

AGENDA

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	
В.	Roll Call	
C.	Approval of Minutes: April 24, 2019	Actior Pg. 1
D.	Agenda Review	
E.	Public Comment	
F.	 Consent Calendar 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 2. 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 	Action Pg. 2 Pg. 3 Pg. 5 Pg. 7
G.	3:00 P.M. PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary Adjustment 2019	Actio r Pg. 9
Н.	FY 2019/20 Administrative Budget Board approval of the FY 2018/19 budget for the administration of the South Placer Regional Transportation Authority.	Actior Pg. 24
	200 Nevada Street - Auburn CA 05603 - (530) 823-4030	

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

Board of Directors Meeting Agenda SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY May 22, 2019 Page 2

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 STAFF: Mike Luken

Ken Broadway, Chair Luke McNeel-Caird

Paul Joiner Solvi Sabol

Kirk Uhler

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



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. <u>Letter of Task Agreement for Traffic Modeling Services for FY 2019/20 – Fehr & Peers Associates: \$15,000</u>

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. <u>Letter of Task Agreement for Legal Services for FY 2019/20 – Sloan Sakai Yeung & Wong LLP: \$2,500</u>

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. <u>Letter of Task Agreement for Fiscal Audit Services for FY 2019/20 – Richardson & Company LLP: \$6,100</u>

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



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. <u>Incorporated Master Agreement:</u> 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. <u>Term:</u> 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. <u>Scope of Services:</u> 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. <u>Personnel:</u> Sarah Brandenberg (Principal) will provide primary consultant services; consultant will provide additional personnel to perform above noted services as needed.
- 5. <u>Compensation:</u> 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.

Fehr & Peers Letter of Task Agreement #19-01 May 22, 2019 Page Two

- Other direct costs / reimbursable expenses are invoiced at cost plus 10% for handling.
- Personal auto mileage is reimbursed at the current IRS approved rate.
- Reproduction and communication expenses (telephone, fax, computer, e-mail, etc.) are invoiced at cost as a percentage of project labor.
- Consultant will invoice on a monthly basis for work completed. Such invoices shall include tasks completed, hours associated with each task, staff member completing the task, and hourly rate. 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 Mike Luken at (530) 823-4030.

Sincerely,		Accepted by:		
Michael W. Luken	Date	David Robinson	Date	
Executive Director		Principal		
Placer County Transportation	Planning Agency	Fehr & Peers		



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. <u>Incorporated Master Agreement:</u> 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. <u>Term:</u> 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. <u>Scope of Services:</u> 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.
- Personnel: DeeAnne Gillick and Madeline Miller will provide primary legal counsel;
 Consultant will provide additional personnel to perform above noted services as needed.

Renne Sloan Holtzman Sakai LLP Letter of Task Agreement #19-01 May 22, 2019 Page Two

5. <u>Compensation:</u> For services rendered in FY 2019/20, consultant will be compensated at the following rates:

Renne Sloan Holtzman Sakai Staff	Hourly Rate Schedule	
Nancy C. Miller	\$	305
Genevieve Ng	\$	315
Steve Shaw	\$	315
Christiane E. Layton	\$	290
Paul J. Chrisman	\$	290
DeeAnne Gillick	\$	290
Osman I. Mufti	\$	270
Madeline E. Miller	\$	270
Susan Yoon	\$	235
Other Partners & of Counsel	\$	305-400
Other Associates & Senior Counsel	\$	230-305
Paralegals	\$	130

Documented mileage will be reimbursed at the current IRS rate. Other actual and necessary costs will be reimbursed at cost with appropriate back up documentation. 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 Michael Luken at (530) 823-4030.

Sincerely,		Accepted by:		
		N. ACT		
Michael W. Luken	Date	Nancy Miller,	Date	
Executive Director		Partner		
South Placer Regional	Fransportation Authority	Sloan Sakai Yeung & Wong LLP		



May 22, 2019

Ingrid Sheipline, 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. Sheipline:

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) <u>Term</u>: 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) <u>Personnel</u>: Consultant shall provide its own personnel to perform the work in the proposal. Consultant shall provide administrative support and overhead expenses.

Richardson & Company, LLP Letter of Task Agreement #19-01 May 22, 2019 Page Two

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 Managing Partner Richardson & Company, LLP	Date	



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

 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)

	Date	20 Cities	San Fran.	Average	% Change	
SPRTA						
	Apr-18	10971.87	12014.72	11493.30		
						201 <u>8-2019 Summ</u> ary
	Apr-19	11228.07	12322.23	11775.15	2.45%	2.45%

2019 Summary

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

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

ITE			P.M. Peak Hour	Trip	% New	VMT	DUE
Code	Land Use Category		Trip Rate Per Unit1	Length 2	Trips ²	per Unit	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	1.70/1000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
	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		500 3000 5				
	< 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
	>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/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	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
	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
XXI		7.71	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
881 890	Furniture Store	0.45	0.45/1.000 c f	3.6	78	1 26	0.253
881 890 911	Furniture Store Walk-In Bank	0.45 12.13	0.45/1,000 s.f. 12.13/1,000 s.f.	3.6 1.6	78 77	1.26 14.94	0.253 2.989

ITE Trip Generation, 9th Edition. ITE Journal, May 1992

 SPRTA Impact Fees

 Jurisdiction:
 Placer County
 2015 Annual Adjustment Factor for Inflation = 1.03246904
 1.03246904

 District:
 Dry Creek
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 1.0323580

 Cost per DUE:
 \$589
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 1.0245216

