000 s.f.3.543\$1,432944Gas Station W Converter1,000 s.f.3.538\$4,233945Gas Station W Converter1,000 s.f.3.543\$1,329945Gas Station W Converter1,000 s.f.3.543\$1,329945Gas Statio   |            |                               |                          |   |                    |
| > ≥ 800,000 s.f.         1,000 s.f.         1.145         \$1,433           720         Medical - Dental Office Building         1,000 s.f.         2.804         \$3,534           720         Medical - Dental Office Building         1,000 s.f.         0.550         \$393           812         Lumber Yard         1,000 s.f.         1.522         \$1,918           815         Discount Store         1,000 s.f.         0.592         \$746           817         Nursery         1,000 s.f.         0.899         \$1,070           810         Shopping Center            \$1,000 s.f.         1,000 s.f.         1,844         \$1,744           500,000 s.f.         1,000 s.f.         1,000 s.f.         1,441         \$1,816         \$1,926           931         Patt Food Wo Drive-In         1,000 s.f.         2.959         \$3,730           932         High Turnover Restaurant         1,000 s.f.         5.439         \$6,856           941         Quick Lube Vehicle Shop         Service Pos.         1.895         \$2,2389           943         Hast Food Drive-In         1,000 s.f.         3.406         \$1,422           942         Automobile Part Sales         1,000 s.f.         3.433 <t< td=""><td></td><td></td><td></td><td></td><td></td></t<>  |            |                               |                          |   |                    |
| 720         Medical - Dental Office Building         1.000 s.f.         2.804         \$3,534           Ketail           R12         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.         0.592         \$746           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.         1.844         \$1,744           500.000.5.f.         0.000 s.f.         1.000 s.f.         1.528         \$1,926           931         Quality Restaurant         1.000 s.f.         2.845         \$3,586           932         High Turnover Restaurant         1.000 s.f.         4.357         \$5,492           934         Fast Food Wo Drive-In         1.000 s.f.         4.357         \$5,492           934         Fast Food Wo Drive-In         1.000 s.f.         1.395         \$2,389           942         Automobile Care Center         1.000 s.f.         1.395 <td></td> <td></td> <td></td> <td></td> <td></td>   |            |                               |                          |   |                    |
| Retail  | 720        |                               |                          |   |                    |
| 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.         1,384         \$1,744           500,000 s.f.         1,000 s.f.         1,000 s.f.         1,834         \$1,744           500,000 s.f.         1,000 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.         4,357         \$5,892           933         Fast Food Drive-In         1,000 s.f.         1,336         \$1,432           944         Lube Vehicle Shop         Service Pos.         1,895         \$2,389           942         Automobile Care Center         1,000 s.f.         1,336         \$1,432           944         Gas Station         Fueling Position         1,054         \$1,295           944 <td></td> <td>,<br/>,</td> <td></td> <td></td> <td></td>   |            | ,<br>,                        |                          |   |                    |
| 815         Discount Store         1,000 s.f.         1.022         \$1,288           816         Hardware Store         1,000 s.f.         0.592         \$746           17         Nursery         1,000 s.f.         0.849         \$1,070           820         Shopping Center           \$1,070           200,000 s.f.         1,000 s.f.         1,384         \$1,744           500,000 s.f.         1,000 s.f.         1,441         \$1,816           >1,000,000 s.f.         1,000 s.f.         1,272         \$3,730           32         High Turnover Restaurant         1,000 s.f.         2.959         \$3,730           32         Fast Food Wo Drive-In         1,000 s.f.         4.357         \$5,492           34         Fast Food Wo Drive-In         1,000 s.f.         5.439         \$6,856           41         Quick Lube Vchicle Shop         Service Pos.         1.895         \$2,389           342         Automobile Care Center         1,000 s.f.         3.358         \$4,233           344         New Car Sales         1,000 s.f.         3.358         \$4,233           344         New Car Sales         1,000 s.f.         3.358         \$4,233           344         <   |            |                               |                          |   |                    |
| 817         Nursery         1,000 s.f.         0.849         \$1,070           820         Shopping Center         - <td></td> <td></td> <td></td> <td></td> <td></td>  |            |                               |                          |   |                    |
| 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.       1,000 s.f.       1.384       \$1,744         500,000 s.f.       1,000 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.       2.845       \$3,730         932       High Turnover Restaurant       1,000 s.f.       4.357       \$5,492         934       Fast Food Drive-In       1,000 s.f.       4.357       \$5,492         934       Fast Food Drive-In       1,000 s.f.       1.136       \$1,432         941       Quick Lube Vehicle Shop       Service Pos.       1.895       \$2,389         942       Automobile Care Center       1,000 s.f.       0.956       \$1,225         943       Station       Fueling Position       1.053       \$1,329         944       Gas Station w/Convenience Market       Fueling Position       1.053       \$1,329         945       Gas/Serv. Stn. W/Conv. Mkt/Wash       Fueling Position       1.054       \$1,329         945       Gas/Serv. Stn. W/Conv. Mkt/Wash       Fueling Position       1.057       <  |            |                               |                          |   |                    |
| < 200,000 s.f.  |            | 5                             | 1,000 S.I.               | 0.849                                   | \$1,070            |
| 500,000  s.f. - 1,000,000  s.f. $1,000  s.f.$ $1.441$ $$1,816$<br>>1,000  s.f. $1.528$ $$1,926$ 931Quality Restaurant $1,000  s.f.$ $2.959$ $$3,730$ 932High Turnover Restaurant $1,000  s.f.$ $2.845$ $$3,586$ 933Fast Food w/o Drive-In $1,000  s.f.$ $4.357$ $$5,492$ 934Fast Food Drive-In $1,000  s.f.$ $4.357$ $$5,492$ 934Fast Food Drive-In $1,000  s.f.$ $5.439$ $$6,856$ 934Quick Lube Vehicle ShopService Pos. $1.895$ $$2,389$ 942Automobile Care Center $1,000  s.f.$ $0.956$ $$1,205$ 843Automobile Parts Sales $1,000  s.f.$ $0.956$ $$1,225$ 944Gas StationFueling Position $1.027$ $$1,225$ 945Gas Station w/Convenience MarketFueling Position $1.027$ $$1,225$ 946Gas/Serv. Stn. W/Conv. Mkt./WashFueling Position $1.027$ $$1,822$ 848Tire Store $1,000  s.f.$ $1.547$ $$1,950$ 851Convenience Market 24-hour $1,000  s.f.$ $3.459$ $$4,360$ 852Convenience Market v/Gas Pumps $1,000  s.f.$ $1.519$ $$1,915$ 861Discount Club $1,000  s.f.$ $1.519$ $$1,915$ 862Home Improvement Superstore $1,000  s.f.$ $1.043$ $$2,238$ 863Electronics Superstore $1,000  s.f.$ $1.421$ $$1,736$ <t< td=""><td>-</td><td>&lt; 200,000 s.f.</td><td></td><td></td><td></td></t<>   | -          | < 200,000 s.f.                |                          |   |                    |
| >1,000,000 s.f.1,000 s.f.1.528\$1,926931Quality Restaurant1,000 s.f.2.959\$3,730932High Turnover Restaurant1,000 s.f.2.845\$3,586933Fast Food Drive-In1,000 s.f.4.357\$5,492934Fast Food Drive-In1,000 s.f.5.439\$6,856941Quick Lube Vehicle ShopService Pos.1.895\$2,389942Automobile Carter1,000 s.f.0.956\$1,205843Automobile Parts Sales1,000 s.f.0.956\$1,205843Automobile Parts Sales1,000 s.f.3.358\$4,233944Gas StationFueling Position1.054\$1,225945Gas/Serv. Stn. W/Convenience MarketFueling Position1.053\$1,327848Tire Store1,000 s.f.1.461\$1,842850Supermarket1,000 s.f.1.461\$1,842851Convenience Market 24-hour1,000 s.f.3.459\$4,360852Convenience Market 424-hour1,000 s.f.3.459\$4,360853Convenience Market 424-hour1,000 s.f.3.361\$4,236861Discount Club1,000 s.f.1.519\$1,915862Home Improvement Superstore1,000 s.f.1.519\$1,915863Electronics Superstore1,000 s.f.1.421\$1,791874Drugstore W/O Drive-Thru1,000 s.f.1.421\$1,791880Drugstore W/D Drive-Thru1,000 s.f. </td <td></td> <td></td> <td></td> <td></td> <td></td>   |            |                               |                          |   |                    |
| 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 Wo Drive-In       1,000 s.f.       4.357       \$5,5492         934       Fast Food Wo 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.       0.956       \$1,205         841       New Car Sales       1,000 s.f.       3.358       \$4,233         944       Gas Station       Fueling Position       1.027       \$1,295         945       Gas Station w/Convenience Market       Fueling Position       1.054       \$1,329         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.       1.547       \$1,950         852       Convenience Market (542 hour       1,000 s.f.       1.519       \$4,360   |            |                               |                          |   |                    |
