



A G E N D A

Wednesday, May 22, 2019

3:00 p.m. ← Note new time!

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

- A. Flag Salute**
- B. Roll Call**
- C. Approval of Minutes: April 24, 2019** **Action**
Pg. 1
- D. Agenda Review**
- E. Public Comment**
- F. Consent Calendar** **Action**
Pg. 2

These items are expected to be routine and non-controversial. They will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested citizen may request an item be removed from the consent calendar for discussion.

 - 1. Letter of Task Agreement for Traffic Modeling Services for FY 2019/20 – Fehr and Peers Associates: \$15,000 Pg. 3
 - 2. Letter of Task Agreement for Legal Services for FY 2019/20 – Sloan Sakai Yeung & Wong LLP: \$2,500 Pg. 5
 - 3. Letter of Task Agreement for Fiscal Audit Services for FY 2019/20 – Richardson & Company LLP: \$6,100 Pg. 7
- G. 3:00 P.M. PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary Adjustment 2019** **Action**
Pg. 9
- H. FY 2019/20 Administrative Budget** **Action**
Pg. 24

Board approval of the FY 2018/19 budget for the administration of the South Placer Regional Transportation Authority.

- | | | |
|-----------|---|-------------------------|
| I. | Nevada Station Operating Budget
Approve Nevada Station Building budget for FYs 2017/18 and 2018//19 and certify that this budget includes required bond payments. | Action
Pg. 26 |
| J. | Executive Director’s Report | Info |
| K. | Board Direction to Staff | |
| L. | Informational Items
1. TAC Minutes – April 9, 2019 | Pg. 29 |



ACTION MINUTES

April 24, 2019

The regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, April 24, 2019 at 10:45 a.m. at the Placer County Board of Supervisors, 175 Fulweiler Avenue, Auburn, California.

BOARD IN

ATTENDANCE: John Allard
Ken Broadway, Chair
Paul Joiner
Kirk Uhler

STAFF: Mike Luken
Luke McNeel-Caird
Solvi Sabol

APPROVAL OF MINUTES

Upon motion by Uhler and second by Allard, the minutes of October 24, 2018 were unanimously approved.

REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR HIGHWAY 65 WIDENING PHASE 1

It was moved/seconded (Joiner/Uhler) and passed by unanimous vote to adopt Resolution #19-01 to allocate \$2,000,000 of Regional Transportation and Air Quality Mitigation Fees to the Placer County Transportation Planning Agency (PCTPA) for the design and required mitigation of the Highway 65 Widening Phase 1 project.

I-80 AUXILIARY LANES IN SOUTH PLACER COUNTY COOPERATIVE AGREEMENT

It was moved/seconded (Uhler/Allard) and passed by unanimous vote to Authorize the Executive Director to negotiate and sign a Cooperative Agreement with Caltrans for the I-80 Auxiliary Lanes in South Placer County for Right of Way Acquisition.

EXECUTIVE DIRECTOR'S REPORT

There was no Executive Director's report provided.

ADJOURN

The meeting adjourned at approximately 11:00 a.m.

Michael W. Luken, Executive Director

Ken Broadway, Chair



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TO: SPRTA Board of Directors

DATE: May 22, 2019

FROM: Michael Luken, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the May 22, 2019 agenda for your review and action.

1. Letter of Task Agreement for Traffic Modeling Services for FY 2019/20 – Fehr & Peers Associates: \$15,000
Staff recommends Board approval of the attached Master Agreement and Letter of Task Agreement for traffic modeling services from Fehr & Peers Associates on a time and materials contract not to exceed \$15,000.
2. Letter of Task Agreement for Legal Services for FY 2019/20 – Sloan Sakai Yeung & Wong LLP: \$2,500
Staff recommends Board approval of the attached Letter of Task Agreement for legal services from Sloan Sakai Yeung & Wong LLP with primary legal counsel, DeeAnne Gillick, at a billing rate of \$290 per hour for an annual amount not to exceed \$2,500.
3. Letter of Task Agreement for Fiscal Audit Services for FY 2019/20 – Richardson & Company LLP: \$6,100
Staff recommends approval of the attached Letter of Task Agreement for FYE June 30, 2019 Financial Audit services with Richardson & Company for \$6,100.

ML:ss



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May 22, 2019

David Robinson, Principal
Fehr & Peers
1001 K Street, 3rd Floor
Sacramento, CA 95814

SUBJECT: LETTER OF TASK AGREEMENT #19-01 BETWEEN FEHR & PEERS
AND THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Dear Mr. Robinson:

This letter, when countersigned, authorizes work under the "Master Agreement between the South Placer Regional Transportation Authority (SPRTA) and Fehr & Peers" dated June 24, 2015.

1. Incorporated Master Agreement: This Letter of Task Agreement is the statement of contract-specific requirements applicable to the work effort to be undertaken by Fehr & Peers to provide traffic modeling services for the South Placer Regional Transportation and Air Quality Mitigation Fee Program.
2. Term: Consultant services are to commence July 1, 2019 and shall be completed in such a sequence as to assure that timelines are met. This contract shall end on June 30, 2020. Extensions to this contract may be made with the agreement of both parties. During the term of this contract, you are not to engage in other work that would be deemed a conflict of interest with SPRTA interests.
3. Scope of Services: Consultant will perform the tasks described below. Mike Luken, Executive Director will act as Project Manager.

On-Call Tasks

- Completion of work begun in FY 2018/19 for the South Placer Regional Transportation and Air Quality Mitigation Fee Program, including:
 - Revisions and/or updates to impact fee levels based on modeling updates, as needed
 - Meetings with technical staff, policy makers, and other parties to gather and/or disseminate information on Comprehensive Update efforts
 - Other changes to the Fee Program as directed
4. Personnel: Sarah Brandenberg (Principal) will provide primary consultant services; consultant will provide additional personnel to perform above noted services as needed.
 5. Compensation: For services rendered, Consultant will be compensated for time and materials at a total amount not to exceed \$15,000 for On-Call Tasks as outlined in Section 3.



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May 22, 2019

Nancy Miller
Sloan Sakai Yeung & Wong LLP
555 Capitol Mall, Suite 600
Sacramento, California 95814

SUBJECT: LETTER OF TASK AGREEMENT #19-01
BETWEEN SLOAN SAKAI YEUNG & WONG LLP AND
THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Dear Ms. Miller:

This letter, when countersigned, authorizes work under the "Master Agreement between the Placer County Transportation Planning Agency (PCTPA) and Renne Sloan Holtzman Sakai LLP" dated June 26, 2017.

1. Incorporated Master Agreement: This letter of Task Agreement is the statement of contract-specific requirements applicable to the work effort to be undertaken by Sloan Sakai Yeung & Wong LLP (formerly known as Renne Sloan Holtzman Sakai LLP) to provide legal counsel to the South Placer Regional Transportation Authority (SPRTA). This signed Letter of Task Agreement comprises the contract between Sloan Sakai Yeung & Wong and SPRTA, with PCTPA acting as contract administrator.
2. Term: Consultant services are to commence July 1, 2019 and shall be completed in such a sequence as to assure that services are completed in a timely manner. This contract shall end on June 30, 2020. Extensions to this contract may be made with the agreement of both parties. During the term of this contract, you are not to engage in other work that would be deemed a conflict of interest with SPRTA interests.
3. Scope of Services: Consultant will perform the tasks described below. Michael Luken, Executive Director, will act as Project Manager.
 - a. Provide legal review and advice to the Agency on documents, agreements, memoranda of understanding, and funding agreements between agencies and analysis of legislation as it may affect Agency programs.
 - b. Provide legal review and advice to the Agency on documents, agreements, and responsibilities relating to administration and personnel issues for a public agency;
 - c. Attend Board meetings as may be required on an "as needed" basis as requested by the Executive Director;
 - d. Other legal services as may be needed and requested by the Executive Director or the Board of Directors.
4. Personnel: DeeAnne Gillick and Madeline Miller will provide primary legal counsel; Consultant will provide additional personnel to perform above noted services as needed.