 2018 Annual Adjustment Factor for Inflation = 2019 Annual Adjustment Factor for Inflation = 1.0245234
 1.0245234

Time			Cost per DUE With	Inflation = \$672
		Unit	DUE	Fee
120 Elevy Industrial 1,000 s.f. 0,788 5356 130 Industrial Park 1,000 s.f. 0,788 5356 140 Marenfacturing 1,000 s.f. 0,085 3,400 150 Marenfacturing 1,000 s.f. 0,186 997 150 Marenfacturing 1,000 s.f. 0,186 997 150 Marenfacturing 1,000 s.f. 0,186 997 150 Single Family DU 1,000 5972 220 Agarterent DU 0,790 3,534 231 Attached Condominisant Townhome DU 0,790 3,534 232 Attached Condominisant Townhome DU 0,790 3,534 233 Mobile Home Park DU 0,590 3,538 232 Senior Adult Homise - Authord DU 0,200 3,538 232 Senior Adult Homise - Authord DU 0,070 3,47 232 Senior Adult Homise - Authord DU 0,070 3,47 243 Attached DU 0,070 3,47 253 Congregate Care DU 0,070 3,47 254 Recreational Home DU 0,190 373 10 10 10 10 10 10 10 10 10		Oint	per onit	per our
130 Industrial Park				
140 Mumfacturing				
150 Markeboosing 1,000 s.f. 0,148 599				
Residential	-			
200 Single Family DU 0.050 S472 220 Apartument DU 0.050 S474 231 Attached Condominium/Townhome DU 0.780 S524 240 Mobile Home Park DU 0.780 S524 240 Mobile Home Park DU 0.780 S536 251 Senior Adult Hosning - Detached DU 0.270 S181 252 Senior Adult Hosning - Detached DU 0.070 S181 252 Senior Adult Hosning - Detached DU 0.070 S181 252 Senior Adult Hosning - Detached DU 0.070 S73 260 Recreational Home DU 0.099 S73 260 Recreational Home DU 0.099 S73 260 Recreational Home DU 0.099 S73 252 2		1,000 s.f.	0.148	\$99
220 Apartment		DII	1.000	0.770
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710 Up to 50,000 s.f.		1,000 s.f.	4.575	\$3,074
SO,001-150,000 s.f.		1,000 s.f.	3.998	\$2,686
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852 Convenience Market < 24-hour				
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 Fumiture Store 1,000 s.f. 0.253 \$170	852 Convenience Market < 24-hour		2.282	\$1,533
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 Fumiture Store 1,000 s.f. 0.253 \$170				
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 Fumiture Store 1,000 s.f. 0.253 \$170				
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				
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 Fumiture Store 1,000 s.f. 0.253 \$170				
890 Furniture Store 1,000 s.f. 0.253 \$170	880 Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$955
912 Drive-In Bank 1,000 s.f. 4,432 \$2,908				

SPKIA Impact Fees						
Jurisdiction:	Placer County					
District:	Granite Bay					

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Drive-In Bank

2015 Annual Adjustment Factor for Inflation = 1.0246904 2016 Annual Adjustment Factor for Inflation = 1.0323580 \$587 2017 Annual Adjustment Factor for Inflation = 1.0245216 Cost per DUE: 2018 Annual Adjustment Factor for Inflation = 1.0273511 2019 Annual Adjustment Factor for Inflation = 1.0245234

Cost per DUE With Inflation = \$670 Code Land Use Category Unit per Unit 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 0.685 \$459 140 Manufacturing 1,000 s.f. 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 0.230 DU \$154 DU 253 Congregate Care 0.070 260 Recreational Home DU \$73 0.109 Lodging 310 Hotel 0.545 \$365 Room All Suites Hotel 0.364 \$244 311 Room Business Hotel Room 0.563 \$377 Motel 0.355 \$238 320 Recreational 0.184 \$123 411 City Park Acre 430 Hole 3.732 \$2,499 Golf Course 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 \$3,432 Medical 610 Hospital 1.000 s.f. 0.917 \$614 620 Nursing Home 1.000 s.f. 0.311 \$208 1,000 s.f. 4.575 \$3,063 630 Clinic Office 710 Up to 50,000 s.f. 1,000 s.f. 3 998 \$2,677 1,000 s.f. 1,000 s.f. 50.001-150.000 s.f. 1.783 \$1,194 150,001-300,000 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. \$779 1.164 > 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 \$396 816 Hardware Store 1,000 s.f. 0.592 817 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 1.000 s.f. 500,000s.f.-1,000,000 s.f. 1.441 \$965 >1,000,000 s.f. 1,000 s.f. 1.528 \$1,023 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 Gas/Serv. Stn. W/Conv. Mkt./Wash \$705 Fueling Position 1.053 848 Tire Store 1,000 s.f. 1.461 \$978 850 Supermarket 1.000 s.f. 1 547 \$1.036 Convenience Market 24-hour 1.000 s.f. 851 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 Electronics Superstore 1,000 s.f. 0.436 \$292 1.000 s.f. \$651 863 0.972 Toy/Childrens Superstore 1,000 s.f. 1.060 \$710 864 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 Walk-In Bank 1.000 s.f. 2.989 \$2.001 911