| 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       1.053       \$1,327         944       Gas/Serv. Stn. W/Conv. Mkt/Wash       Fueling Position       1.053       \$1,327         945       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.       1.461       \$1,842         851       Convenience Market 24-hour       1,000 s.f.       3.361       \$4,360         852       Convenience Market 424-hour       1,000 s.f.       1.519       \$1,915 <td></td> <td>Quality Restaurant</td> <td>1,000 s.f.</td> <td>2.959</td> <td>\$3,730</td>  |            | Quality Restaurant            | 1,000 s.f.               | 2.959                                   | \$3,730            |
| 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       1.027       \$1,295         945       Gas Station w(Convenience Market       Fueling Position       1.054       \$1,329         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.       2.282       \$2,876         853       Convenience Market 424-hour       1,000 s.f.       1.519       \$1,915         861       Discount Club       1,000 s.f.       1.519       \$1,915         862       Home Improvement Superstore       1,000 s.f.       0.436       \$550   |            |                               |                          |   |                    |
| 942Automobile Care Center $1,000 \text{ s.f.}$ $1.136$ $\$1,432$ 841New Car Sales $1,000 \text{ s.f.}$ $0.956$ $\$1,205$ 843Automobile Parts Sales $1,000 \text{ s.f.}$ $3.358$ $\$4,233$ 944Gas StationFueling Position $1.054$ $\$1,329$ 945Gas Station w/Convenience MarketFueling Position $1.027$ $\$1,329$ 946Gas/Serv. Stn. W/Conv. Mkt./WashFueling Position $1.053$ $\$1,327$ 848Tire Store $1,000 \text{ s.f.}$ $1.461$ $\$1,842$ 850Supermarket $1,000 \text{ s.f.}$ $1.547$ $\$1,950$ 851Convenience Market 24-hour $1,000 \text{ s.f.}$ $3.459$ $\$4,360$ 852Convenience Market v/Gas Pumps $1,000 \text{ s.f.}$ $3.361$ $\$4,236$ 861Discount Club $1,000 \text{ s.f.}$ $1.519$ $\$1,915$ 862Home Improvement Superstore $1,000 \text{ s.f.}$ $0.436$ $\$550$ 863Electronics Superstore $1,000 \text{ s.f.}$ $1.421$ $\$1,791$ 880Drugstore W/O Drive-Thru $1,000 \text{ s.f.}$ $1.421$ $\$1,791$ 881Drugstore W/D Drive-Thru $1,000 \text{ s.f.}$ $1.819$ $\$2,293$ 890Furniture Store $1,000 \text{ s.f.}$ $1.819$ $\$2,293$ 891Mulk-In Bank $1,000 \text{ s.f.}$ $2.889$ $\$3,768$   | 934        | Fast Food Drive-In            | 1,000 s.f.               |   | \$6,856            |
| 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         \$1,295           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.         1.461         \$1,842           851         Convenience Market 24-hour         1,000 s.f.         2.282         \$2,876           852         Convenience Market 424-hour         1,000 s.f.         2.282         \$2,876           853         Convenience Market 524-hour         1,000 s.f.         1.519         \$1,915           861         Discount Club         1,000 s.f.         1.519         \$1,915           862         Convenience Market 624-hour         1,000 s.f.         0.436         \$550           863         Ecoronics Superstore         1,000 s.f.         0.436         \$550           864   |            |                               |                          |   |                    |
| 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       1.063       \$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.       2.282       \$2,876         852       Convenience Market        1,000 s.f.       3.361       \$4,236         861       Discount Club       1,000 s.f.       3.361       \$4,236         862       Enversitore       1,000 s.f.       1.519       \$1,915         863       Home Improvement Superstore       1,000 s.f.       0.436       \$550         864       Toy/Childrens Superstore       1,000 s.f.       1.461       \$1,326         870       Drugstore W/D Drive-Thru       1,000 s.f.       1.421       \$1,791         880       Drugstore W/D Drive-Thru       1,000 s.f.       1.421       \$1,791  |            |                               |                          |   |                    |
| 945         Gas Station w/Convenience Market         Fueling Position         1.027         \$1,295           946         Gas/Serv. Str. W/Conv. Mkt./Wash         Fueling Position         1.053         \$1,327           848         Tire Store         1,000 s.f.         1.461         \$1,842           848         Tire Store         1,000 s.f.         1.547         \$1,950           851         Convenience Market 24-hour         1,000 s.f.         2.282         \$2,876           853         Convenience Market v/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.         1.060         \$1,336           864         Toy/Childrens Superstore         1,000 s.f.         1.421         \$1,791           880         Drugstore W/Drive-Thru         1,000 s.f.         1.421         \$1,791           881         Drugstore W/Drive-Thru         1,000 s.f.         0.253         \$321           904         Furniture Store         1,000 s.f.         0.253         \$319           911  | 843        | Automobile Parts Sales        | 1,000 s.f.               | 3.358                                   | \$4,233            |
| 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           861         Discount Club         1,000 s.f.         1.519         \$1,915           861         Discount Club         1,000 s.f.         0.436         \$550           862         Home Improvement Superstore         1,000 s.f.         0.436         \$550           863         Electronics Superstore         1,000 s.f.         1.060         \$1,336           870         Drugstore W/O Drive-Thru         1,000 s.f.         1.421         \$1,791           880         Drugstore W/Drive-Thru         1,000 s.f.         1.819         \$2,293           890         Furniture Store         1,000 s.f.         0.253         \$3,768   |            |                               |                          |   |                    |
| 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         \$28,876           853         Convenience Market v/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.         1.460         \$1,336           880         Drugstore W/D Drive-Thru         1,000 s.f.         1.421         \$1,791           881         Drugstore W/D Drive-Thru         1,000 s.f.         1.819         \$2,293           890         Furniture Store         1,000 s.f.         0.253         \$3,199           911         Walk-In Bank         1,000 s.f.         2.989         \$3,768  |            |                               |                          |   |                    |
| 851         Convenience Market 24-hour         1,000 s.f.         3,459         \$4,360           852         Convenience Market 42-hour         1,000 s.f.         2,282         \$2,876           853         Convenience Market 4,063 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.         1,660         \$1,336           880         Drugstore W/O Drive-Thru         1,000 s.f.         1,421         \$1,791           881         Drugstore W/D rive-Thru         1,000 s.f.         1,819         \$2,293           890         Furniture Store         1,000 s.f.         0,253         \$3,768           911         Walk-In Bank         1,000 s.f.         2,989         \$3,768   |            |                               |                          |   |                    |
| 852         Convenience Market < 24-hour  |            |                               |                          |   |                    |
| 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         Tory/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   | 852        | Convenience Market < 24-hour  | 1,000 s.f.               | 2.282                                   | \$2,876            |
| 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           870         Drugstore W/O Drive-Thru         1,000 s.f.         1.421         \$1,791           881         Drugstore W/D 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   |            |                               |                          |   |                    |
| 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/D 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  |            |                               |                          |   |                    |
| 880         Drugstore W/O Drive-Thru         1,000 s.f.         1.421         \$1,791           881         Drugstore W/D 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  | 863        | Electronics Superstore        | 1,000 s.f.               | 0.972                                   | \$1,225            |
| 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  |            |                               |                          |   |                    |
| 911 Walk-In Bank 1,000 s.f. 2.989 \$3,768   |            |                               |                          |   |                    |
|   |            |                               |                          |   |                    |
| 512 Dire-in Daile 1,000 S.I. 4.452 \$5,580  | 911<br>912 | Walk-In Bank<br>Drive-In Bank | 1,000 s.f.<br>1,000 s.f. | 2.989<br>4.432                          | \$3,768<br>\$5,586 |