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May 22, 2019

Ingrid Shepline, CPA
Richardson & Company, LLP
550 Howe Ave, Suite 210
Sacramento, CA 95825

SUBJECT: LETTER OF TASK AGREEMENT #19-01
BETWEEN RICHARDSON & COMPANY, LLP AND
THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Dear Ms. Shepline:

This letter, when countersigned, authorizes work under the "Master Agreement between the Placer County Transportation Planning Agency (PCTPA) and Richardson & Company, LLP" dated May 22, 2019.

- 1) Incorporated Master Agreement: This Letter of Task Agreement is the statement of contract-specific requirements applicable to the work effort to be undertaken by Richardson & Company, LLP in fiscal year 2019/20 for the South Placer Regional Transportation Authority (SPRTA). This signed Letter of Task Agreement comprises the contract between Richardson & Company LLP and SPRTA, with PCTPA acting as contract administrator.
- 2) Term: Consultant services are to commence July 1, 2019 and shall be completed in such a sequence as to assure that the project is on budget and on schedule, but in any event, all of the services required herein shall be completed no later than June 30, 2020. Extensions to this contract may be made with the agreement of both parties.
- 3) Scope of Services:
 - Consultant will perform the tasks for the fiscal year ending June 30, 2019 as described in the proposal submitted to PCTPA, dated March 29, 2019, in accordance with standard accounting practices and standards for government entities, including the preparation of an independent fiscal audit of SPRTA and the State Controller's Financial Transactions Report for SPRTA.
 - Richardson & Company LLP engagement letter, dated April 25, 2019, is an integral part of this agreement and further clarifies the scope of services to be conducted and audit objectives and procedures.
- 4) Personnel: Consultant shall provide its own personnel to perform the work in the proposal. Consultant shall provide administrative support and overhead expenses.

- 5) Compensation: For services rendered in FY 2019/20, consultant will receive a sum not to exceed \$6,100. Consultant will invoice on a monthly basis for work completed and reference the appropriate work completed, the cost of each task and shall include a ten percent (10%) retainage. The accumulated retainage will be released upon acceptance by SPRTA of the final audit report. Requisitions for payment shall reference the appropriate work completed and the cost of each task. Invoices will be paid within thirty (30) days of receipt.

If this Letter of Task Agreement meets with your approval, please sign and return one copy. Questions concerning this agreement and the project in general should be directed to Shirley LeBlanc, Fiscal/Administrative Officer at (530) 823-4030.

Sincerely,

Accepted by:

Michael W. Luken Date
Executive Director
South Placer Regional Transportation Authority

Ingrid Sheipline, CPA Date
Managing Partner
Richardson & Company, LLP



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TO: SPRTA Board of Directors **DATE: May 22, 2019**

FROM: Luke McNeel-Caird, Deputy Executive Director

SUBJECT: 3:00 P.M. PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT 2019

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 #19-02, 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 2018. The annual inflationary adjustment based on the Construction Cost Index ensures that funds collected are enough to actually 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 2.45234%. 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 #19-02. All legal requirements, including public notices, have been met. If adopted, the fees would go into effect on July 1, 2019.

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

Attachment
ML:LM:ss

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

SPRTA	Date	20 Cities	San Fran.	Average	% Change	
	Apr-18	10971.87	12014.72	11493.30		
	Apr-19	11228.07	12322.23	11775.15	2.45%	<u>2018-2019 Summary</u> 2.45%
						<u>2019 Summary</u> 2.34% Percent change for 20 City Average 2.56% Percent change for San Francisco

Notes:

CCI based on April 2019 Engineering News-Record

Table updated April 3, 2019

UPDATED: 4/26/2019

2014 SPRTA Impact Fee Update With 2015 to 2019 Inflation Adjustment
Updated for ITE Trip Generation, 9th Edition
Detailed DUE Rates

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length ²	% New Trips ³	VMT per Unit	DUE per Unit
Industrial							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
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	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
Lodging							
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
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	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
Institutional							
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	1.70/1,000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
Medical							
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	92	8.91	1.783
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
Retail							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
820	Shopping Center						
	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1,000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srv. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

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

SPRTA Impact Fees

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

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

Cost per DUE With Inflation = \$672

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$611
120	Heavy Industrial	1,000 s.f.	0.178	\$120
130	Industrial Park	1,000 s.f.	0.798	\$536
140	Manufacturing	1,000 s.f.	0.685	\$460
150	Warehousing	1,000 s.f.	0.300	\$202
151	Mini-Warehousing	1,000 s.f.	0.148	\$99
Residential				
210	Single Family	DU	1.000	\$672
220	Apartment	DU	0.620	\$417
231	Attached Condominium/Townhome	DU	0.780	\$524
240	Mobile Home Park	DU	0.590	\$396
251	Senior Adult Housing - Detached	DU	0.270	\$181
252	Senior Adult Housing - Attached	DU	0.230	\$155
253	Congregate Care	DU	0.070	\$47
260	Recreational Home	DU	0.109	\$73
Lodging				
310	Hotel	Room	0.545	\$366
311	All Suites Hotel	Room	0.364	\$245
312	Business Hotel	Room	0.563	\$378
320	Motel	Room	0.355	\$239
Recreational				
411	City Park	Acre	0.184	\$124
430	Golf Course	Hole	3.732	\$2,508
444	Movie Theater	1,000 s.f.	1.486	\$998
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,068
493	Athletic Club	1,000 s.f.	2.682	\$1,802
495	Recreational Community Center	1,000 s.f.	1.233	\$828
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$559
536	Private School (K - 12)	1,000 s.f.	1.170	\$786
530	High School	1,000 s.f.	0.751	\$505
560	Church	1,000 s.f.	0.386	\$259
565	Day Care Center	1,000 s.f.	3.653	\$2,454
590	Library	1,000 s.f.	5.125	\$3,443
Medical				
610	Hospital	1,000 s.f.	0.917	\$616
620	Nursing Home	1,000 s.f.	0.311	\$209
630	Clinic	1,000 s.f.	4.575	\$3,074
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,686
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,198
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$927
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$832
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$782
	> 800,000 s.f.	1,000 s.f.	1.145	\$769
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,884
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$370
814	Specialty Center	1,000 s.f.	1.522	\$1,023
815	Discount Store	1,000 s.f.	1.022	\$687
816	Hardware Store	1,000 s.f.	0.592	\$398
817	Nursery	1,000 s.f.	0.849	\$570
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$855
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$930
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$968
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,027
931	Quality Restaurant	1,000 s.f.	2.959	\$1,988
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,912
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,927
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,654
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,273
942	Automobile Care Center	1,000 s.f.	1.136	\$763
841	New Car Sales	1,000 s.f.	0.956	\$642
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,256
944	Gas Station	Fueling Position	1.054	\$708
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$690
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$708
848	Tire Store	1,000 s.f.	1.461	\$982
850	Supermarket	1,000 s.f.	1.547	\$1,039
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,324
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,533
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,258
861	Discount Club	1,000 s.f.	1.519	\$1,021
862	Home Improvement Superstore	1,000 s.f.	0.436	\$293
863	Electronics Superstore	1,000 s.f.	0.972	\$653
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$712
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$955
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,222
890	Furniture Store	1,000 s.f.	0.253	\$170
911	Walk-In Bank	1,000 s.f.	2.989	\$2,008
912	Drive-In Bank	1,000 s.f.	4.432	\$2,978