	-		UPD	ATED: 4/26/2019
	ATA Impact Fees	2015 4 1	otmant Faster for L.C. C	
Jurisd Distric	iction: Lincoln ct: Lincoln		stment Factor for Inflation = 1.0246904 stment Factor for Inflation = 1.0323580	
	per DUE: \$1,369		stment Factor for Inflation = 1.0245216	
			stment Factor for Inflation = 1.0273511	
		2019 Annual Adju	stment Factor for Inflation = 1.0245234	
			Cost per DUE With Infl	ation = \$1,562
ITE			DUE	Fee
	Land Use Category	Unit	per Unit	per Unit
	Industrial Light Industrial	1,000 s.f.	0.910	\$1,421
	Heavy Industrial	1,000 s.f.	0.178	\$278
	Industrial Park	1,000 s.f.	0.798	\$1,246
	Manufacturing	1,000 s.f.	0.685	\$1,070
	Warehousing Mini-Warehousing	1,000 s.f. 1,000 s.f.	0.300 0.148	\$468 \$231
	Residential	-,000	******	7
	Single Family	DU	1.000	\$1,562
	Apartment Attached Condominium/Townhome	DU DU	0.620 0.780	\$968 \$1,218
	Mobile Home Park	DU	0.590	\$921
	Senior Adult Housing - Detached	DU	0.270	\$422
	Senior Adult Housing - Attached	DU	0.230	\$359
260	Congregate Care Recreational Home	DU DU	0.070 0.109	\$109 \$170
	Lodging		*****	7-1-0
	Hotel	Room	0.545	\$851
-	All Suites Hotel Business Hotel	Room Room	0.364 0.563	\$568 \$879
-	Motel	Room	0.365	\$554
	Recreational			
	City Park Golf Course	Acre	0.184 3.732	\$287 \$5.929
	Movie Theater	Hole 1,000 s.f.	3./32 1.486	\$5,828 \$2,321
	Health/Fitness Club	1,000 s.f.	1.589	\$2,481
	Athletic Club	1,000 s.f.	2.682	\$4,188
	Recreational Community Center Institutional	1,000 s.f.	1.233	\$1,926
	Elementary School	1,000 s.f.	0.832	\$1,299
	Private School (K - 12)	1,000 s.f.	1.170	\$1,827
	High School	1,000 s.f.	0.751	\$1,173
	Church Day Care Center	1,000 s.f. 1,000 s.f.	0.386 3.653	\$603 \$5,705
	Library	1,000 s.f.	5.125	\$8,004
	Medical			
	Hospital	1,000 s.f.	0.917	\$1,432
	Nursing Home Clinic	1,000 s.f. 1,000 s.f.	0.311 4.575	\$486 \$7,145
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,244
	50,001-150,000 s.f. 150,001-300,000 s.f.	1,000 s.f. 1,000 s.f.	1.783 1.379	\$2,784 \$2,154
	300,001-500,000 s.f.	1,000 s.f.	1.379	\$1,935
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,818
720	> 800,000 s.f.	1,000 s.f.	1.145	\$1,788
720	Medical - Dental Office Building Retail	1,000 s.f.	2.804	\$4,379
	Lumber Yard	1,000 s.f.	0.550	\$859
814		1,000 s.f.	1.522	\$2,377
	Discount Store Hardware Store	1,000 s.f. 1,000 s.f.	1.022 0.592	\$1,596 \$925
817		1,000 s.f.	0.849	\$1,326
	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,986
	200,001-500,000 s.f. 500,000s.f1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.384 1.441	\$2,161 \$2,250
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,386
	Quality Restaurant	1,000 s.f.	2.959	\$4,621
	High Turnover Restaurant Fast Food w/o Drive-In	1,000 s.f. 1,000 s.f.	2.845 4.357	\$4,443 \$6,804
	Fast Food Drive-In Fast Food Drive-In	1,000 s.f. 1,000 s.f.	5.439	\$6,804 \$8,494
	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,959
	Automobile Care Center	1,000 s.f.	1.136	\$1,774
841 843	New Car Sales Automobile Parts Sales	1,000 s.f. 1,000 s.f.	0.956 3.358	\$1,493 \$5,244
	Gas Station	Fueling Position	3.338 1.054	\$5,244 \$1,646
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,604
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,644
	Tire Store Supermarket	1,000 s.f. 1,000 s.f.	1.461 1.547	\$2,282 \$2,416
	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,402
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,564
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,249 \$2,272
	Discount Club Home Improvement Superstore	1,000 s.f. 1,000 s.f.	1.519 0.436	\$2,372 \$681
863		1,000 s.f.	0.972	\$1,518
864		1,000 s.f.	1.060	\$1,655
880 881	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	1,000 s.f. 1,000 s.f.	1.421 1.819	\$2,219 \$2,841
	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

		Cost per DUE With Inflation = \$1,643		
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
	Industrial	4.000	0.040	***
	Light Industrial	1,000 s.f.	0.910	\$1,495
	Heavy Industrial Industrial Park	1,000 s.f. 1,000 s.f.	0.178 0.798	\$292 \$1,311
	Manufacturing	1,000 s.f.	0.685	\$1,125
	Warehousing	1,000 s.f.	0.300	\$493
	Mini-Warehousing	1,000 s.f.	0.148	\$243
]	Residential			
	Single Family	DU	1.000	\$1,643
	Apartment	DU	0.620	\$1,018
	Attached Condominium/Townhome	DU	0.780	\$1,281
251	Mobile Home Park Senior Adult Housing - Detached	DU DU	0.590	\$969 \$444
	Senior Adult Housing - Detached Senior Adult Housing - Attached	DU	0.270 0.230	\$378
	Congregate Care	DU	0.230	\$115
	Recreational Home	DU	0.109	\$179
	Lodging	-		
310	Hotel	Room	0.545	\$895
311	All Suites Hotel	Room	0.364	\$598
	Business Hotel	Room	0.563	\$925
	Motel	Room	0.355	\$583
	Recreational		0.10:	***
	City Park	Acre	0.184	\$302
	Golf Course Movie Theater	Hole	3.732	\$6,130 \$2,441
	Health/Fitness Club	1,000 s.f. 1,000 s.f.	1.486 1.589	\$2,441 \$2,610
	Athletic Club	1,000 s.f.	2.682	\$4,406
	Recreational Community Center	1,000 s.f.	1.233	\$2,025
	Institutional	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		7-7
	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
	Church	1,000 s.f.	0.386	\$634
	Day Care Center	1,000 s.f.	3.653	\$6,001
	Library	1,000 s.f.	5.125	\$8,419
	Medical Hospital	1,000 s.f.	0.917	\$1,506
	Nursing Home	1,000 s.f.	0.311	\$1,500 \$511
	Clinic	1,000 s.f.	4.575	\$7,515
	Office	1,000 5.11	11575	Ψ,,515
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
720	> 800,000 s.f.	1,000 s.f.	1.145	\$1,881
	Medical - Dental Office Building Retail	1,000 s.f.	2.804	\$4,606
	Lumber Yard	1,000 s.f.	0.550	\$903
	Specialty Center	1,000 s.f.	1.522	\$2,500
	Discount Store	1,000 s.f.	1.022	\$1,679
	Hardware Store	1,000 s.f.	0.592	\$972
	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.f1,000,000 s.f.	1,000 s.f.	1.441	\$2,367
931	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,510 \$4,861
	Quality Restaurant High Turnover Restaurant	1,000 s.f. 1,000 s.f.	2.959 2.845	\$4,861 \$4,673
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,673 \$7,157
	Fast Food Drive-In	1,000 s.f.	5.439	\$8,934
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,113
	Automobile Care Center	1,000 s.f.	1.136	\$1,866
841	New Car Sales	1,000 s.f.	0.956	\$1,570
	Automobile Parts Sales	1,000 s.f.	3.358	\$5,516
	Gas Station	Fueling Position	1.054	\$1,731
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,687
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,730 \$2,400
	Tire Store Supermarket	1,000 s.f. 1,000 s.f.	1.461 1.547	\$2,400 \$2,541
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,682
852		1,000 s.f.	2.282	\$3,749
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,521
	Discount Club	1,000 s.f.	1.519	\$2,495
	Home Improvement Superstore	1,000 s.f.	0.436	\$716
	Electronics Superstore	1,000 s.f.	0.972	\$1,597
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,741
	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				