| UPDATED: 4227  SPRTA Impact Fees  Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904 District: Sunset 2016 Annual Adjustment Factor for Inflation = 1.0232580 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 = 1.0245214 2020 Annual Adjustment Factor for Inflation = 1.024524 2020 Annual Adjustment Factor for Inflation = 1.028336 Cost per DUE Code Land Use Category Unit per Unit Industrial 110 Light Industrial 1.000 s.f. 0.910 120 Heavy Industrial 1.000 s.f. 0.798 140 Manufacturing 1.000 s.f. 0.798 140 Manufacturing 1.000 s.f. 0.300 151 Mini-Warehousing 1.000 s.f. 0.300 151 Mini-Warehousing 1.000 s.f. 0.148 Residential 210 Single Family DU 1.000 220 Apartment DU 0.780 240 Mobile Home Park DU 0.590 251 Senior Adult Housing - Detached DU 0.270 252 Senior Adult Housing - Attached DU 0.270 253 Congregate Care DU 0.070  |   |
|---|---|
| District: Sunset 2016 Annual Adjustment Factor for Inflation = $1.0323580$<br>Cost per DUE: \$1,210 2017 Annual Adjustment Factor for Inflation = $1.0245216$<br>2018 Annual Adjustment Factor for Inflation = $1.0245216$<br>2019 Annual Adjustment Factor for Inflation = $1.0245216$<br>2019 Annual Adjustment Factor for Inflation = $1.0245216$<br>2020 Annual Adjustment Factor for Inflation = $1.0245234$<br>2020 Annual Adjustrial Park 1,000 s.f. 0.178<br>2020 Apartment DU 0.620<br>2031 Attached Condominium/Townhome DU 0.780<br>240 Mobile Home Park DU 0.590<br>251 Senior Adult Housing - Datached DU 0.220<br>252 Senior Adult Housing - Attached DU 0.230 | Fee<br>per Unit<br>\$1,292<br>\$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,420<br>\$888<br>\$1,420<br>\$888<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99 |
| $\begin{array}{ccc} \mbox{Cost per DUE: $1,210} & 2017 \mbox{ Annual Adjustment Factor for Inflation = 1.0245216} \\ 2018 \mbox{ Annual Adjustment Factor for Inflation = 1.0273511} \\ 2019 \mbox{ Annual Adjustment Factor for Inflation = 1.0245234} \\ 2020 \mbox{ Annual Adjustment Factor for Inflation = 1.028336} \\ \hline & & & & & & & & & & & & & & & & & &$  | Fee<br>per Unit<br>\$1,292<br>\$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,420<br>\$888<br>\$1,420<br>\$888<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99 |
| $\begin{array}{c c c c c c c c c c c c c c c c c c c $  | Fee<br>per Unit<br>\$1,292<br>\$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,420<br>\$888<br>\$1,420<br>\$888<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99 |
| $\begin{array}{c c c c c c c c c c c c c c c c c c c $  | Fee<br>per Unit<br>\$1,292<br>\$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,420<br>\$888<br>\$1,420<br>\$888<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99 |
| Cost per DUE With Inflation = \$1,4           ITE         DUE           Code         Land Use Category         Unit         per Unit           Industrial         1,000 s.f.         0.910           110         Light Industrial         1,000 s.f.         0.178           130         Industrial         1,000 s.f.         0.798           140         Manufacturing         1,000 s.f.         0.685           150         Warehousing         1,000 s.f.         0.300           151         Mini-Warehousing         1,000 s.f.         0.148           Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.270           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230   | Fee<br>per Unit<br>\$1,292<br>\$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,420<br>\$888<br>\$1,420<br>\$888<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99 |
| ITE         DUE           Code         Land Use Category         Unit         per Unit           Industrial         1         Light Industrial         1,000 s.f.         0.910           120         Heavy Industrial         1,000 s.f.         0.178         0.178           130         Industrial Park         1,000 s.f.         0.798         0.685           150         Warehousing         1,000 s.f.         0.300           151         Mini-Warehousing         1,000 s.f.         0.148           Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230  | Fee<br>per Unit<br>\$1,292<br>\$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,420<br>\$888<br>\$1,420<br>\$888<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99 |
| Code         Land Use Category         Unit         per Unit           Industrial         1,000 s.f.         0.910           110         Light Industrial         1,000 s.f.         0.910           120         Heavy Industrial         1,000 s.f.         0.178           130         Industrial Park         1,000 s.f.         0.798           140         Manufacturing         1,000 s.f.         0.685           150         Warehousing         1,000 s.f.         0.300           151         Mini-Warehousing         1,000 s.f.         0.148           Residential           PU           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230   | per Unit<br>\$1,292<br>\$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,108<br>\$838<br>\$383<br>\$383<br>\$383<br>\$383<br>\$383<br>\$383                    |
| 110         Light Industrial         1,000 s.f.         0.910           120         Heavy Industrial         1,000 s.f.         0.178           130         Industrial Park         1,000 s.f.         0.78           140         Manufacturing         1,000 s.f.         0.685           150         Warehousing         1,000 s.f.         0.300           151         Mini-Warehousing         1,000 s.f.         0.148           Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230  | \$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99   |