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Granite Bay 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$587 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$670

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$609
120	Heavy Industrial	1,000 s.f.	0.178	\$119
130	Industrial Park	1,000 s.f.	0.798	\$534
140	Manufacturing	1,000 s.f.	0.685	\$459
150	Warehousing	1,000 s.f.	0.300	\$201
151	Mini-Warehousing	1,000 s.f.	0.148	\$99
Residential				
210	Single Family	DU	1.000	\$670
220	Apartment	DU	0.620	\$415
231	Attached Condominium/Townhome	DU	0.780	\$522
240	Mobile Home Park	DU	0.590	\$395
251	Senior Adult Housing - Detached	DU	0.270	\$181
252	Senior Adult Housing - Attached	DU	0.230	\$154
253	Congregate Care	DU	0.070	\$47
260	Recreational Home	DU	0.109	\$73
Lodging				
310	Hotel	Room	0.545	\$365
311	All Suites Hotel	Room	0.364	\$244
312	Business Hotel	Room	0.563	\$377
320	Motel	Room	0.355	\$238
Recreational				
411	City Park	Acre	0.184	\$123
430	Golf Course	Hole	3.732	\$2,499
444	Movie Theater	1,000 s.f.	1.486	\$995
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,064
493	Athletic Club	1,000 s.f.	2.682	\$1,796
495	Recreational Community Center	1,000 s.f.	1.233	\$826
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$557
536	Private School (K - 12)	1,000 s.f.	1.170	\$783
530	High School	1,000 s.f.	0.751	\$503
560	Church	1,000 s.f.	0.386	\$258
565	Day Care Center	1,000 s.f.	3.653	\$2,446
590	Library	1,000 s.f.	5.125	\$3,432
Medical				
610	Hospital	1,000 s.f.	0.917	\$614
620	Nursing Home	1,000 s.f.	0.311	\$208
630	Clinic	1,000 s.f.	4.575	\$3,063
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,677
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,194
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$923
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$830
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$779
	> 800,000 s.f.	1,000 s.f.	1.145	\$767
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,878
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$368
814	Specialty Center	1,000 s.f.	1.522	\$1,019
815	Discount Store	1,000 s.f.	1.022	\$684
816	Hardware Store	1,000 s.f.	0.592	\$396
817	Nursery	1,000 s.f.	0.849	\$569
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$852
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$927
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$965
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,023
931	Quality Restaurant	1,000 s.f.	2.959	\$1,981
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,905
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,917
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,642
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,269
942	Automobile Care Center	1,000 s.f.	1.136	\$761
841	New Car Sales	1,000 s.f.	0.956	\$640
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,249
944	Gas Station	Fueling Position	1.054	\$706
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$688
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$705
848	Tire Store	1,000 s.f.	1.461	\$978
850	Supermarket	1,000 s.f.	1.547	\$1,036
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,316
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,528
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,251
861	Discount Club	1,000 s.f.	1.519	\$1,017
862	Home Improvement Superstore	1,000 s.f.	0.436	\$292
863	Electronics Superstore	1,000 s.f.	0.972	\$651
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$710
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$952
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,218
890	Furniture Store	1,000 s.f.	0.253	\$169
911	Walk-In Bank	1,000 s.f.	2.989	\$2,001
912	Drive-In Bank	1,000 s.f.	4.432	\$2,968

SPRTA Impact Fees

Jurisdiction: Lincoln 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Lincoln 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,369 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,562

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,421
120	Heavy Industrial	1,000 s.f.	0.178	\$278
130	Industrial Park	1,000 s.f.	0.798	\$1,246
140	Manufacturing	1,000 s.f.	0.685	\$1,070
150	Warehousing	1,000 s.f.	0.300	\$468
151	Mini-Warehousing	1,000 s.f.	0.148	\$231
Residential				
210	Single Family	DU	1.000	\$1,562
220	Apartment	DU	0.620	\$968
231	Attached Condominium/Townhome	DU	0.780	\$1,218
240	Mobile Home Park	DU	0.590	\$921
251	Senior Adult Housing - Detached	DU	0.270	\$422
252	Senior Adult Housing - Attached	DU	0.230	\$359
253	Congregate Care	DU	0.070	\$109
260	Recreational Home	DU	0.109	\$170
Lodging				
310	Hotel	Room	0.545	\$851
311	All Suites Hotel	Room	0.364	\$568
312	Business Hotel	Room	0.563	\$879
320	Motel	Room	0.355	\$554
Recreational				
411	City Park	Acre	0.184	\$287
430	Golf Course	Hole	3.732	\$5,828
444	Movie Theater	1,000 s.f.	1.486	\$2,321
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,481
493	Athletic Club	1,000 s.f.	2.682	\$4,188
495	Recreational Community Center	1,000 s.f.	1.233	\$1,926
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,299
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,827
530	High School	1,000 s.f.	0.751	\$1,173
560	Church	1,000 s.f.	0.386	\$603
565	Day Care Center	1,000 s.f.	3.653	\$5,705
590	Library	1,000 s.f.	5.125	\$8,004
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,432
620	Nursing Home	1,000 s.f.	0.311	\$486
630	Clinic	1,000 s.f.	4.575	\$7,145
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,244
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,784
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,154
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,935
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,818
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,788
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,379
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$859
814	Specialty Center	1,000 s.f.	1.522	\$2,377
815	Discount Store	1,000 s.f.	1.022	\$1,596
816	Hardware Store	1,000 s.f.	0.592	\$925
817	Nursery	1,000 s.f.	0.849	\$1,326
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,986
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,161
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,250
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,386
931	Quality Restaurant	1,000 s.f.	2.959	\$4,621
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,443
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,804
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,494
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,959
942	Automobile Care Center	1,000 s.f.	1.136	\$1,774
841	New Car Sales	1,000 s.f.	0.956	\$1,493
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,244
944	Gas Station	Fueling Position	1.054	\$1,646
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,604
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,644
848	Tire Store	1,000 s.f.	1.461	\$2,282
850	Supermarket	1,000 s.f.	1.547	\$2,416
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,402
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,564
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,249
861	Discount Club	1,000 s.f.	1.519	\$2,372
862	Home Improvement Superstore	1,000 s.f.	0.436	\$681
863	Electronics Superstore	1,000 s.f.	0.972	\$1,518
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,655
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,219
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,841
890	Furniture Store	1,000 s.f.	0.253	\$395
911	Walk-In Bank	1,000 s.f.	2.989	\$4,668
912	Drive-In Bank	1,000 s.f.	4.432	\$6,921