	2019 Annual Adjustment Factor for Inflation = 1.0245234 Cost per DUE With Inflation = \$2,070				
ITE	Land Has Cotagons	IV's	DUE	Fee	
	Land Use Category Industrial	Unit	per Unit	per Unit	
	Light Industrial	1,000 s.f.	0.910	\$1,884	
	Heavy Industrial	1,000 s.f.	0.178	\$369	
	Industrial Park	1,000 s.f.	0.798	\$1,652	
	Manufacturing Warehousing	1,000 s.f. 1,000 s.f.	0.685 0.300	\$1,418 \$621	
151	_	1,000 s.f.	0.148	\$306	
	Residential				
	Single Family	DU	1.000	\$2,070	
220	Apartment Attached Condominium/Townhome	DU DU	0.620 0.780	\$1,284 \$1,615	
	Mobile Home Park	DU	0.590	\$1,222	
251	Senior Adult Housing - Detached	DU	0.270	\$559	
	Senior Adult Housing - Attached	DU	0.230	\$476	
	Congregate Care	DU DU	0.070	\$145 \$226	
	Recreational Home Lodging	DU	0.109	\$220	
	Hotel	Room	0.545	\$1,128	
311	All Suites Hotel	Room	0.364	\$754	
	Business Hotel	Room	0.563	\$1,166	
	Motel Recreational	Room	0.355	\$735	
	City Park	Acre	0.184	\$381	
	Golf Course	Hole	3.732	\$7,727	
	Movie Theater	1,000 s.f.	1.486	\$3,077	
	Health/Fitness Club	1,000 s.f.	1.589	\$3,290	
	Athletic Club	1,000 s.f.	2.682	\$5,553	
	Recreational Community Center Institutional	1,000 s.f.	1.233	\$2,553	
	Elementary School	1,000 s.f.	0.832	\$1,723	
	Private School (K - 12)	1,000 s.f.	1.170	\$2,422	
	High School	1,000 s.f.	0.751	\$1,555	
560	Church	1,000 s.f.	0.386	\$799	
	Day Care Center	1,000 s.f.	3.653	\$7,563	
	Library Medical	1,000 s.f.	5.125	\$10,611	
	Hospital	1,000 s.f.	0.917	\$1,899	
	Nursing Home	1,000 s.f.	0.311	\$644	
	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. 150,001-300,000 s.f.	1,000 s.f. 1,000 s.f.	1.783 1.379	\$3,692 \$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	
	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,805	
	Retail Lumber Yard	1,000 s.f.	0.550	\$1,139	
814	Specialty Center	1,000 s.f.	1.522	\$3,151	
	Discount Store	1,000 s.f.	1.022	\$2,116	
	Hardware Store	1,000 s.f.	0.592	\$1,226	
817	Nursery	1,000 s.f.	0.849	\$1,758	
820	Shopping Center	1.000 - 6	1 272	AA	
	< 200,000 s.f. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272 1.384	\$2,634 \$2,865	
	200,001-500,000 s.f. 500,000s.f1,000,000 s.f.	1,000 s.f.	1.384	\$2,863 \$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	
	High Turnover Restaurant	1,000 s.f.	2.845	\$5,890	
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,021	
934 941	Fast Food Drive-In Quick Lube Vehicle Shop	1,000 s.f. Service Pos.	5.439 1.895	\$11,261 \$3,923	
	Automobile Care Center	1,000 s.f.	1.895	\$3,923 \$2,352	
	New Car Sales	1,000 s.f.	0.956	\$1,979	
	Automobile Parts Sales	1,000 s.f.	3.358	\$6,953	
	Gas Station	Fueling Position	1.054	\$2,182	
	Gas Station w/Convenience Market Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.027	\$2,126	
	Tire Store	Fueling Position 1,000 s.f.	1.053 1.461	\$2,180 \$3,025	
	Supermarket	1,000 s.f.	1.547	\$3,203	
851		1,000 s.f.	3.459	\$7,162	
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,725	
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,959	
	Discount Club	1,000 s.f.	1.519	\$3,145	
	Home Improvement Superstore Electronics Superstore	1,000 s.f. 1,000 s.f.	0.436 0.972	\$903 \$2,012	
	-	1,000 s.f.	1.060	\$2,012	
863 864		4,000 0.4.	1.000		
864		1,000 s.f.	1.421	\$2,942	
864	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	1,000 s.f. 1,000 s.f.	1.421 1.819	\$2,942 \$3,766	
864 880 881	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru				

	SPRTA Imp	act 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 D	OUE With Inf
-				

	,	Cost per DUE With	n Inflation = \$1,582
ITE Code Land Has Cotagonia	Unit	DUE	Fee
Code Land Use Category Industrial	UIII	per Unit	per Unit
110 Light Industrial	1,000 s.f.	0.910	\$1,440
120 Heavy Industrial	1,000 s.f.	0.178	\$282
130 Industrial Park 140 Manufacturing	1,000 s.f. 1,000 s.f.	0.798 0.685	\$1,263 \$1,084
150 Warehousing	1,000 s.f.	0.300	\$475
151 Mini-Warehousing	1,000 s.f.	0.148	\$234
Residential		4.000	
210 Single Family 220 Apartment	DU DU	1.000 0.620	\$1,582 \$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 253 Congregate Care	DU DU	0.230 0.070	\$364 \$111
260 Recreational Home	DU	0.109	\$172
Lodging			
310 Hotel	Room	0.545	\$862
311 All Suites Hotel 312 Business Hotel	Room Room	0.364 0.563	\$576 \$891
320 Motel	Room	0.355	\$562
Recreational			
411 City Park	Acre	0.184	\$291 \$5,005
430 Golf Course 444 Movie Theater	Hole 1,000 s.f.	3.732 1.486	\$5,905 \$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 Institutional	1,000 s.f.	1.233	\$1,951
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 3.653	\$611 \$5,780
565 Day Care Center 590 Library	1,000 s.f. 1,000 s.f.	5.125	\$8,109
Medical	1,000 511.	3.123	ψ0,109
610 Hospital	1,000 s.f.	0.917	\$1,451
620 Nursing Home 630 Clinic	1,000 s.f.	0.311 4.575	\$492 \$7,239
Office	1,000 s.f.	4.373	\$1,239
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. 300,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.379 1.239	\$2,182 \$1,960
500,001-500,000 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. 1,000 s.f.	0.592 0.849	\$937 \$1,242
817 Nursery 820 Shopping Center	1,000 s.1.	0.849	\$1,343
< 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.f1,000,000 s.f. >1,000,000 s.f.	1,000 s.f. 1,000 s.f.	1.441 1.528	\$2,280 \$2,418
931 Quality Restaurant	1,000 s.f.	2.959	\$2,418 \$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 941 Quick Lube Vehicle Shop	1,000 s.f. Service Pos.	5.439 1.895	\$8,606 \$2,998
941 Quick Lube Venicie Snop 942 Automobile Care Center	1,000 s.f.	1.136	\$2,998 \$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 945 Gas Station w/Convenience Market	Fueling Position Fueling Position	1.054 1.027	\$1,668 \$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 852 Convenience Market < 24-hour	1,000 s.f. 1,000 s.f.	3.459 2.282	\$5,473 \$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 864 Toy/Childrens Superstore	1,000 s.f. 1,000 s.f.	0.972 1.060	\$1,538 \$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 912 Drive-In Bank	1,000 s.f.	2.989 4.432	\$4,729 \$7,012
712 DHVC-III DAHK	1,000 s.f.	4.434	\$7,012