| 120         Heavy Industrial         1,000 s.f.         0.178           130         Industrial Park         1,000 s.f.         0.798           140         Manufacturing         1,000 s.f.         0.685           150         Warehousing         1,000 s.f.         0.300           151         Mini-Warehousing         1,000 s.f.         0.148           Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230   | \$253<br>\$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99   |
| 130         Industrial Park         1,000 s.f.         0.798           140         Manufacturing         1,000 s.f.         0.685           150         Warehousing         1,000 s.f.         0.300           151         Mini-Warehousing         1,000 s.f.         0.148           Residential           Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230   | \$1,133<br>\$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99  |
| 140         Manufacturing         1,000 s.f.         0.685           150         Warehousing         1,000 s.f.         0.300           151         Mini-Warehousing         1,000 s.f.         0.108           Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230  | \$973<br>\$426<br>\$210<br>\$1,420<br>\$880<br>\$1,108<br>\$838<br>\$383<br>\$383<br>\$327<br>\$99  |
| 151         Mini-Warehousing         1,000 s.f.         0.148           Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230  | \$210<br>\$1,420<br>\$880<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99   |
| Residential           210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230  | \$1,420<br>\$880<br>\$1,108<br>\$383<br>\$383<br>\$327<br>\$99  |
| 210         Single Family         DU         1.000           220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230  | \$880<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99   |
| 220         Apartment         DU         0.620           231         Attached Condominium/Townhome         DU         0.780           240         Mobile Home Park         DU         0.590           251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230   | \$880<br>\$1,108<br>\$838<br>\$383<br>\$327<br>\$99   |
| 240Mobile Home ParkDU0.590251Senior Adult Housing - DetachedDU0.270252Senior Adult Housing - AttachedDU0.230  | \$838<br>\$383<br>\$327<br>\$99   |
| 251         Senior Adult Housing - Detached         DU         0.270           252         Senior Adult Housing - Attached         DU         0.230   | \$383<br>\$327<br>\$99  |
| 252 Senior Adult Housing - Attached DU 0.230  | \$327<br>\$99   |
|   | \$99  |
| 5   | \$155   |
| 260 Recreational Home DU 0.109  |   |
| Lodging<br>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   |
| Recreational 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           493         Athletic Club         1,000 s.f.         2.682   | \$2,257<br>\$3,809  |
| 495     Recreational Community Center     1,000 s.f.     2.082  | \$1,751   |
| Institutional   | **,***  |
| 520 Elementary School 1,000 s.f. 0.832  | \$1,182   |
| 536         Private School (K - 12)         1,000 s.f.         1.170           530         High School         1,000 s.f.         0.751   | \$1,662<br>\$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   |
| Medical         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   |
| Office  | 05 (50  |
| 710         Up to 50,000 s.f.         1,000 s.f.         3.998           50,001-150,000 s.f.         1,000 s.f.         1.783   | \$5,678<br>\$2,532  |
| 150,001-100,000 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<br>720 Medical - Dental Office Building 1,000 s.f. 2.804  | \$1,626<br>\$3,982  |
| Retail  | \$5,762   |
| 812 Lumber Yard 1,000 s.f. 0.550  | \$781   |
| 814         Specialty Center         1,000 s.f.         1.522           815         Discount Store         1,000 s.f.         1.022   | \$2,161<br>\$1,451  |
| 815         Discount Store         1,000 s.r.         1.022           816         Hardware Store         1,000 s.f.         0.592   | \$1,451<br>\$841  |
| 817 Nursery 1,000 s.f. 0.849  | \$1,206   |
| 820 Shopping Center   | 61.007  |
| < 200,000 s.f. 1,000 s.f. 1.272<br>200,001-500,000 s.f. 1,000 s.f. 1.384  | \$1,806<br>\$1,965  |
| 500,000 s.f. 1,000 s.f. 1,000 s.f. 1.441  | \$2,046   |
| >1,000,000 s.f. 1.528   | \$2,170   |
| 931 Quality Restaurant 1,000 s.f. 2.959   | \$4,202<br>\$4,040  |
| 932         High Turnover Restaurant         1,000 s.f.         2.845           933         Fast Food w/o Drive-In         1,000 s.f.         4.357   | \$4,040<br>\$6,187  |
| 934         Fast Food Drive-In         1,000 s.f.         4,337           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           843         Automobile Parts Sales         1,000 s.f.         3.358  | \$1,358<br>\$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<br>\$2,075  |
| 848         Tire Store         1,000 s.f.         1.461           850         Supermarket         1,000 s.f.         1.547  | \$2,075<br>\$2,197  |
| 851 Convenience Market 24-hour 1,000 s.f. 3.459   | \$4,912   |
| 852         Convenience Market < 24-hour  | \$3,241   |
| 853 Convenience Market w/Gas Pumps 1,000 s.f. 3.361   | \$4,773<br>\$2,157  |
| 861         Discount Club         1,000 s.f.         1.519           862         Home Improvement Superstore         1,000 s.f.         0.436   | \$2,157   |
| 863Electronics Superstore1,000 s.f.0.4500.972   | \$619   |
| 864 Toy/Childrens Superstore 1,000 s.f. 1.060   | \$619<br>\$1,380  |
| 880         Drugstore W/O Drive-Thru         1,000 s.f.         1.421           881         Drugstore W/Drive Thru         1,000 s.f.         1.810   | \$1,380<br>\$1,505  |
| 881         Drugstore W/Drive-Thru         1,000 s.f.         1.819           890         Furniture Store         1,000 s.f.         0.253  | \$1,380<br>\$1,505<br>\$2,018   |
| 911 Walk-In Bank 1,000 s.f. 2.989   | \$1,380<br>\$1,505<br>\$2,018<br>\$2,583  |
| 912 Drive-In Bank 1,000 s.f. 4.432  | \$1,380<br>\$1,505<br>\$2,018   |

