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**A G E N D A**

**Wednesday, June 24, 2020  
10:45 p.m.**

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

**PUBLIC PARTICIPATION PROCEDURES**

To protect public health and the safety of our Placer County citizens, Public Comment for this June 24, 2020 meeting will be offered through a remote call-in line or joining the web-based meeting. Public Comment will be opened for each agenda item in sequence. Be prepared to speak on the specific agenda item you wish to comment on when the Board Chair announces the item. Please see below for remote access to this meeting:

Remote access: <https://us02web.zoom.us/j/85260061856>

You can also dial in using your phone: +1 669 900 9128

Webinar ID: 852 6006 1856

- A. **Flag Salute**
- B. **Roll Call**
- C. **Approval of Minutes: May 27, 2020** **Action**  
Pg. 1
- D. **Agenda Review**
- E. **Public Comment**
- F. **10:45 A.M. PUBLIC HEARING – CONTINUED: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary Adjustment 2020 | Consider and Approve** **Action**  
Pg. 4  
*Luke McNeel-Caird*
- G. **FY 2020/21 Administrative Budget | Consider and Approve** **Action**  
Pg. 20  
*Luke McNeel-Caird*

- |           |   |  |
|-----------|---|--|
| <b>H.</b> | <b>Regional Transportation and Air Quality Mitigation Fee Allocation Request and Establishing an Administrative Process for Right-of-Way Acquisition for Highway 65 Widening</b> <i>Luke McNeel-Caird</i> | <b>Action</b><br>Pg. 22                  |
| <b>I.</b> | <b>Regional Transportation and Air Quality Mitigation Fee Allocation Request and Establishing an Administrative Process for Right-of-Way Acquisition for I-80 Auxiliary Lanes</b> <i>David Melko</i>      | <b>Action</b><br>Pg. 28                  |
| <b>J.</b> | <b>Placer Parkway Phase 1 Update</b> <i>Mike Luken</i>  | <b>Info</b><br>Pg. 37                    |
| <b>K.</b> | <b>Executive Director’s Report</b>  | <b>Info</b>                              |
| <b>L.</b> | <b>Board Direction to Staff</b>   |  |
| <b>M.</b> | <b>Informational Items</b><br>1. TAC Minutes – June 9, 2020<br>2. Financial Statement – March 31, 2020  | <b>Pg. 41</b><br>Under Separate<br>Cover |



## **ACTION MINUTES**

**May 27, 2020**

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The regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, May 27, 2020, at 10:55 a.m. This meeting was conducted remotely under Executive Order N-29-20.

### **BOARD IN**

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

**STAFF:** Mike Luken  
Luke McNeel-Caird  
Solvi Sabol

Chair Allard explained the meeting procedures to the Board and public as it relates to participating by means of a teleconference under Governor Newsom's March 12, 2020 Executive Order N-25-20.

### **APPROVAL OF MINUTES**

Upon motion by Broadway and second by Uhler, the minutes of May 22, 2019 were unanimously approved by the following roll call vote:

**AYES:** Allard, Broadway, Joiner, Uhler

**NOES:** None

**ABSTAIN:** None

### **PUBLIC COMMENT**

No public comment.

### **CONSENT CALENDAR**

1. Authorization for Investment of SPRTA Funds with the Local Agency Investment Fund

Upon motion by Uhler and second by Joiner, the Consent Calendar was unanimously approved by the following roll call vote:

**AYES:** Allard, Broadway, Joiner, Uhler

**NOES:** None

**ABSTAIN:** None

**PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT 2020**

*Staff report presented by Luke McNeel-Caird, Deputy Executive Director*

**Action Requested**

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

Public Comment was received from Jeff Short, North State Building Industry Association.