CT-	ma r		UP	DATED: 4/26/2019
SPR Jurisdi	TA Impact Fees ction: Rocklin	2015 Annual Ad	justment Factor for Inflation = 1.0246904	
Distric			justment Factor for Inflation = 1.0246904 justment Factor for Inflation = 1.0323580	
Cost pe	er DUE: \$1,739	2017 Annual Ad	justment Factor for Inflation = 1.0245216	
			justment Factor for Inflation = 1.0273511	
		2019 Annual Ad	justment Factor for Inflation = 1.0245234	
ITE			Cost per DUE With In	
	Land Use Category	Unit	per Unit	Fee per Unit
	Industrial	1.000 1	0.010	44.005
	Light Industrial Heavy Industrial	1,000 s.f. 1,000 s.f.	0.910 0.178	\$1,805 \$353
	Industrial Park	1,000 s.f.	0.798	\$1,583
	Manufacturing	1,000 s.f.	0.685	\$1,359
	Warehousing Mini-Warehousing	1,000 s.f. 1,000 s.f.	0.300 0.148	\$595 \$294
I	Residential	1,000 3.1.	0.140	Ψ274
	Single Family	DU	1.000	\$1,984
	Apartment Attached Condominium/Townhome	DU DU	0.620 0.780	\$1,230 \$1,547
	Mobile Home Park	DU	0.590	\$1,170
	Senior Adult Housing - Detached	DU	0.270	\$536
	Senior Adult Housing - Attached Congregate Care	DU DU	0.230 0.070	\$456 \$139
	Recreational Home	DU	0.109	\$216
	Lodging	P	0.545	61.001
	Hotel All Suites Hotel	Room Room	0.545 0.364	\$1,081 \$722
312	Business Hotel	Room	0.563	\$1,117
	Motel	Room	0.355	\$704
	Recreational City Park	Acre	0.184	\$365
	Golf Course	Hole	3.732	\$7,403
	Movie Theater	1,000 s.f.	1.486	\$2,948
	Health/Fitness Club Athletic Club	1,000 s.f. 1,000 s.f.	1.589 2.682	\$3,152 \$5,320
	Recreational Community Center	1,000 s.f.	1.233	\$2,446
	Institutional	1 000 . 6	0.022	\$1.550
	Elementary School Private School (K - 12)	1,000 s.f. 1,000 s.f.	0.832 1.170	\$1,650 \$2,321
	High School	1,000 s.f.	0.751	\$1,490
	Church	1,000 s.f.	0.386	\$766
	Day Care Center Library	1,000 s.f. 1,000 s.f.	3.653 5.125	\$7,247 \$10,167
	Medical	1,000 011	5.125	Ψ10,107
	Hospital	1,000 s.f.	0.917	\$1,819
	Nursing Home Clinic	1,000 s.f. 1,000 s.f.	0.311 4.575	\$617 \$9,076
(Office	2,000 000		7-10-0
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,931
	50,001-150,000 s.f. 150,001-300,000 s.f.	1,000 s.f. 1,000 s.f.	1.783 1.379	\$3,537 \$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. Medical - Dental Office Building	1,000 s.f. 1,000 s.f.	1.145 2.804	\$2,271 \$5,562
F	Retail			
	Lumber Yard	1,000 s.f.	0.550	\$1,091 \$2,010
	Specialty Center Discount Store	1,000 s.f. 1,000 s.f.	1.522 1.022	\$3,019 \$2,027
816	Hardware Store	1,000 s.f.	0.592	\$1,174
	Nursery Shaming Contact	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.f1,000,000 s.f.	1,000 s.f.	1.441	\$2,859 \$3,031
931	>1,000,000 s.f. Quality Restaurant	1,000 s.f. 1,000 s.f.	1.528 2.959	\$3,031 \$5,870
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,644
	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,643
	Fast Food Drive-In Quick Lube Vehicle Shop	1,000 s.f. Service Pos.	5.439 1.895	\$10,790 \$3,759
942	Automobile Care Center	1,000 s.f.	1.136	\$2,254
	New Car Sales	1,000 s.f.	0.956	\$1,896
	Automobile Parts Sales Gas Station	1,000 s.f. Fueling Position	3.358 1.054	\$6,661 \$2,091
	Gas Station w/Convenience Market	Fueling Position	1.034	\$2,037
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,089
	Tire Store Supermarket	1,000 s.f. 1,000 s.f.	1.461 1.547	\$2,898 \$3,069
	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
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361 1.519	\$6,667 \$3,013
	Discount Club Home Improvement Superstore	1,000 s.f. 1,000 s.f.	1.519 0.436	\$3,013 \$865
863	Electronics Superstore	1,000 s.f.	0.972	\$1,928
	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,103
	Drugstore W/O Drive-Thru Drugstore W/Drive-Thru	1,000 s.f. 1,000 s.f.	1.421 1.819	\$2,819 \$3,608
		-, //**	/	
881 890	Furniture Store Walk-In Bank	1,000 s.f. 1,000 s.f.	0.253 2.989	\$502 \$5,929