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Newcastle/Horseshoe Bar 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,440 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,643

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,495
120	Heavy Industrial	1,000 s.f.	0.178	\$292
130	Industrial Park	1,000 s.f.	0.798	\$1,311
140	Manufacturing	1,000 s.f.	0.685	\$1,125
150	Warehousing	1,000 s.f.	0.300	\$493
151	Mini-Warehousing	1,000 s.f.	0.148	\$243
Residential				
210	Single Family	DU	1.000	\$1,643
220	Apartment	DU	0.620	\$1,018
231	Attached Condominium/Townhome	DU	0.780	\$1,281
240	Mobile Home Park	DU	0.590	\$969
251	Senior Adult Housing - Detached	DU	0.270	\$444
252	Senior Adult Housing - Attached	DU	0.230	\$378
253	Congregate Care	DU	0.070	\$115
260	Recreational Home	DU	0.109	\$179
Lodging				
310	Hotel	Room	0.545	\$895
311	All Suites Hotel	Room	0.364	\$598
312	Business Hotel	Room	0.563	\$925
320	Motel	Room	0.355	\$583
Recreational				
411	City Park	Acre	0.184	\$302
430	Golf Course	Hole	3.732	\$6,130
444	Movie Theater	1,000 s.f.	1.486	\$2,441
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,610
493	Athletic Club	1,000 s.f.	2.682	\$4,406
495	Recreational Community Center	1,000 s.f.	1.233	\$2,025
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,367
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,922
530	High School	1,000 s.f.	0.751	\$1,234
560	Church	1,000 s.f.	0.386	\$634
565	Day Care Center	1,000 s.f.	3.653	\$6,001
590	Library	1,000 s.f.	5.125	\$8,419
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,506
620	Nursing Home	1,000 s.f.	0.311	\$511
630	Clinic	1,000 s.f.	4.575	\$7,515
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,567
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,929
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,265
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,035
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,912
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,881
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,606
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$903
814	Specialty Center	1,000 s.f.	1.522	\$2,500
815	Discount Store	1,000 s.f.	1.022	\$1,679
816	Hardware Store	1,000 s.f.	0.592	\$972
817	Nursery	1,000 s.f.	0.849	\$1,395
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,089
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,273
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,367
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,510
931	Quality Restaurant	1,000 s.f.	2.959	\$4,861
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,673
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,157
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,934
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,113
942	Automobile Care Center	1,000 s.f.	1.136	\$1,866
841	New Car Sales	1,000 s.f.	0.956	\$1,570
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,516
944	Gas Station	Fueling Position	1.054	\$1,731
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,687
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,730
848	Tire Store	1,000 s.f.	1.461	\$2,400
850	Supermarket	1,000 s.f.	1.547	\$2,541
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,682
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,749
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,521
861	Discount Club	1,000 s.f.	1.519	\$2,495
862	Home Improvement Superstore	1,000 s.f.	0.436	\$716
863	Electronics Superstore	1,000 s.f.	0.972	\$1,597
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,741
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,334
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,988
890	Furniture Store	1,000 s.f.	0.253	\$416
911	Walk-In Bank	1,000 s.f.	2.989	\$4,910
912	Drive-In Bank	1,000 s.f.	4.432	\$7,280

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Placer Central 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,815 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$2,070

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,884
120	Heavy Industrial	1,000 s.f.	0.178	\$369
130	Industrial Park	1,000 s.f.	0.798	\$1,652
140	Manufacturing	1,000 s.f.	0.685	\$1,418
150	Warehousing	1,000 s.f.	0.300	\$621
151	Mini-Warehousing	1,000 s.f.	0.148	\$306
Residential				
210	Single Family	DU	1.000	\$2,070
220	Apartment	DU	0.620	\$1,284
231	Attached Condominium/Townhome	DU	0.780	\$1,615
240	Mobile Home Park	DU	0.590	\$1,222
251	Senior Adult Housing - Detached	DU	0.270	\$559
252	Senior Adult Housing - Attached	DU	0.230	\$476
253	Congregate Care	DU	0.070	\$145
260	Recreational Home	DU	0.109	\$226
Lodging				
310	Hotel	Room	0.545	\$1,128
311	All Suites Hotel	Room	0.364	\$754
312	Business Hotel	Room	0.563	\$1,166
320	Motel	Room	0.355	\$735
Recreational				
411	City Park	Acre	0.184	\$381
430	Golf Course	Hole	3.732	\$7,727
444	Movie Theater	1,000 s.f.	1.486	\$3,077
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,290
493	Athletic Club	1,000 s.f.	2.682	\$5,553
495	Recreational Community Center	1,000 s.f.	1.233	\$2,553
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,723
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,422
530	High School	1,000 s.f.	0.751	\$1,555
560	Church	1,000 s.f.	0.386	\$799
565	Day Care Center	1,000 s.f.	3.653	\$7,563
590	Library	1,000 s.f.	5.125	\$10,611
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,899
620	Nursing Home	1,000 s.f.	0.311	\$644
630	Clinic	1,000 s.f.	4.575	\$9,472
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,278
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,692
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,855
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,565
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,410
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,371
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,805
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,139
814	Specialty Center	1,000 s.f.	1.522	\$3,151
815	Discount Store	1,000 s.f.	1.022	\$2,116
816	Hardware Store	1,000 s.f.	0.592	\$1,226
817	Nursery	1,000 s.f.	0.849	\$1,758
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,634
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,865
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,983
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,164
931	Quality Restaurant	1,000 s.f.	2.959	\$6,126
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,890
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,021
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,261
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,923
942	Automobile Care Center	1,000 s.f.	1.136	\$2,352
841	New Car Sales	1,000 s.f.	0.956	\$1,979
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,953
944	Gas Station	Fueling Position	1.054	\$2,182
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,126
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,180
848	Tire Store	1,000 s.f.	1.461	\$3,025
850	Supermarket	1,000 s.f.	1.547	\$3,203
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,162
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,725
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,959
861	Discount Club	1,000 s.f.	1.519	\$3,145
862	Home Improvement Superstore	1,000 s.f.	0.436	\$903
863	Electronics Superstore	1,000 s.f.	0.972	\$2,012
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,195
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,942
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,766
890	Furniture Store	1,000 s.f.	0.253	\$524
911	Walk-In Bank	1,000 s.f.	2.989	\$6,189
912	Drive-In Bank	1,000 s.f.	4.432	\$9,176

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Placer West 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,387 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,582