#### **RESOLUTION NO. 20-02**

#### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY ADOPTING AN INFLATIONARY ADJUSTMENT TO THE REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE FOR ALL NEW DEVELOPMENTS WITHIN THE AREA OF JURISDICTION OF THE AUTHORITY

A. **WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was 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 area of jurisdiction of the Authority; and

B. **WHEREAS**, the adoption of the Regional Transportation and Air Quality Mitigation Fee included the requirement that, on an annual basis, the Board review the estimated cost of the Facilities, the continued need for the Facilities and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the Fee is charged, and may change the Fee based upon that review. If the relationship between the need and the impacts of the various types of development pending or anticipated still exists, the Fee shall be automatically adjusted annually based upon the Construction Costs Index as published in the Engineering News Record publication, unless otherwise determined by the Board.

C. **WHEREAS**, the Board of Directors of the Authority finds as follows:

(i) The purpose of the Fee is to finance the public facilities (the "Facilities") described and identified in the Regional Transportation and Air Quality Mitigation Fee Improvement Program to reduce the impacts of increased traffic caused by New Development within the area of jurisdiction of the Authority;

(ii) The Fee shall be used to finance the Facilities (including, without limitation, planning, design, administration, environmental compliance, and construction costs of the Facilities);

(iii) The estimated cost of the Facilities, the need for the Facilities and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the Fee is charged continues to exist.

D. **WHEREAS**, the revised Regional Transportation and Air Quality Mitigation Fee schedule, as adjusted for inflation, was available for public inspection and review more than ten (10) days prior to this public hearing;

**NOW, THEREFORE**, pursuant to the authority of Section 5.M of the Joint Exercise of Powers Agreement for the Planning, Design, Financing, Acquisition and Construction of Regional Transportation Improvements, dated October 1, 2003, ("JPA Agreement"), it is hereby resolved by the Board that:

1. <u>Fee Adjustment.</u> The Regional Transportation and Air Quality Mitigation Fee schedule, as shown in Attachment 2, is hereby adjusted to reflect an increase of 2.88336%.

2. <u>Adoption</u>. Pursuant to Section 8 of the JPA Agreement, this Resolution is adopted unanimously.

3. <u>Judicial Review</u>. Any judicial action or proceeding to attack, review, set aside, void, or annul this Resolution shall be brought within one hundred twenty (120) days after the effective date set forth below.

4. <u>Effective Date</u>. This Resolution and the Fee hereby approved shall be effective July 1, 2020.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 27<sup>th</sup> day of May, 2020, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

John Allard, Chair

ATTEST:

Mike Luken, Executive Director



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

# TO: SPRTA Board of Directors

DATE: May 27, 2020

#### FROM: Luke McNeel-Caird, Deputy Executive Director

#### SUBJECT: REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR HIGHWAY 65 WIDENING

#### ACTION REQUESTED

- Adopt Resolution #20-03 to allocate \$2,000,000 of Regional Transportation and Air Quality Mitigation Fees to the Placer County Transportation Planning Agency (PCTPA) for the construction of the Highway 65 Widening Phase 1 project.
- Adopt Resolution #20-04 that the Lincoln to Sacramento Commuter bus project is a project statutorily exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970 pursuant to PUC 21080(b)(10).

#### BACKGROUND

The Regional Transportation and Air Quality Mitigation Fee Program ("Fee Program") includes \$67 million for the widening of Highway 65 from the terminus of the I-80/SR 65 Interchange improvements to Lincoln Blvd. The overall project will widen Highway 65 in both directions, for a total of 8 lanes, up to Blue Oaks Blvd, then add auxiliary lanes where they do not exist between Blue Oaks Blvd and Lincoln Blvd, for a total of 6 lanes. PCTPA funded and the final federal and state environmental documentation was approved for the Highway 65 Widening in March 2018.

#### DISCUSSION

#### Highway 65 Widening Construction Allocation

One of the keys of our success in moving projects is to have them "shelf ready", so that we can best compete when new funding sources come available. In August 2017 and April 2019, the SPRTA Board allocated a combined \$3 million for design and environmental mitigation to create a shelf ready Phase 1 project on southbound Highway 65 including:

- adding a third lane between the Blue Oaks Boulevard and the Galleria Boulevard/Stanford Ranch Road interchanges
- adding an auxiliary lane from Pleasant Grove loop on-ramp to the Galleria off-ramp
- widening the Galleria off-ramp to two lanes

The total Phase 1 project cost is currently estimated at \$23 million, which SPRTA does not currently have existing funding to construct the project. The requested \$2 million

#### SPRTA Board of Directors FEE ALLOCATION REQUEST – HIGHWAY 65 WIDENING PHASE 1 May 2020 Page 2

allocation will allow staff to bundle a portion of the project (auxiliary lane) with the Lincoln to Sacramento commuter bus project (discussed below) to pursue a state grant due in June 2020. For the third lane on southbound Highway 65, a local transportation revenue source will be needed to begin construction.

#### Lincoln to Sacramento Commuter Bus Project

PCTPA, working closely with Placer County has identified an opportunity to provide a new commuter bus service between City of Lincoln and downtown Sacramento. The Lincoln to Sacramento commuter service will complement the Highway 65 auxiliary lane project to provide commute alternatives and reduce the number of vehicles on Highway 65. The addition of the Lincoln to Sacramento Commuter Bus will operate two routes in the morning and evening commute periods adding to the already fourteen commuter bus routes in Placer County.

The service requires acquisition of three new buses, approximately \$2.2 million, that would be requested through a state grant application (discussed below). Operating cost for the new service would be funded through passenger fares and local transportation funds. SPRTA staff has determined that the Lincoln to Sacramento Commuter bus project is also considered a project for the institution of passenger service on highway rights-of-way already in use and is a project statutorily exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970 pursuant to PUC 21080(b)(10).

#### Local Partnership Program Grant

The Local Partnership Program grant is one of five Senate Bill 1 (SB 1) competitive grant programs entering the second cycle of funding under SB 1. The LPP provides funding to the state's highest transportation needs to counties, cities, districts, and regional transportation agencies in which voters have approved fees or taxes dedicated solely to transportation improvements or that have imposed fees, including uniform developer fees, dedicated solely to transportation improvements [as defined by Government Code Section 8879.67(b)]. Multimodal projects tend to fare the best in this program and consequently, staff is proposing to combine the Highway 65 Widening Phase 1 and the Lincoln to Sacramento Commuter Bus projects. The LPP requires projects to have 50 percent funding match. Grants are due to the California Transportation Commission (CTC) on June 30, 2020.

The SPRTA Technical Advisory Committee (TAC) concurs with the proposed allocation and the acceptance of the Notice of Exemption (NOE) for the Lincoln to Sacramento Commuter Bus project.