	2019 Annual Adjustment Factor for Inflation = 1.0245234 Cost per DUE With Inflation = \$1,015				
ITE			DUE DUE WITH	Fee	
Code	Land Use Category Industrial	Unit	per Unit	per Unit	
110	Light Industrial	1,000 s.f.	0.910	\$924	
	Heavy Industrial	1,000 s.f.	0.178	\$181	
	Industrial Park	1,000 s.f.	0.798	\$810	
	Manufacturing Warehousing	1,000 s.f. 1,000 s.f.	0.685 0.300	\$695 \$305	
	Mini-Warehousing	1,000 s.f.	0.148	\$150	
	Residential				
	Single Family Apartment	DU DU	1.000 0.620	\$1,015 \$629	
231		DU	0.780	\$629 \$792	
	Mobile Home Park	DU	0.590	\$599	
251	Senior Adult Housing - Detached	DU	0.270	\$274	
	Senior Adult Housing - Attached	DU	0.230	\$234	
253 260	Congregate Care Recreational Home	DU DU	0.070 0.109	\$71 \$111	
200	Lodging	20	0.109	Ψ111	
	Hotel	Room	0.545	\$553	
	All Suites Hotel	Room	0.364	\$370	
	Business Hotel Motel	Room Room	0.563 0.355	\$572 \$360	
320	Recreational	TOOM .	0.555	4200	
	City Park	Acre	0.184	\$187	
430	Golf Course	Hole	3.732	\$3,789	
444	Movie Theater Health/Fitness Club	1,000 s.f. 1,000 s.f.	1.486 1.589	\$1,509 \$1,613	
	Athletic Club	1,000 s.f.	2.682	\$2,723	
495	Recreational Community Center	1,000 s.f.	1.233	\$1,252	
500	Institutional	1,000 6	0.022	0045	
	Elementary School Private School (K - 12)	1,000 s.f. 1,000 s.f.	0.832 1.170	\$845 \$1,188	
	High School	1,000 s.f.	0.751	\$7,186 \$762	
	Church	1,000 s.f.	0.386	\$392	
	Day Care Center	1,000 s.f.	3.653	\$3,709	
	Library Medical	1,000 s.f.	5.125	\$5,203	
	Hospital	1,000 s.f.	0.917	\$931	
	Nursing Home	1,000 s.f.	0.311	\$316	
630	Clinic	1,000 s.f.	4.575	\$4,645	
710	Office Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,059	
710	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. > 800,000 s.f.	1,000 s.f. 1,000 s.f.	1.164 1.145	\$1,182 \$1,162	
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,847	
	Retail			. ,	
	Lumber Yard	1,000 s.f.	0.550	\$558	
814	Specialty Center Discount Store	1,000 s.f. 1,000 s.f.	1.522 1.022	\$1,545 \$1.038	
	Hardware Store	1,000 s.f.	0.592	\$601	
817	Nursery	1,000 s.f.	0.849	\$862	
820	Shopping Center	1,000 5	1.050	¢1 201	
	< 200,000 s.f. 200,001-500,000 s.f.	1,000 s.f. 1,000 s.f.	1.272 1.384	\$1,291 \$1,405	
	500,000s.f1,000,000 s.f.	1,000 s.f.	1.364	\$1,403 \$1,463	
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,551	
931		1,000 s.f.	2.959	\$3,004	
	High Turnover Restaurant Fast Food w/o Drive-In	1,000 s.f. 1,000 s.f.	2.845 4.357	\$2,888 \$4,423	
	Fast Food Drive-In	1,000 s.f.	5.439	\$5,522	
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,924	
	Automobile Care Center	1,000 s.f.	1.136	\$1,153	
	New Car Sales Automobile Parts Sales	1,000 s.f. 1,000 s.f.	0.956 3.358	\$971 \$3,409	
	Gas Station	Fueling Position	1.054	\$1,070	
	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,043	
	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,069	
848 850	Tire Store Supermarket	1,000 s.f. 1,000 s.f.	1.461 1.547	\$1,483 \$1,571	
851		1,000 s.f.	3.459	\$3,512	
	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,317	
	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,412	
861		1,000 s.f.	1.519	\$1,542 \$443	
862 863	Home Improvement Superstore Electronics Superstore	1,000 s.f. 1,000 s.f.	0.436 0.972	\$443 \$987	
	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	
890 911	Furniture Store Walk-In Bank	1,000 s.f. 1,000 s.f.	0.253 2.989	\$257 \$3,035	
911	Drive-In Bank	1,000 s.f.	4.432	\$4,500	

				UPD
SPRTA Imp	oact Fees			
Jurisdiction:	Roseville	2015 Annual Adjus	tment Factor for Inflation =	1.0246904
District:	Roseville East	2016 Annual Adjus	tment Factor for Inflation =	1.0323580
Cost per DUE:	\$1,074	2017 Annual Adjus	tment Factor for Inflation =	1.0245216
		2018 Annual Adjus	tment Factor for Inflation =	1.0273511
		2019 Annual Adjus	tment Factor for Inflation =	1.0245234
			Cost per I	DUE With Inf
ITE			DUE	
Code Land Use	Category	Unit	per Unit	
Industrial				
110 Light Indu	strial	1,000 s.f.	0.910	
120 Heavy Ind	ustrial	1,000 s.f.	0.178	