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,440
120	Heavy Industrial	1,000 s.f.	0.178	\$282
130	Industrial Park	1,000 s.f.	0.798	\$1,263
140	Manufacturing	1,000 s.f.	0.685	\$1,084
150	Warehousing	1,000 s.f.	0.300	\$475
151	Mini-Warehousing	1,000 s.f.	0.148	\$234
Residential				
210	Single Family	DU	1.000	\$1,582
220	Apartment	DU	0.620	\$981
231	Attached Condominium/Townhome	DU	0.780	\$1,234
240	Mobile Home Park	DU	0.590	\$933
251	Senior Adult Housing - Detached	DU	0.270	\$427
252	Senior Adult Housing - Attached	DU	0.230	\$364
253	Congregate Care	DU	0.070	\$111
260	Recreational Home	DU	0.109	\$172
Lodging				
310	Hotel	Room	0.545	\$862
311	All Suites Hotel	Room	0.364	\$576
312	Business Hotel	Room	0.563	\$891
320	Motel	Room	0.355	\$562
Recreational				
411	City Park	Acre	0.184	\$291
430	Golf Course	Hole	3.732	\$5,905
444	Movie Theater	1,000 s.f.	1.486	\$2,351
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,514
493	Athletic Club	1,000 s.f.	2.682	\$4,243
495	Recreational Community Center	1,000 s.f.	1.233	\$1,951
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,316
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,851
530	High School	1,000 s.f.	0.751	\$1,188
560	Church	1,000 s.f.	0.386	\$611
565	Day Care Center	1,000 s.f.	3.653	\$5,780
590	Library	1,000 s.f.	5.125	\$8,109
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,451
620	Nursing Home	1,000 s.f.	0.311	\$492
630	Clinic	1,000 s.f.	4.575	\$7,239
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,326
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,821
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,182
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,960
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,842
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,812
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,436
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$870
814	Specialty Center	1,000 s.f.	1.522	\$2,408
815	Discount Store	1,000 s.f.	1.022	\$1,617
816	Hardware Store	1,000 s.f.	0.592	\$937
817	Nursery	1,000 s.f.	0.849	\$1,343
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,013
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,190
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,280
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,418
931	Quality Restaurant	1,000 s.f.	2.959	\$4,682
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,501
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,894
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,606
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,998
942	Automobile Care Center	1,000 s.f.	1.136	\$1,797
841	New Car Sales	1,000 s.f.	0.956	\$1,513
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,313
944	Gas Station	Fueling Position	1.054	\$1,668
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,625
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,666
848	Tire Store	1,000 s.f.	1.461	\$2,312
850	Supermarket	1,000 s.f.	1.547	\$2,448
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,473
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,611
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,318
861	Discount Club	1,000 s.f.	1.519	\$2,403
862	Home Improvement Superstore	1,000 s.f.	0.436	\$690
863	Electronics Superstore	1,000 s.f.	0.972	\$1,538
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,677
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,248
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,878
890	Furniture Store	1,000 s.f.	0.253	\$400
911	Walk-In Bank	1,000 s.f.	2.989	\$4,729
912	Drive-In Bank	1,000 s.f.	4.432	\$7,012

SPRTA Impact Fees

Jurisdiction: Rocklin 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Rocklin 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,739 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,984

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,805
120	Heavy Industrial	1,000 s.f.	0.178	\$353
130	Industrial Park	1,000 s.f.	0.798	\$1,583
140	Manufacturing	1,000 s.f.	0.685	\$1,359
150	Warehousing	1,000 s.f.	0.300	\$595
151	Mini-Warehousing	1,000 s.f.	0.148	\$294
Residential				
210	Single Family	DU	1.000	\$1,984
220	Apartment	DU	0.620	\$1,230
231	Attached Condominium/Townhome	DU	0.780	\$1,547
240	Mobile Home Park	DU	0.590	\$1,170
251	Senior Adult Housing - Detached	DU	0.270	\$536
252	Senior Adult Housing - Attached	DU	0.230	\$456
253	Congregate Care	DU	0.070	\$139
260	Recreational Home	DU	0.109	\$216
Lodging				
310	Hotel	Room	0.545	\$1,081
311	All Suites Hotel	Room	0.364	\$722
312	Business Hotel	Room	0.563	\$1,117
320	Motel	Room	0.355	\$704
Recreational				
411	City Park	Acre	0.184	\$365
430	Golf Course	Hole	3.732	\$7,403
444	Movie Theater	1,000 s.f.	1.486	\$2,948
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,152
493	Athletic Club	1,000 s.f.	2.682	\$5,320
495	Recreational Community Center	1,000 s.f.	1.233	\$2,446
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,650
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,321
530	High School	1,000 s.f.	0.751	\$1,490
560	Church	1,000 s.f.	0.386	\$766
565	Day Care Center	1,000 s.f.	3.653	\$7,247
590	Library	1,000 s.f.	5.125	\$10,167
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,819
620	Nursing Home	1,000 s.f.	0.311	\$617
630	Clinic	1,000 s.f.	4.575	\$9,076
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,931
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,537
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,736
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,458
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,309
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,271
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,562
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,091
814	Specialty Center	1,000 s.f.	1.522	\$3,019
815	Discount Store	1,000 s.f.	1.022	\$2,027
816	Hardware Store	1,000 s.f.	0.592	\$1,174
817	Nursery	1,000 s.f.	0.849	\$1,684
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,523
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,745
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,859
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,031
931	Quality Restaurant	1,000 s.f.	2.959	\$5,870
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,644
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,643
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,790
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,759
942	Automobile Care Center	1,000 s.f.	1.136	\$2,254
841	New Car Sales	1,000 s.f.	0.956	\$1,896
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,661
944	Gas Station	Fueling Position	1.054	\$2,091
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,037
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,089
848	Tire Store	1,000 s.f.	1.461	\$2,898
850	Supermarket	1,000 s.f.	1.547	\$3,069
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,862
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,527
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,667
861	Discount Club	1,000 s.f.	1.519	\$3,013
862	Home Improvement Superstore	1,000 s.f.	0.436	\$865
863	Electronics Superstore	1,000 s.f.	0.972	\$1,928
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,103
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,819
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,608
890	Furniture Store	1,000 s.f.	0.253	\$502
911	Walk-In Bank	1,000 s.f.	2.989	\$5,929
912	Drive-In Bank	1,000 s.f.	4.432	\$8,792

SPRTA Impact Fees

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Roseville West 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$890 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,015

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$924
120	Heavy Industrial	1,000 s.f.	0.178	\$181
130	Industrial Park	1,000 s.f.	0.798	\$810
140	Manufacturing	1,000 s.f.	0.685	\$695
150	Warehousing	1,000 s.f.	0.300	\$305
151	Mini-Warehousing	1,000 s.f.	0.148	\$150
Residential				
210	Single Family	DU	1.000	\$1,015
220	Apartment	DU	0.620	\$629
231	Attached Condominium/Townhome	DU	0.780	\$792
240	Mobile Home Park	DU	0.590	\$599
251	Senior Adult Housing - Detached	DU	0.270	\$274
252	Senior Adult Housing - Attached	DU	0.230	\$234
253	Congregate Care	DU	0.070	\$71
260	Recreational Home	DU	0.109	\$111
Lodging				
310	Hotel	Room	0.545	\$553
311	All Suites Hotel	Room	0.364	\$370
312	Business Hotel	Room	0.563	\$572
320	Motel	Room	0.355	\$360
Recreational				
411	City Park	Acre	0.184	\$187
430	Golf Course	Hole	3.732	\$3,789
444	Movie Theater	1,000 s.f.	1.486	\$1,509
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,613
493	Athletic Club	1,000 s.f.	2.682	\$2,723
495	Recreational Community Center	1,000 s.f.	1.233	\$1,252
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$845
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,188
530	High School	1,000 s.f.	0.751	\$762
560	Church	1,000 s.f.	0.386	\$392
565	Day Care Center	1,000 s.f.	3.653	\$3,709
590	Library	1,000 s.f.	5.125	\$5,203
Medical				
610	Hospital	1,000 s.f.	0.917	\$931
620	Nursing Home	1,000 s.f.	0.311	\$316
630	Clinic	1,000 s.f.	4.575	\$4,645
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,059
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,810
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,400
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,258
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,182
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,162
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,847
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$558
814	Specialty Center	1,000 s.f.	1.522	\$1,545
815	Discount Store	1,000 s.f.	1.022	\$1,038
816	Hardware Store	1,000 s.f.	0.592	\$601
817	Nursery	1,000 s.f.	0.849	\$862
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,291
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,405
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,463
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,551
931	Quality Restaurant	1,000 s.f.	2.959	\$3,004
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,888
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,423
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,522
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,924
942	Automobile Care Center	1,000 s.f.	1.136	\$1,153
841	New Car Sales	1,000 s.f.	0.956	\$971
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,409
944	Gas Station	Fueling Position	1.054	\$1,070
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,043
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,069
848	Tire Store	1,000 s.f.	1.461	\$1,483
850	Supermarket	1,000 s.f.	1.547	\$1,571
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,512
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,317
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,412
861	Discount Club	1,000 s.f.	1.519	\$1,542
862	Home Improvement Superstore	1,000 s.f.	0.436	\$443
863	Electronics Superstore	1,000 s.f.	0.972	\$987
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,076
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,443
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,847
890	Furniture Store	1,000 s.f.	0.253	\$257
911	Walk-In Bank	1,000 s.f.	2.989	\$3,035
912	Drive-In Bank	1,000 s.f.	4.432	\$4,500