LM:ML:ss

#### **RESOLUTION NO. 20-03**

#### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY ALLOCATING REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM FEES TO THE HIGHWAY 65 WIDENING

**WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was 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 area of jurisdiction of the Authority; and

**WHEREAS**, the Authority adopted the Regional Transportation and Air Quality Mitigation Fee to finance specified transportation facilities, as specified in Authority Resolution #14-04 dated October 22, 2014; and

**WHEREAS,** the Capital Improvement Program has specified a total contribution to the Highway 65 Widening of \$67 million; and

**WHEREAS,** traffic congestion on Highway 65 is a critical problem for South Placer with impact on safety, economic vitality, and quality of life for residents, visitors, and businesses; and

**WHEREAS**, the Placer County Transportation Planning Agency (PCTPA) has funded and the final federal and state environmental documentation was approved for the Highway 65 Widening in March 2018;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Authority allocates \$2,000,000 to the PCTPA for expenditure for construction of the Highway 65 Widening.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 27th day of May 2020, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

John Allard, Chair

ATTEST:

**Executive Director** 

#### **RESOLUTION NO. 20-04**

#### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY ADOPTING THE NOTICE OF EXEMPTION FOR THE LINCOLN TO SACRAMENTO COMMUTER BUS PROJECT.

A. **WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was 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 area of jurisdiction of the Authority; and

b. **WHEREAS**, SPRTA, working closely with Placer County has identified an opportunity to provide a new commuter bus service between City of Lincoln and downtown Sacramento providing two new routes in the morning and evening commute periods; and

c. **WHEREAS**, the Placer County Short-Range Transit Plan (2018-2025) previously accepted by PCTPA on August 22, 2018 identified the Lincoln to Sacramento Commuter Bus project; and

d. **WHEREAS**, the Placer County Short-Range Transit Plan (2018-2025) will assist Placer County to qualify for future State, federal and local transit operating funds; and

**NOW, THEREFORE**, pursuant to the authority of Section 5.M of the Joint Exercise of Powers Agreement for the Planning, Design, Financing, Acquisition and Construction of Regional Transportation Improvements, dated October 1, 2003, ("JPA Agreement"), it is hereby resolved by the Board that:

1. Determines that the South Placer County Transit Project is a project for the institution of passenger service on highway rights-of-way already in use and is a project statutorily exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970 pursuant to PUC 21080(b)(10).

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 27th day of May. 2020, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

John Allard, Chair

ATTEST:

Mike Luken, Executive Director

# Notice of Exemption

Appendix E

| То:   | Office of Planning and Research<br>P.O. Box 3044, Room 113<br>Sacramento, CA 95812-3044                            | From: (Public Agency):   |
|-------|--|--|
|       | County Clerk   |  |
|       | County of:   | (Address)  |
|       |  |  |
|       |  |  |
| Proje | ect Title:   |  |
| Proje | ect Applicant:   |  |
| Proje | ect Location - Specific:   |  |
|       |  |  |
| Proje | act Location - City  | Project Location - County:   |
|       | cription of Nature, Purpose and Beneficiaries  |  |
| 2000  |  |  |
|       |  |  |
|       |  |  |
| Nam   | e of Public Agency Approving Project:  |  |
|       |  | :  |
|       |  |  |
| Reas  | sons why project is exempt:  |  |
|       |  |  |
|       | l Agency<br>act Person:  | Area Code/Telephone/Extension:   |
|       | ed by applicant:<br>1. Attach certified document of exemption find<br>2. Has a Notice of Exemption been filed by t | nding.<br>he public agency approving the project? $\Box$ Yes $\Box$ No |
| Sign  | ature:   | Date: Title:   |
|       | □ Signed by Lead Agency □ Signed   | by Applicant   |
|       | ity cited: Sections 21083 and 21110, Public Resourc<br>nce: Sections 21108, 21152, and 21152.1, Public Re          |  |

# **Technical Advisory Committee Meeting Minutes**

# June 11, 2019 – 2:00 p.m.

| ATTENDANCE: | Ray Leftwich, City of Lincoln<br>Amber Conboy, Placer County<br>Ken Grehm, Placer County<br>Katie Jackson, Placer County<br>Rich Moorehead, Placer County<br>Justin Nartker, City of Rocklin<br>Jake Hanson, City of Roseville<br>Mark Johnson, City of Roseville |
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STAFF: Mike Luken Luke McNeel-Caird Solvi Sabol

#### Placer Parkway Phase 1 Funding Agreement – Placer County

Ken Grehm, Placer County, had previously provided a draft of the Placer Parkway Phase 1 Funding Agreement between Placer County and SPRTA and asked the TAC to respond with any comments, questions, and/or concerns.

Mark Johnson, City of Roseville, asked that Grehm go over the funding components of the agreement - specifically, he asked for clarity on reimbursable and non-reimbursable costs for the project. Grehm explained that for the purposes of SPRTA, \$9 million-dollars of the \$58 million-dollar estimated cost for Phase 1 of the Placer Parkway, is non-reimbursable as this is a contribution from the United Auburn Indian Community (UAIC). UAIC is asking that this contribution be credited back to them if the Sunset Industrial area becomes subject to Tier II fees.

The remainder of the funding is to be paid back by SPRTA to the County through future Tier II revenues as a first-priority with interest equal to the Tier II inflation. Johnson asked if there could be an exhibit added to the agreement which outlines the funding components in a table format. Grehm will ask County Counsel if this could be included as part of the agreement.

Luke McNeel-Caird said that rather than the draft agreement referencing "Cost of Living Adjustment" (COLA), it should reflect that interest will be based on the "Construction Cost Index" (CCI). The TAC discussed the advantages and disadvantages of varying ways to calculate interest, i.e., adjustable, fixed, CCI. Ray Leftwich, City of Lincoln, said he would not support a fixed rate due to the risk involved. There was overall agreement that interest based on the CCI is the most stable in terms of risk – no one wins or loses with this methodology. Additionally, the administration of funds and payback is straightforward.

It was explained that the draft agreement identifies the UAIC payment schedule including payment of interest. Grehm affirmed that if for some reason SPRTA did not adopt the COLA (CCI), SPRTA is still liable to pay back the County with interest based on the CCI. Grehm

added that regardless of payment schedule, the County is responsible and assumes the risk in paying back UAIC.

The TAC discussed the connector roadway that UAIC is requesting. Grehm discussed the exhibit in the draft agreement of the right-in right-out access road explaining that the connector roadway is a separate expense that will be funded by UAIC which includes design, construction, and maintenance. The TAC requested language within the agreement that identifies the specifics and responsibilities of the connector road for SPRTA Board clarification.

Ken Grehm will provide an updated draft agreement to the TAC which will include clarifying changes as noted. After the TAC receives feedback from their respective city attorneys on the updated draft agreement, they will decide if a joint meeting of the city attorneys is necessary.

The meeting adjourned at 3:10 p.m.