Time			Cost per DUE With	Inflation = \$1,225
110 Light Industrial	Code Land Use Category	Unit	DUE	Fee
120 Revery Industrial 1,000 s.f. 0.788 5788 5788 1400 Marufacturing 1,000 s.f. 0.085 5859 5788 1400 Marufacturing 1,000 s.f. 0.085 5859 5788 1400 Marufacturing 1,000 s.f. 0.085 5859 5788 1400 s.f. 0.085 0.0		1,000 a 6	0.010	Ø1 11 °
130 Industral Park 1.000 s.f. 0.085 S.878 150 Warehousing 1.000 s.f. 0.065 S.878 150 Warehousing 1.000 s.f. 0.056 S.878 150 Warehousing 1.000 s.f. 0.056 S.878 150 Warehousing 1.000 s.f. 0.046 S.181 150 S.181 150 Warehousing 1.000 s.f. 0.046 S.181 150 S.181				
150 Warehousing				
151 Mini-Warehousing				
Residential				
200 Single Family DU		1,000 s.f.	0.148	\$181
220 Apartment		DII	1.000	61 225
231 Attached CondominismToronhome				
252 Senior Adult Housing - Deteched DU				
225 Scener Adult Housing - Attached DU	240 Mobile Home Park	DU	0.590	\$723
253 Congregate Care DU 0.070 \$186			0.270	
Lodging Room				
Section Sect		DO	0.109	\$134
311 All Suites Hotel Room 0.364 \$446 \$690 \$32 \$000 \$653 \$699 \$32 \$000 \$600 \$0.355 \$435 \$845 \$865		Room	0.545	\$668
Necreations				
Acre	312 Business Hotel	Room	0.563	\$690
411 City Park		Room	0.355	\$435
444 Movie Theater		A	0.104	0005
444 How're Theater				
492 Health/Titness Club 1,000 s.f. 1,233 \$1,511				
493 Athletic Club 1,000 s.f. 1,233 S1,511				
Institutional 1,000 s.f. 0.832 \$1,019 \$350 Pirvate School (K - 12) 1,000 s.f. 1,170 \$1,433 \$350 High School 1,000 s.f. 0.751 \$920 \$500 Church 1,000 s.f. 0.386 \$4373 \$4375 \$500 Library 1,000 s.f. 3,365 \$4375 \$500 Library 1,000 s.f. 5,125 \$6,279 \$460 \$100 \$1, \$1,25 \$6,279 \$460 \$1,000 \$1, \$1,25 \$6,279 \$460 \$1,000 \$1, \$1,25 \$6,279 \$460 \$1,000 \$1, \$1,25 \$6,279 \$460 \$1,000 \$1, \$1,25 \$1,25 \$6,279 \$460 \$1,000 \$1, \$1,25	493 Athletic Club			
Second Color		1,000 s.f.	1.233	\$1,511
Sign Private School (K-12) 1,000 s.f. 0.751 5920 500 Church 1,000 s.f. 0.356 54475 550 Church 1,000 s.f. 3.653 54475 550 Church 1,000 s.f. 5.125 56.279		1.000 - 6	0.820	A1.010
So				
560 Church 1,000 s.f. 3,653 \$4473 \$50 Library 1,000 s.f. 3,653 \$4473 \$50 Library 1,000 s.f. 5,125 \$6,279 \$ Medical				
565 Day Cure Center				
Medical				
610 Hospital 1,000 s.f. 0.311 3.381		1,000 s.f.	5.125	\$6,279
620 Nursing Home		1.000 .0	0.015	
Office				
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 \$2,184 150,001-500,000 s.f. 1,000 s.f. 1,379 \$1,689 300,001-500,000 s.f. 1,000 s.f. 1,1239 \$1,518 \$00,000 s.f. 1,000 s.f. 1,145 \$1,426 \$80,000 s.f. 1,000 s.f. 1,145 \$1,426 \$80,000 s.f. 1,000 s.f. 1,145 \$1,403 720 Medical - Dental Office Building 1,000 s.f. 2,804 \$3,435 Retail Stream 800,000 s.f. 1,522 \$1,865 \$12 Lumber Yard 1,000 s.f. 1,522 \$1,865 \$15 Discount Store 1,000 s.f. 1,522 \$1,852 \$16 Hardware Store 1,000 s.f. 0,592 \$725 \$17 Nursery 1,000 s.f. 0,592 \$725 \$17 Nursery 1,000 s.f. 1,272 \$1,558 \$200,000 s.f. 1,000 s.f. 1,272 \$1,558 \$200,000 s.f.				
The first The		1,000 5.1.	7.515	φ3,003
150,001-300,000 s.f. 1,000 s.f. 1,279 \$1,688 500,001-500,000 s.f. 1,000 s.f. 1,000 s.f. 1,144 \$1,426 > 800,000 s.f. 1,000 s.f. 1,000 s.f. 1,145 \$1,403 \$3,435 \$1,720 Medical - Dental Office Building 1,000 s.f. 1,145 \$1,403 \$3,435 \$1.403 \$1.404 \$1.426 \$1.405 \$1.403 \$1.405 \$1.403 \$1.405 \$1.403 \$1.405 \$1.403 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.405 \$1.522 \$1.865 \$1.525 \$1.865 \$1.525 \$1.865 \$1.525 \$1.865 \$1.525 \$1.252 \$1.865 \$1.525 \$1.252 \$1.865 \$1.525 \$1.252 \$1.865 \$1.525 \$1.252 \$1.865 \$1.525 \$1.252 \$1.865 \$1.525 \$1.252 \$1.865 \$1.525 \$1.252 \$1.865 \$1.525 \$1.252		1,000 s.f.	3.998	\$4,898
300,001-500,000 s.f.				
\$00,001-800,000 s.f.				
Nedical - Dental Office Building 1,000 s.f. 1,145 1,434 1,435				
Retail				
Retail Lumber Yard				
814 Specialty Center 1,000 s.f. 1.522 \$1,865 815 Discount 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.f1,000,000 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. 4,357 \$5,338 934 Fast Food Wo 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 \$2,322 841 New Car Sales 1,000 s.f. 1,354 \$1,392 841 New Car Sales 1,0			17.5	703.00
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. 1.384 \$1,696 \$00,000 s.f. 1,000 s.f. 1,384 \$1,696 \$0,000 s.f. \$1,696 \$1,000 s.f. 1,000 s.f. 1,272 \$1,558 \$1,696 \$0,000 s.f. 1,000 s.f. 1,441 \$1,765 \$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 Wo Drive-In 1,000 s.f. 4,357 \$5,338 934 Fast Food Wo 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.				
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Shopping Center				
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200,001-500,000 s.f. 1,000 s.f. 1,000 s.f. 1.384 \$1,696 500,000 s.f. 1,000,00 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. 3,459 \$4,238 851 Convenience Market 24-hour 1,000 s.f. 3,459 \$4,238 852 Convenience Market 24-hour 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. 0,972 \$1,191 864 Toy/Childrens Superstore 1,000 s.f. 1,461 \$1,790 870 Prugstore W/D Drive-Thru 1,000 s.f. 1,421 \$1,741 881 Drugstore W/D 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. 1,819 \$2,229 890 Furniture Store 1,000 s.f. 1,819 \$2,229 890 Furniture Store 1,000 s.f. 2,989 \$3,662 \$3,366 \$		1,000 s.f.	1.272	\$1,558
>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 Wo 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. 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 1,053 \$1,290 946 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1,053 \$1,290 847 Tire Store 1,000 s.f. 1,461 \$1,790 848 Tire Store 1,000 s.f. 1,547 \$1,895 851 Convenience Market 24-hour 1,000 s.f. 3,459 \$4,238 852 Convenience Market W/Gas Pumps 1,000 s.f. 2,282	200,001-500,000 s.f.			\$1,696
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 wo 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 WConvenience Market Fueling Position 1,054 \$1,291 945 Gas Station WConvenience Market Fueling Position 1,053 \$1,290 848 Tire Store 1,000 s.f. 1,461 \$1,790 849 Gas/Serv. Stn. W/Conv. Mkt./Wash Fueling Position 1,053 \$1,290 848 Tire Store 1,000 s.f. 1,461 \$1,790 <td< td=""><td></td><td></td><td></td><td></td></td<>				
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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				
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890 Furniture Store 1,000 s.f. 0.253 \$310 911 Walk-In Bank 1,000 s.f. 2,989 \$3,662				
911 Walk-In Bank 1,000 s.f. 2.989 \$3,662				
712 Dive-iii daiik 1,000 s.i. 4.432 \$5,450				
	712 DIIVE-III DAIIK	1,000 S.I.	4.432	\$5,430