SPRTA Impact Fees

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Roseville East 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,074 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,225

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,115
120	Heavy Industrial	1,000 s.f.	0.178	\$218
130	Industrial Park	1,000 s.f.	0.798	\$978
140	Manufacturing	1,000 s.f.	0.685	\$839
150	Warehousing	1,000 s.f.	0.300	\$368
151	Mini-Warehousing	1,000 s.f.	0.148	\$181
Residential				
210	Single Family	DU	1.000	\$1,225
220	Apartment	DU	0.620	\$760
231	Attached Condominium/Townhome	DU	0.780	\$956
240	Mobile Home Park	DU	0.590	\$723
251	Senior Adult Housing - Detached	DU	0.270	\$331
252	Senior Adult Housing - Attached	DU	0.230	\$282
253	Congregate Care	DU	0.070	\$86
260	Recreational Home	DU	0.109	\$134
Lodging				
310	Hotel	Room	0.545	\$668
311	All Suites Hotel	Room	0.364	\$446
312	Business Hotel	Room	0.563	\$690
320	Motel	Room	0.355	\$435
Recreational				
411	City Park	Acre	0.184	\$225
430	Golf Course	Hole	3.732	\$4,572
444	Movie Theater	1,000 s.f.	1.486	\$1,821
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,947
493	Athletic Club	1,000 s.f.	2.682	\$3,286
495	Recreational Community Center	1,000 s.f.	1.233	\$1,511
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,019
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,433
530	High School	1,000 s.f.	0.751	\$920
560	Church	1,000 s.f.	0.386	\$473
565	Day Care Center	1,000 s.f.	3.653	\$4,475
590	Library	1,000 s.f.	5.125	\$6,279
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,123
620	Nursing Home	1,000 s.f.	0.311	\$381
630	Clinic	1,000 s.f.	4.575	\$5,605
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,898
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,184
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,689
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,518
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,426
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,403
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,435
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$674
814	Specialty Center	1,000 s.f.	1.522	\$1,865
815	Discount Store	1,000 s.f.	1.022	\$1,252
816	Hardware Store	1,000 s.f.	0.592	\$725
817	Nursery	1,000 s.f.	0.849	\$1,040
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,558
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,696
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,765
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,872
931	Quality Restaurant	1,000 s.f.	2.959	\$3,625
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,486
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,338
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,664
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,322
942	Automobile Care Center	1,000 s.f.	1.136	\$1,392
841	New Car Sales	1,000 s.f.	0.956	\$1,171
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,114
944	Gas Station	Fueling Position	1.054	\$1,291
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,258
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,290
848	Tire Store	1,000 s.f.	1.461	\$1,790
850	Supermarket	1,000 s.f.	1.547	\$1,895
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,238
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,796
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,118
861	Discount Club	1,000 s.f.	1.519	\$1,861
862	Home Improvement Superstore	1,000 s.f.	0.436	\$534
863	Electronics Superstore	1,000 s.f.	0.972	\$1,191
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,299
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,741
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,229
890	Furniture Store	1,000 s.f.	0.253	\$310
911	Walk-In Bank	1,000 s.f.	2.989	\$3,662
912	Drive-In Bank	1,000 s.f.	4.432	\$5,430

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Sunset 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,210 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$1,380

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,256
120	Heavy Industrial	1,000 s.f.	0.178	\$246
130	Industrial Park	1,000 s.f.	0.798	\$1,101
140	Manufacturing	1,000 s.f.	0.685	\$945
150	Warehousing	1,000 s.f.	0.300	\$414
151	Mini-Warehousing	1,000 s.f.	0.148	\$204
Residential				
210	Single Family	DU	1.000	\$1,380
220	Apartment	DU	0.620	\$856
231	Attached Condominium/Townhome	DU	0.780	\$1,077
240	Mobile Home Park	DU	0.590	\$814
251	Senior Adult Housing - Detached	DU	0.270	\$373
252	Senior Adult Housing - Attached	DU	0.230	\$317
253	Congregate Care	DU	0.070	\$97
260	Recreational Home	DU	0.109	\$150
Lodging				
310	Hotel	Room	0.545	\$752
311	All Suites Hotel	Room	0.364	\$502
312	Business Hotel	Room	0.563	\$777
320	Motel	Room	0.355	\$490
Recreational				
411	City Park	Acre	0.184	\$254
430	Golf Course	Hole	3.732	\$5,151
444	Movie Theater	1,000 s.f.	1.486	\$2,051
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,193
493	Athletic Club	1,000 s.f.	2.682	\$3,702
495	Recreational Community Center	1,000 s.f.	1.233	\$1,702
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,148
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,615
530	High School	1,000 s.f.	0.751	\$1,037
560	Church	1,000 s.f.	0.386	\$533
565	Day Care Center	1,000 s.f.	3.653	\$5,042
590	Library	1,000 s.f.	5.125	\$7,074
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,266
620	Nursing Home	1,000 s.f.	0.311	\$429
630	Clinic	1,000 s.f.	4.575	\$6,315
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,518
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,461
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,903
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,710
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,607
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,580
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,870
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$759
814	Specialty Center	1,000 s.f.	1.522	\$2,101
815	Discount Store	1,000 s.f.	1.022	\$1,411
816	Hardware Store	1,000 s.f.	0.592	\$817
817	Nursery	1,000 s.f.	0.849	\$1,172
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,756
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,910
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,989
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,109
931	Quality Restaurant	1,000 s.f.	2.959	\$4,084
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,927
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,014
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,507
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,616
942	Automobile Care Center	1,000 s.f.	1.136	\$1,568
841	New Car Sales	1,000 s.f.	0.956	\$1,320
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,635
944	Gas Station	Fueling Position	1.054	\$1,455
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,418
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,453
848	Tire Store	1,000 s.f.	1.461	\$2,017
850	Supermarket	1,000 s.f.	1.547	\$2,135
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,774
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,150
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,639
861	Discount Club	1,000 s.f.	1.519	\$2,097
862	Home Improvement Superstore	1,000 s.f.	0.436	\$602
863	Electronics Superstore	1,000 s.f.	0.972	\$1,342
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,463
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,961
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,511
890	Furniture Store	1,000 s.f.	0.253	\$349
911	Walk-In Bank	1,000 s.f.	2.989	\$4,126
912	Drive-In Bank	1,000 s.f.	4.432	\$6,117