**Action Taken**

Board Member Joiner made a motion to continue the Public Hearing to the next regularly scheduled SPRTA Board meeting scheduled for June 24, 2020. Board Member Uhler seconded the motion. The motion was approved by the following roll call vote:

**AYES:** Allard, Broadway, Joiner, Uhler  
**NOES:** None  
**ABSTAIN:** None

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

*Staff report presented by Luke McNeel-Caird, Deputy Executive Director*

Upon motion by Uhler and second by Joiner the Action as presented and shown below was approved by the following roll call vote:

**AYES:** Allard, Broadway, Joiner, Uhler  
**NOES:** None  
**ABSTAIN:** None

**Action Requested and Taken**

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

**EXECUTIVE DIRECTOR’S REPORT**

No Executive Director’s report was provided. At Chair Allard’s request, Luken said that we will provide an update of Placer Parkway at the next regularly scheduled SPRTA Board meeting on June 24, 2020.



**SPRTA Board of Directors**  
**REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE**  
**ADJUSTMENT**  
**June 24, 2020**  
**Page 2**

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

Attachments

LM:ML:ss

# Construction Cost Index Inflation

## *SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)*

SPRTA	Date	20 Cities	San Fran.	Average	% Change	
	Apr-19	11228.07	12322.23	11775.15		
	Apr-20	11412.67	12816.67	12114.67	2.88%	<i>2019-2020 Summary</i> <u>2.88%</u>
						<u><i>2020 Summary</i></u> 1.64% <i>Percent change for 20 City Average</i> 4.01% <i>Percent change for San Francisco</i>

Notes:

CCI based on April 2020 Engineering News-Record

Table updated April 13, 2020

2014 SPRTA Impact Fee Update With 2015 to 2020 Inflation Adjustment Updated for ITE Trip Generation, 9th Edition Detailed DUE Rates							UPDATED: 4/22/2020
ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit <sup>1</sup>		Trip Length <sup>2</sup>	% New Trips <sup>2</sup>	VMT per Unit	DUE per Unit
<b>Industrial</b>							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
<b>Residential</b>							
210	Single Family	1.00	1.00/DU	5	100	5.00	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
<b>Lodging</b>							
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
<b>Recreational</b>							
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
<b>Institutional</b>							
520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
<b>Medical</b>							
610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
<b>Office</b>							
710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
	50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
<b>Retail</b>							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
820	Shopping Center						
	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srv. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

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

2. Source: ITE Journal, May 1992



**SPRTA Impact Fees**

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

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

Cost per DUE With Inflation = \$691

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

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Granite Bay  
 Cost per DUE: \$587

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

Cost per DUE With Inflation = \$689

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

**SPRTA Impact Fees**

UPDATED: 4/22/2020

Jurisdiction: Lincoln	2015 Annual Adjustment Factor for Inflation = 1.0246904
District: Lincoln	2016 Annual Adjustment Factor for Inflation = 1.0323580
Cost per DUE: \$1,369	2017 Annual Adjustment Factor for Inflation = 1.0245216
	2018 Annual Adjustment Factor for Inflation = 1.0273511
	2019 Annual Adjustment Factor for Inflation = 1.0245234
	2020 Annual Adjustment Factor for Inflation = 1.0288336
	Cost per DUE With Inflation = \$1,607

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

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Newcastle/Horseshoe Bar  
 Cost per DUE: \$1,440

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

Cost per DUE With Inflation = \$1,690

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

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Placer Central  
 Cost per DUE: \$1,815

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

Cost per DUE With Inflation = \$2,130

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

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

**SPRTA Impact Fees**

UPDATED: 4/22/2020

Jurisdiction: Rocklin 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Rocklin 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 Cost per DUE: \$1,739 2017 Annual Adjustment Factor for Inflation = 1.0245216  
 2018 Annual Adjustment Factor for Inflation = 1.0273511  
 2019 Annual Adjustment Factor for Inflation = 1.0245234  
 2020 Annual Adjustment Factor for Inflation = 1.0288336