l					UPD
l	SPRTA Imp	act Fees			
l	Jurisdiction:	Placer County	2015 Annual Adju	stment Factor for Inflation =	1.0246904
ı	District:	Sunset	2016 Annual Adju	stment Factor for Inflation =	1.0323580
l	Cost per DUE:	\$1,210	2017 Annual Adju	stment Factor for Inflation =	1.0245216
l			2018 Annual Adju	stment Factor for Inflation =	1.0273511
l			2019 Annual Adju	stment Factor for Inflation =	1.0245234
l				Cost per I	OUE With Infl
	ITE			DUE	
L	Code Land Use C	Category	Unit	per Unit	
l	Industrial				
ı	110 Light Indus	strial	1,000 s.f.	0.910	
ı	120 Heavy Indu	ıstrial	1,000 s.f.	0.178	
ı			1.000 C	0.000	

Time				Cost per DUE With	Inflation = \$1,380
100 1.5 1.50 1.	II .	Land Use Category	Unit		
120 Every Industrial 1,000 s.f. 0.178 5.346 140 Manufacturing 1,000 s.f. 0.079 5.1101 140 Manufacturing 1,000 s.f. 0.085 5.945 150 Waterbooming 1,000 s.f. 0.108 5.1101 150 Single Family DU					-
130 Indistrial Park 1,000 s.f. 0.798 51,101 140 Manufacturing 1,000 s.f. 0.685 3494 150 Variebousing 1,000 s.f. 0.010 5.114 151 Min Wenchousing 1,000 s.f. 0.100 5.114 152 Min Wenchousing 1,000 s.f. 0.100 5.1130 200 Single Family DU					
140 Murinfecuning					
150 Mari-Potoning 1,000 s.f. 0,148 \$2024					
Pesidential	II .	-			
200 Single Family DU			1,000 s.f.	0.148	\$204
220 Aptention DU	II .		DII	1.000	¢1 200
231 Almshed Combonismin Townhome					
240 Mobile Home Pank DU 0.700 \$313 251 Senior Adult Housing - Detached DU 0.270 \$317 252 Senior Adult Housing - Attached DU 0.070 \$317 253 Congregate Cure DU 0.070 \$317 254 Senior Adult Housing - Attached DU 0.070 \$317 255 Congregate Cure DU 0.070 \$317 256 Recreational House DU 0.070 \$319 257 All Suites Horel Room 0.545 \$352 231 All Suites Horel Room 0.545 \$352 231 Business Horel Room 0.563 \$777 230 Morel Room 0.355 \$490 241 Culy Park Acre 0.184 \$324 241 Culy Park Acre 0.184 \$324 242 Heilth Finess Club 1.000 s.f. 1.589 \$32,191 243 Adultatic Club 1.000 s.f. 2.682 \$3,702 245 Recreational Community Center 1.000 s.f. 1.589 \$32,191 249 Aldultatic Club 1.000 s.f. 1.233 \$1,702 240 Bellementary School 1.000 s.f. 1.233 \$1,702 241 Business Club 1.000 s.f. 1.233 \$1,703 242 Bellementary School 1.000 s.f. 1.233 \$1,703 243 Parker School 1.000 s.f. 1.233 \$1,703 244 Business Club 1.000 s.f. 1.233 \$1,703 245 Percentional Community Center 1.000 s.f. 1.233 \$1,703 246 Parker School 1.000 s.f. 1.233 \$1,703 247 Business Club 1.000 s.f. 1.233 \$1,703 248 Parker School 1.000 s.f. 1.233 \$1,703 249 Parker School 1.000 s.f. 1.233 \$1,703 240 Parker School 1.000 s.f. 1.233 \$1,703 240 Parker School 1.000 s.f. 1.336 \$1,335 240 Parker School 1.000 s.f. 1.338 \$1,335 241 Parker School 1	II .				
252 Scanior Adult Housing—Attached DU 0.700 397	II .		DU		
253 Congregate Care DU 0.070 SF79			DU	0.270	\$373
Lodging					
Lodging	II .	2 2			
310 Hole Room			DC	0.109	\$130
Business Hore Room 0.563 \$777			Room	0.545	\$752
Necrestional Recent Room Q.555 S490	311	All Suites Hotel	Room	0.364	\$502
Accreational	II .				
411 City Park			Room	0.355	\$490
444 Movie Theater			Aara	0.184	\$254
444 Howlit Finesc Club					
493 Athletic Club	II .				
495 Recreational Community Center 1,000 s.f. 1,233 \$1,702 \$1.000 \$1.000 s.f. 0.832 \$1,148 \$3.60 \$1.000 s.f. 0.751 \$1.037 \$1.615 \$3.60 \$1.000 s.f. 0.751 \$1.037 \$3.65 \$3.60 \$1.000 s.f. 0.751 \$1.037 \$3.65 \$3					
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Second Color			1,000 s.f.	1.233	\$1,702
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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. <u>Fee Adjustment.</u> 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. <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, 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			



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.

ML:LM:ss

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					
		Adopted			
	Proposed	FY 2018/19			
Surplus/(Deficit)	\$0	\$0			

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



TO: Board of Directors DATE: May 22, 2019

FROM: Michael Luken, Executive Director

SUBJECT: <u>NEVADA STATION OPERATING BUDGET</u>

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)
 - o ground floor metal roofing, gutter and eave repair
 - o 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 20	17/18		FY 2018/19		PROPOSEI	D BUDGET
	BUDGET	ACTUAL	BUI	DGET	ACTUAL (Projected)	FY 2019/20	FY 2020/21
GROSS INCOME - PROJECTED							
TENANT RENTAL INCOME	305,464	285,455	3:	14,498	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	3(07,124	299,772	320,069	328,576
OPERATING EXPENSES - PROJECTED	230,000	200,500		07)221	255,772	020,000	0_0,070
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	8,500	5,500		-	11,000	3,000	-
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	2:	37,324	220,401	228,319	232,326
NON-OPERATING EXPENSES							
DEBT SERVICE (Principal + Interest)	192,255	191,861	18	89,099	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	19	95,999	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
	CUMULAT	TITVE CASH FL	OW RESE	RVE	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

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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 pack 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.