RESOLUTION NO. 19-02

**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. Fee Adjustment. The Regional Transportation and Air Quality Mitigation Fee schedule, as shown in Attachment B, is hereby adjusted to reflect an increase of 2.45234%.
2. Adoption. Pursuant to Section 8 of the JPA Agreement, this Resolution is adopted unanimously.
3. Judicial Review. 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. Effective Date. This Resolution and the Fee hereby approved shall be effective July 1, 2019.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 22nd day of May, 2019, by the following vote on roll call:

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

Chair

ATTEST:

Mike Luken, Executive Director



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

TO: SPRTA Board of Directors

DATE: May 22, 2019

**FROM: Luke McNeel-Caird, Deputy Executive Director
Mike Luken, Executive Director**

SUBJECT: FY 2019/20 ADMINISTRATIVE BUDGET

Action Requested

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

Background

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

Discussion

As shown in Attachment 1, the FY 2019/20 administrative budget is proposed at \$127,939. This increased level is due to the expected amount of activity for the coming year due to Placer Parkway and other higher than normal level of activity.

The Board should note that SPRTA budgets cover expected expenses but all billings are at actual cost with no year to year carryover. The FY 2018/19 budget was adopted at \$172,413 but actual expenses by the fiscal year end on June 30 are projected to be about \$77,000.

Including FY 2019/20, this brings the costs for SPRTA administration to \$1.43 million over the past 18 years, or just under \$79,500 annually.

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

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Table 1

**SPRTA Administrative Budget Summary
FY 2019/20**

Expenditures			
	Adopted		
	Proposed	FY 2018/19	Difference
PCTPA Administrative Contract	\$102,839	\$66,713	\$36,126
Legal Services	\$2,500	\$2,500	\$0
Traffic Modeling/Engineering	\$15,000	\$95,000	(\$80,000)
Financial Audits	\$6,100	\$6,700	(\$600)
Direct Expenses (note 1)	\$1,000	\$1,000	\$0
Accounting Services	\$500	\$500	\$0
Contingency funds	\$0	\$0	\$0
Total	\$127,939	\$172,413	(\$44,474)

Revenues			
	Adopted		
	Proposed	FY 2018/19	Difference
SPRTA Fees	\$127,939	\$172,413	(\$44,474)
Total	\$127,939	\$172,413	(\$44,474)

Contingency Funds	Proposed	FY 2018/19	Difference
	\$0	\$0	\$0

Revenue to Expenditure Comparison			
	Proposed	Adopted FY 2018/19	
Surplus/(Deficit)	\$0	\$0	

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



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

TO: Board of Directors

DATE: May 22, 2019

FROM: Michael Luken, Executive Director

SUBJECT: NEVADA STATION OPERATING BUDGET

ACTION REQUESTED

Approve Nevada Station Building budget for fiscal years 2019/20 and 2020/21 as shown in Attachment 1 and certify that this budget includes required bond payments.

BACKGROUND

In December 2003, PCTPA completed the purchase of the Nevada Station office building at 249-299 Nevada Street in Auburn to house the Agency's operations. In doing so, the Agency has also become a landlord, charged with the responsibility of operating and maintaining the building, negotiating commercial leases, and resolving property and tenant issues.

Because of certain powers needed to obtain bond financing that are not specifically held by PCTPA, the South Placer Regional Transportation Authority (SPRTA) agreed to be the conduit for the financing of the purchase of the Nevada Station. Under this arrangement, SPRTA is listed as the official owner of the building and fully leases it to PCTPA. PCTPA, in turn, handles all management, operations, maintenance and repairs, tenant leasing, rental collection, and bond payments. Once the bonds have been fully repaid, SPRTA will sell the building to PCTPA for \$10.

In July 2014, the PCTPA and SPRTA Boards approved the refinancing of the original 2003 property lease revenue bonds. These 2014 lease revenue bonds assume the final amortization dates of the original loan, June 2023 and June 2029, and interest payments on the remaining term of the debt has been reduced by nearly 50%.

Under the terms of the ownership arrangement, the bi-annual budget is approved by both SPRTA and PCTPA.

DISCUSSION

The budget to actual figures for Fiscal Year (FY) 2017/18 and 2018/19 (as estimated through 6/30/19), as well as the proposed annual budgets for FY 2019/20 and 2020/21, are shown in Attachment 1.

FY 2017/18 and 2018/19 Budget to Actual Recap

Although improving, the overall economy has continued to affect the Nevada Station. While nine of the ten office suites are currently leased, the lease rates have remained at or slightly

SPRTA Board of Directors
NEVADA STATION OPERATING BUDGET
May 22, 2019
Page 2

below market rate to attract and retain building tenants. As a result, actual revenues for these two years were slightly below budgeted revenues.

FY 2019/20 and 2020/21 Budget Outlook

The budget conservatively projects FY 2019/20 and 2020/21 rental revenue with minor increases and estimates the one unoccupied office vacancy assuming a Summer 2019 occupancy at standard market rates.

The financial outlook for Nevada Station has improved slightly with operating surpluses being projected for both years of the proposed budget, including the reestablishment of necessary maintenance reserves and repayment of obligations.

With lease refinancing savings and operating surpluses, we will continue to complete previously suspended deferred maintenance and improvements and set aside cash reserves for future repairs and maintenance, including:

- Necessary Repairs (scheduled for Fall 2019 completion)
 - ground floor metal roofing, gutter and eave repair
 - dryrot repairs to the northside of the building
- Deferred maintenance – Exterior painting
- Future maintenance – Parking lot repaving and restriping
- Future replacement of HVAC equipment

In 2010-2011, PCTPA had transferred agency reserves to Nevada Station, now with a remaining fiscal year end June 30, 2019 balance of \$115,000 and uncollected property management expenses of \$10,137. Cash reserves for major maintenance, including exterior painting, were reduced or put on hold in 2009-2015. With reduced debt service payments and a stable occupancy level, we are now in the position to re-establish cash transfers to major maintenance reserves and staff recommends (1) the repayment to PCTPA for prior years' property management of \$10,137, (2) the repayment to PCTPA towards the note payable by \$15,000 and \$30,000 per respective years, and (3) increased maintenance reserves of \$22,500 and \$25,000 per respective years.

MUFG Union Bank, which services the bonds, requires that the Agency certify that bond payments are included in the building's operating budget and have been included accordingly. Both the PCTPA and SPRTA TAC have reviewed the biannual budget and concur with staff recommendation of the Board's certification and approval of the Nevada Station Operating Budget.