# **Technical Advisory Committee Meeting Minutes**

#### September 10, 2019 – 2:00 p.m.

ATTENDANCE: Ray Leftwich, City of Lincoln Amber Conboy, Placer County Katie Jackson, Placer County Ken Grehm, Placer County Rich Moorehead, Placer County Dave Palmer, City of Rocklin Jake Hanson, City of Roseville Mark Johnson, City of Roseville

STAFF: Mike Luken Luke McNeel-Caird Solvi Sabol

#### Placer Parkway Phase 1 Funding Agreement – Placer County

Ken Grehm explained that the two main things Placer County is asking for from the partners are: 1) they will be paid back the reimbursable amount that the is being used for the purposes of funding Placer Parkway Phase 1 and 2) the partners will pay back the reimbursable amount with interest based on the Construction Cost Index (CCI).

Ken Grehm went over comments received from jurisdiction's legal counsel.

**Rocklin:** Grehm explained that there was discussion with Rocklin attorney regarding "term and termination." Grehm emphasized the importance of paying the reimbursable amount back and while Rocklin currently is done paying towards the Placer Parkway interchange because of the Whitney Ranch Interchange, depending on unforeseeable future development, this may not be an indefinite situation. The County will continue to work with their attorney and believes this issue can be resolved.

**Roseville:** An exhibit was added as requested by Roseville to clarify the funding components of the agreement. Grehm said this may need to be amended to ensure it calculates correctly. Additionally, "Cost of Living Adjustment" was changed to "CCI". The City attorney also made the point that the SPRTA jurisdictions are not allowed to increase fees based on CCI if the SPRTA Board chooses to not approve a CCI adjustment in any given year. It was explained that should this occur, the interest would come out of the principal and the payment period would be extended. The County's concern is not how the loan is paid back, just that it is paid back with interest per the term of the agreement. Grehm will work with County Counsel to clarify the language with respect to SPRTA Board approval of CCI and loan repayment based on CCI. The "connector roadway" was discussed. There was consensus that this or any roadway that keeps Placer Parkway from being the planned expressway as designed, would need SPRTA concurrence.

**Lincoln:** Further discussions and a separate meeting will be setup to address the City's investment toward Placer Parkway Phase 1.

A revised Agreement will be provided to the TAC prior to the SPRTA TAC meeting on October 8. The meeting concluded at 3:00 p.m.

# **Technical Advisory Committee Meeting Minutes**

# October 9, 2019 – 2:00 p.m.

ATTENDANCE: Amber Conboy, Placer County Katie Jackson, Placer County Ken Grehm, Placer County Rich Moorehead, Placer County Keith Jukes, City of Rocklin Dave Palmer, City of Rocklin Mark Johnson, City of Roseville Jake Hanson, City of Roseville

STAFF: Mike Luken Luke McNeel-Caird Solvi Sabol

#### Placer Parkway Phase 1 Funding Agreement – Placer County

Ken Grehm provided the updated draft of the Placer Parkway Phase 1 Funding Agreement. Ken explained that based on feedback from the TAC and working with their respective legal councils, there were three substantive changes based on the following comments:

- Comment: If SPRTA does not approve a fee increase based on CCI, the increase cannot be collected.
   Proposed Change: The agreement reflects that the loan would be paid with back with interest based on CCI. There is no reference to where the interest is coming from in Section 4, Page 4.
- Comment: There needs to be reasonable assurance that there are not substantive changes to the scope to the limited access road that UAIC is requesting.
   Proposed Change: The agreement reflects that any material change from what is shown as an exhibit in the agreement must be brought to SPRTA for review and concurrence.
- Comment: The City of Rocklin wanted to opportunity to clarify their role with respect to Tier 2 fees and Whitney Ranch Parkway interchange.
   Proposed Change: Agreement (Section 13) reflects that the City of Rocklin is not obligated to pay Tier 2 fees based on their construction of Whitney Ranch Parkway interchange, except for new annexations or increased densities per Tier 2 agreement. Ken will send Rocklin legal the latest agreement which reflects these changes.

The TAC was in concurrence with the updated changes. Ken will provide the Agreement it its entirety, including the FARA (UAIC Agreement with the County), and any attachments contained therein. After each jurisdiction brings to their Council's for approval, it will go to the SPRTA Board prior for their approval. Ken added that the County is unable to move forward with right-of-way acquisition until the agreement is executed.

#### Tier 2 Fee Update

Luke McNeel-Caird said there has been interest from the City of Lincoln to update the SPRTA fees. Additionally, there is interest in updating the current model which is from the late 1990's. The new model would be made available for the jurisdictions to utilize. Luke explained that last time the fees were updated it was approximately \$95,000, adding that there will be additional cost to update the model. The TAC agreed to go out for a Request for Proposal (RFP) to update the Tier 1 and Tier 2 fees as well as updating the model noting that in addition to cost, they are interested to know how long it would take to update.

#### **Nelson Lane**

Mike Luken went over the City of Lincoln's questions regarding Nelson Lane and Nicolaus Road interchanges – the City was unable to attend. Mike explained that the Nelson Lane and Nicolaus Road interchanges are not included in the Tier 2 fee program, but the Nelson Lane interchange is included in the sales tax expenditure plan. It was agreed that these projects be included in the next fee program call for projects to get more information.

# **Technical Advisory Committee Meeting Minutes**

# February 11, 2020 – 2:00 p.m.

| ATTENDANCE: | Ray Leftwich, City of Lincoln<br>Ken Grehm, Placer County<br>Stephanie Holloway, Placer County<br>Katie Jackson, Placer County<br>Rich Moorehead, Placer County<br>Justin Nartker, City of Rocklin<br>Jake Hanson, City of Roseville<br>Mark Johnson, City of Roseville<br>Jason Shykowski, City of Roseville |
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STAFF: Mike Luken Luke McNeel-Caird Solvi Sabol

#### Placer Parkway Phase 1 Funding Agreement – Placer County

The draft Placer Parkway Phase 1 Funding Agreement dated December 20, 2019 was provided to the TAC. Ken Grehm explained that the agreement reflects that the reimbursable amount of \$15,000,000 that the Tribe is contributing will be paid back with interest based on the CCI collected. That verbiage on repayment with interest was agreed to by the jurisdictions. The City of Rocklin and the City of Roseville expressed that they were ready to move forward with bringing this agreement to their respective Councils. The City of Lincoln said they would not move forward with the agreement based on the following:

- 1. The Connector Roadway that the Tribe has requested is inconsistent with design criteria of the Placer Parkway.
- 2. The money that the Tribe is contributing toward Placer Parkway is being funded by the UAIC compact with the state. The City of Lincoln contends that this is an inappropriate use of these funds.
- 3. The City of Lincoln does not benefit from Placer Parkway and therefore any proceeds generated from a South Placer transportation sales tax measure should not go toward funding Placer Parkway.
- 4. The agreement should not have a provision which allows the Tribe to get credit for \$9,000,000 towards undeveloped land.

Additionally, Ray expressed that the Sunset Area Plan should be included in Tier II since the Placer Parkway is a mitigation measure. Ray noted 48% of Tier II fees is being paid by the City of Lincoln.

Ken Grehm said that based on these concerns there will be further discussion.