Cost per DUE With Inflation = \$2,041

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

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



**SPRTA Impact Fees**

UPDATED: 4/22/2020

Jurisdiction:	Roseville	2015 Annual Adjustment Factor for Inflation =	1.0246904
District:	Roseville East	2016 Annual Adjustment Factor for Inflation =	1.0323580
Cost per DUE:	\$1,074	2017 Annual Adjustment Factor for Inflation =	1.0245216
		2018 Annual Adjustment Factor for Inflation =	1.0273511
		2019 Annual Adjustment Factor for Inflation =	1.0245234
		2020 Annual Adjustment Factor for Inflation =	1.0288336
		Cost per DUE With Inflation =	\$1,260

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

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Sunset  
 Cost per DUE: \$1,210

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

Cost per DUE With Inflation = \$1,420

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

**RESOLUTION NO. 20-02**

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

A. **WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the area of jurisdiction of the Authority; and

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

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

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

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

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

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

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

1. Fee Adjustment. The Regional Transportation and Air Quality Mitigation Fee schedule, as shown in Attachment 2, is hereby adjusted to reflect an increase of 2.88336%.
2. 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, 2020.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 24<sup>th</sup> day of June, 2020, by the following vote on roll call:

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

---

John Allard, Chair

ATTEST:

---

Mike Luken, Executive Director

**ADJOURN**

Upon motion by Broadway and second by Joiner, the SPRTA Board meeting was adjourned at approximately 11:15 a.m.

---

Michael W. Luken, Executive Director

---

John Allard, Chair



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

**TO: SPRTA Board of Directors**

**DATE: June 24, 2020**

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

**SUBJECT: FY 2020/21 ADMINISTRATIVE BUDGET**

**Action Requested**

Board approval of the FY 2020/21 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 2020/21 administrative budget is proposed at \$254,124. This increased level is due to the planned release of a request for proposals in July to have a consultant create a new South Placer County traffic model and perform a comprehensive update of the SPRTA fees.

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 2019/20 budget was adopted at \$127,939 but actual expenses by the fiscal year end on June 30 are projected to be about \$75,000.

Including FY 2019/20, this brings the costs for SPRTA administration to \$1.51 million over the past 19 years, or just under \$80,000 annually. The need to increase the SPRTA administrative costs will be looked at further as part of the comprehensive SPRTA fee update.

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

LM:ML:ss

**Table 1**

**SPRTA Administrative Budget Summary  
FY 2020/21**

<b>Expenditures</b>			
	<b>Proposed</b>	<b>Adopted</b>	<b>Difference</b>
	<b>FY 2020/21</b>	<b>FY 2019/20</b>	
PCTPA Administrative Contract	\$118,874	\$102,839	\$16,035
Legal Services	\$2,500	\$2,500	\$0
Traffic Model and Fee Update	\$125,000	\$15,000	\$110,000
Financial Audits	\$6,250	\$6,100	\$150
Direct Expenses (note 1)	\$1,000	\$1,000	\$0
Accounting Services	\$500	\$500	\$0
Contingency funds	\$0	\$0	\$0
<b>Total</b>	<b>\$254,124</b>	<b>\$127,939</b>	<b>\$126,185</b>

<b>Revenues</b>			
	<b>Proposed</b>	<b>Adopted</b>	<b>Difference</b>
	<b>FY 2020/21</b>	<b>FY 2019/20</b>	
SPRTA Fees	\$254,124	\$127,939	\$126,185
<b>Total</b>	<b>\$254,124</b>	<b>\$127,939</b>	<b>\$126,185</b>

<b>Contingency Funds</b>	<b>FY 2020/21</b>	<b>FY 2019/20</b>	<b>Difference</b>
	\$0	\$0	\$0

<b>Revenue to Expenditure Comparison</b>			
	<b>Proposed</b>	<b>Adopted</b>	
	<b>FY 2020/21</b>	<b>FY 2019/20</b>	
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: SPRTA Board of Directors** **DATE: June 24, 2020**

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

**SUBJECT: REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST AND ESTABLISHING AN ADMINISTRATIVE PROCESS FOR RIGHT-OF-WAY ACQUISITION FOR HIGHWAY 65 WIDENING**

**Action Requested**

1. Adopt Resolution #20-05 to allocate \$600,000 of Regional Transportation and Air Quality Mitigation Fees to the Placer County Transportation Planning Agency (PCTPA) as mitigation for the Highway 65 Widening project.
2. Adopt Resolution #20-06 establishing an administrative process for right-of-way acquisition related to the Highway 65 Widening Phase 1 project.