Attachment
SL:LM:ss

NEVADA STATION - OPERATING BUDGET
BUDGET TO ACTUAL: FY's 2017/18 - 2018/19
PROPOSED BUDGET: FY's 2019/20 - 2020/21

	FY 2017/18		FY 2018/19		PROPOSED BUDGET	
	BUDGET	ACTUAL	BUDGET	ACTUAL (Projected)	FY 2019/20	FY 2020/21
GROSS INCOME - PROJECTED						
TENANT RENTAL INCOME	305,464	285,455	314,498	299,222	327,928	336,646
INTEREST INCOME	500	513	500	550	500	500
LESS: 5% VACANCY & CREDIT LOSS	(7,609)	-	(7,874)	-	(8,358)	(8,570)
TOTAL EFFECTIVE INCOME	298,355	285,968	307,124	299,772	320,069	328,576
OPERATING EXPENSES - PROJECTED						
ACCOUNTANT/ATTORNEY	500	-	500	-	500	500
CARPET CLEANING	250	-	250	-	250	250
ELEVATOR MAINT/LICENSE	4,500	2,551	4,500	2,529	2,750	3,000
FIRE EXTINGUISHERS	100	-	100	62	100	100
GARBAGE DISPOSAL	3,800	3,823	3,900	3,963	4,000	4,250
GUTTER CLEANING	150	-	150	-	150	150
HVAC MAINTENANCE	1,000	918	1,000	1,130	1,250	1,500
INSURANCE	3,500	3,461	3,750	3,552	3,750	4,000
JANITORIAL SERVICE	4,000	3,840	4,250	3,840	4,000	4,250
LANDSCAPING SERVICE	5,500	5,400	5,750	5,475	5,750	5,750
LIGHTING	500	-	500	1,000	750	750
LOCKSMITH	150	641	150	100	250	250
MANAGEMENT - PCTPA ADMINISTRATION	16,000	15,918	16,000	16,391	15,000	15,000
MANAGEMENT - BLDG ASSESSMENT	-	-	-	-	5,000	-
MANAGEMENT - MAINTENANCE SERVICES	-	-	-	-	5,000	10,000
MISC REPAIRS & EXPENSES	5,000	762	5,000	2,730	5,000	5,000
PCWA	2,500	1,961	2,500	2,209	2,500	2,750
PG&E	2,000	1,579	2,250	1,541	1,750	2,000
PHONE (ELEVATOR)	500	508	500	483	500	500
PLUMBING / ELECTRICAL	1,000	652	1,000	2,407	2,000	2,250
REAL ESTATE TAXES	2,500	2,964	2,500	2,292	2,500	2,500
RESTROOM SUPPLIES	1,000	910	1,000	697	1,000	1,000
SECURITY	1,000	504	1,000	694	1,000	1,000
SEWER FEES	3,500	3,386	3,500	3,381	3,500	3,500
WINDOW WASHING	750	-	750	895	1,000	1,000
TRANSFER TO RESERVE - HVAC (12 units)	-	-	-	-	12,500	15,000
TRANSFER TO RESERVE - PAINTING/SIDING (Exterior)	8,500	8,500	8,500	11,000	5,000	5,000
TRANSFER TO RESERVE - PARKING LOT PAVING	-	-	-	-	-	-
TRANSFER TO RESERVE - ROOFING REPAIRS	500	3,800	500	13,000	5,000	5,000
TOTAL OPERATING EXPENSES	68,700	62,078	69,800	79,371	91,750	96,250
NET INCOME	229,655	223,890	237,324	220,401	228,319	232,326
NON-OPERATING EXPENSES						
DEBT SERVICE (Principal + Interest)	192,255	191,861	189,099	188,469	190,482	191,099
BOND TRUSTEE ADMIN FEE	2,900	2,150	2,900	2,150	2,150	2,150
MISC. NON-OPERATING	750	741	750	831	750	750
LEASE COMMISSIONS	1,250	2,532	1,250	2,500	2,500	2,500
TENANT IMPROVEMENTS	1,500	4,761	1,500	5,000	5,000	5,000
BOND COUNSEL	250	-	500	-	500	500
TOTAL NON-OPERATING EXPENSES	198,905	202,044	195,999	198,950	201,382	201,999
TRANSFER FROM PCTPA RESERVES	-	-	-	-	-	-
DUE TO PCTPA - PROPERTY MGMT.	15,000	13,704	15,000	19,339	10,137	-
DUE TO PCTPA - NOTE PAYABLE	35,000	-	35,000	10,000	15,000	30,000
NET OPERATING CASH FLOW	(4,250)	8,141	6,324	(7,888)	1,800	327
CUMULATIVE CASH FLOW RESERVE			253		2,053	2,380

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Technical Advisory Committee Meeting Minutes

May 7, 2019 – 2:30 p.m.

ATTENDANCE: Araceli Cazarez, City of Lincoln
Ray Leftwich, City of Lincoln
Amber Conboy, Placer County
Ken Grehm, Placer County
Katie Jackson, Placer County
Rich Moorehead, Placer County
Justin Nartker, City of Rocklin
Jake Hanson, City of Roseville
Mark Johnson, City of Roseville
Jason Shykowski, City of Roseville

STAFF: Mike Luken (call-in)
Luke McNeel-Caird
Solvi Sabol

Placer Parkway Phase 1 Funding Agreement – Placer County

Ken Grehm provided a draft of the Placer Parkway Phase 1 Funding Agreement between Placer County and SPRTA, noting that the funding components in the agreement are those that the TAC discussed late last year.

Grehm explained the funding for the \$58 million-dollar project for Phase 1 of the Placer Parkway. The funding agreement includes a \$9 million-dollar non-reimbursable commitment from United Auburn Indian Community (UAIC). UAIC is asking that these funds be credited back to them if the Sunset Industrial area becomes subject to Tier II fees. The remainder of the project funding will be paid back by future Tier 2 revenues. These funds as well as the \$6 million dollars already allocated to the County for the Phase 1 design, are to be paid back as a first-priority with interest equal to the Tier 2 inflation. Included in the agreement is acknowledgement that UAIC is asking for a connector roadway for access to Placer Parkway which they will design, fund, build and maintain. Grehm added that UAIC will need go through the County review and approval process prior to construction.

Grehm said that in order to move forward and purchase right-of-way, the agreement needs to be in place. The TAC agreed to take the funding agreement to their respective agencies for review. The TAC will report back at the June meeting.

Administrative Budget

Luke McNeel-Caird provided the FY 2019/20 SPRTA Administrative Budget. McNeel-Caird said that in FY 2018/19 we had allocated for a comprehensive update budgeted at \$95,000. The TAC agreed not to move forward with the comprehensive update and the FY 2019/20 traffic consultant is proposed at \$15,000. The budget reflects an increase in staff time from FY 2018/19. The TAC concurred with bringing the Administrative Budget to the SPRTA Board for approval this month.

Nevada Station Budget

Luke McNeel-Caird explained that SPRTA owns the Nevada Station building and every two years we bring the operating budget to the Board for approval. McNeel-Caird reported that nine out of ten offices are full. The budget reflects rental income increasing slightly which will help pay for some deferred maintenance on the building. Additionally, we are in a position to start repaying PCTPA back for loans it had made to SPRTA during the economic downturn. The TAC agreed to bring the Nevada Station budget to the SPRTA Board for approval this month.

Costco Fair-Share to SPRTA Improvements

The County and Rocklin discussed addressing fair-share improvements to be paid by Loomis from the Costco project. A meeting will be scheduled between SPRTA, Placer County, and Rocklin staff to discuss in more detail.

The meeting adjourned at 3:10 p.m.