#### SPRTA Fee Update

Luke McNeel-Caird said that the recent update of the MTP and RTP were big milestones for the County and region. Luke added that the Placer County area is working with an outdated model. The cost to update the Tier I and II fees, update the model, and make it SB 743 compliant is estimated at about \$350,000. Luke recommend going out for an RFP for consultant services. Other things to consider when moving forward with the RFP include maintaining the model, whether we want a countywide model or just South Placer. The TAC concurred with moving forward on the development of an RFP.

# **Technical Advisory Committee Meeting Minutes**

# April 7, 2020 – 2:00 p.m.

| ATTENDANCE: | Ray Leftwich, City of Lincoln<br>Amber Conboy, Placer County<br>Ken Grehm, Placer County<br>Katie Jackson, Placer County<br>Rich Moorehead, Placer County<br>Justin Nartker, City of Rocklin<br>Ryan Devore, City of Roseville<br>Jake Hanson, City of Roseville<br>Mark Johnson, City of Roseville<br>Jason Shykowski, City of Roseville |
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| STAFF:      | Aaron Hovt  |

STAFF: Aaron Hoyt Mike Luken Luke McNeel-Caird Solvi Sabol

#### Model and SPRTA Fee Update – Draft RFP

Mike Luken explained that several SPRTA jurisdictions inquired about updating the Tier I and Tier II Regional Impact Fee program. In addition, to the fee program there is expressed interest in updating the traffic model which Luken said would require a lot of staff resources and needed active participation by the jurisdictions.

Luke McNeel-Caird said the RFP, which would not be released until July 1, would include three components – two of which are relatively straightforward: 1) updating the travel demand model and 2) updating the Tier I and Tier II SPRTA fee programs. McNeel-Caird explained that we are specifically looking for input from the TAC on the third component of the RFP which is SB 743 integration to evaluate land use and transportation projects.

Luke McNeel-Caird said that he and Aaron Hoyt have been meeting with consultants to discuss SB 743 compliance as it relates to the traffic model. Hoyt explained that through these discussions its apparent that there is a vast amount of information, measures, and metrics available. If we move forward with developing an SB 743 module, we need a thoughtful approach with jurisdiction input on how to integrate these tools and define a best practices approach to SB 743 compliance into a travel demand forecasting model.

McNeel-Caird added the RFP would include a module to track VMT beyond Placer County boundaries. The RFP budget is estimated at \$350,000 with five-year, as-needed support services up to \$20,000 annually. McNeel-Caird said we applied but were unsuccessful in obtaining a grant for this effort, and it will be fully funded out of SPRTA administration.

The TAC recommended that the RFP request one model be developed for use with the SPRTA Tier I and Tier II fee programs and be SB 743 compliant. Each jurisdiction could then take the model and modify it for CEQA use or develop spreadsheet models for use in evaluating small scale projects. The TAC agreed that one representative from each of the

SPRTA jurisdictions and a SPRTA staff member will act as panelists in evaluating the proposals. Each jurisdiction will follow-up with a point of contact to serve on the selection panel. SPRTA staff will revise the RFP and bring it back to the TAC in May.

#### **Cash Flow Update**

Luke McNeel-Caird provided the Tier 1 cash flow update projections through FY 21/22. We are trending at \$2.6 million annually and are assuming a downward growth. McNeel-Caird went over the projects - key changes include:

- Lincoln Bypass, Ph 1 and Ph 2 Closed Out
- Hwy 65 Widening -
  - \$3 million would go toward southbound auxiliary lane between Pleasant Grove and Galleria – would like to go to the Board in May for a resolution to match state funding application for Lincoln to Sacramento Commuter Bus

# **Construction Cost Index (CCI)**

Luke McNeel-Caird provided the CCI for April 2020 noting the annual inflation rate went up 1.6% overall, however we are still waiting on the San Francisco inflation rate next week. The TAC agreed that they support moving forward with a CCI increase.

The TAC concluded at approximately 3:45 pm.

# **Technical Advisory Committee Meeting Minutes**

# May 12, 2020 – 2:00 p.m.

| ATTENDANCE: | Ray Leftwich, City of Lincoln<br>Amber Conboy, Placer County<br>Katie Jackson, Placer County<br>Rich Moorehead, Placer County<br>Mike Dour, City of Roseville<br>Justin Nartker, City of Roseville<br>Jake Hanson, City of Roseville<br>Mark Johnson, City of Roseville<br>Jason Shykowski, City of Roseville |
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STAFF: Aaron Hoyt Mike Luken Luke McNeel-Caird Solvi Sabol

#### **Annual SPRTA and Tier II Fee Inflation**

Luke McNeel-Caird provided the Cost Index Inflation (CCI) table which reflects a 2.88% annual inflationary adjustment. We plan to take the Board for adoption this month. Given the current economic conditions because of COVID-19, Luke asked the jurisdictions if they plan to move forward with the adjustment. The City of Rocklin and City of Lincoln will get back to us on whether they will consider moving forward. The City of Roseville plans on implementing any increase July 1. Placer County has delayed bringing to the Board of Supervisors until July to consider economic conditions. Luke said he will let the Building Industry Association (BIA) know the item is being considered by the SPRTA Board. The TAC concurred taking the CCI to the SPRTA Board.

#### Highway 65 Widening Phase 1 Allocation

Luke McNeel-Caird provided a cash flow update projection to the TAC in April. The projection included a \$2 million set-aside for Highway 65 which will be used as match funding for a Local Partnership Program (LPP) grant application. This program requires a 50% match which is due to the California Transportation Commission (CTC) June 30. The application would be for an auxiliary lane on Highway 65 southbound between Pleasant Grove and Galleria Boulevard and funding for two Lincoln Commuter busses. Luke added that he's talked to Placer County regarding fare recovery and LTF that would need to be included as part of the grant application. We will be asking the Board for the \$2 million allocation this month and accepting the Notice of Exemption (NOE) for the Lincoln to Sacramento Commuter Bus project. The TAC concurred with this recommendation.

#### Placer County Traffic Model and SPRTA Fee Update

Aaron Hoyt stated that we shared the updated Request for the Proposal (RFP) with tracked changes to the SPRTA TAC last Friday. The revisions to the RFP were based on comments received and can be grouped into three categories:

- 1. SB 743 Compliance: Based on the last TAC meeting, it was decided that the RFP would only request that the model be SB 743 compliant, rather than developing thresholds for SB 743 use. Jurisdictions can modify the model for their own CEQA use and/or project development purposes.
- 2. Expanded Geography: The revised RFP incudes an optional task to extend the geography of the model beyond the eastern slope of Colfax to include the Resort Triangle area. The optional task would be shown as a separate cost line in the proposal. This was a request of Placer County and Rich Moorehead noted that these costs would be covered by Placer County.
- 3. Various clarifications based on comments.

Luke McNeel-Caird said that we are planning on taking the FY 20/21 budget to the Board in June. This will include a Model and Fee Update estimate. This is not an allocation as it comes out of the SPRTA administration. The TAC agreed to move forward and release the RFP on July 1.

The TAC meeting concluded at approximately 2:30 pm.