**Background**

The Regional Transportation and Air Quality Mitigation Fee Program ("Fee Program") includes \$67 million for the widening of Highway 65 from the terminus of the I-80/SR 65 Interchange improvements to Lincoln Blvd. PCTPA funded and the final federal and state environmental documentation was approved for the Highway 65 Widening in March 2018.

**Discussion**

**Highway 65 Widening Mitigation Allocation**

The overall project will widen Highway 65 in both directions, for a total of 8 lanes, up to Blue Oaks Blvd, then add auxiliary lanes where they do not exist between Blue Oaks Blvd and Lincoln Blvd, for a total of 6 lanes. After the environmental document was completed, a lawsuit was filed by Sierra Club challenging the environmental document for the project. Since that time, a settlement agreement has been reached with agreeable terms, including PCTPA seeking and requesting state and federal funding to implement the South Placer Transit Project.

The requested \$600,000 allocation will allow staff to provide local match to pursue \$6 million for purchase of electric buses for half-hour transit service between Lincoln, Roseville (Kaiser and Sutter hospitals), and Watt Avenue Light Rail Station.

**Establishing an Administrative Process for Right-of-Way Acquisition**

The Highway 65 Widening Phase 1 project involves a temporary construction easement on one privately owned parcel between Pleasant Grove Boulevard and Galleria



**SPRTA Board of Directors**  
**FEE ALLOCATION REQUEST AND ESTABLISHING AN ADMINISTRATIVE**  
**PROCESS FOR RIGHT-OF-WAY ACQUISITION FOR HIGHWAY 65 WIDENING**  
**PROJECT**  
**June 2020**  
**Page 2**

Boulevard. Attached is an exhibit that provides general information about the project needs on the property.

The project has advanced to the point where it is time to start the right-of-way appraisal and acquisition process, which authorizes the Executive Director to take actions related to the right of way acquisition so the process can move forward efficiently. The attached resolution allows the Executive Director to cause appraisals to be prepared and reviewed, just compensation to be set and negotiations with property owners to proceed. Final agreements would come before the Board to authorize approval.

The SPRTA Technical Advisory Committee (TAC) concurs with the proposed allocation and establishing an administrative process for right-of-way acquisition.

LM:ML:ss



**RESOLUTION NO. 20-05**

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

**WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the area of jurisdiction of the Authority; and

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED THAT** the Authority allocates \$600,000 to the PCTPA for expenditure for mitigation of the Highway 65 Widening project.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 24th day of June 2020, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

\_\_\_\_\_  
John Allard, Chair

ATTEST:

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

## RESOLUTION NO. 20-06

### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY ESTABLISHING AN ADMINISTRATIVE PROCESS FOR RIGHT-OF-WAY ACQUISITION RELATED TO THE HIGHWAY 65 WIDENING PHASE 1 PROJECT

**WHEREAS**, the Placer County Transportation Planning Agency ("PCTPA") is undertaking the construction of the Highway 65 Widening Phase 1 project on Highway 65 southbound from Blue Oaks Boulevard to Galleria Boulevard in the City of Roseville.

**WHEREAS**, the PCTPA has previously adopted a Mitigated Negative Declaration and a Mitigation and Monitoring Program for the Project pursuant to CEQA and received approval of a Categorical Exclusion under NEPA; and

**WHEREAS**, the PCTPA Board of Directors has directed staff to proceed with the actions necessary for the construction of the Project; and

**WHEREAS**, such actions include the acquisition of real property required for the construction of the Project; and

**WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the area of jurisdiction of the Authority; and

**WHEREAS**, the Authority is authorized to acquire real property in connection with the construction of the Project; and

**WHEREAS**, the Authority desires to authorize the Executive Director to take certain actions related to real property acquisition functions to make the process more efficient;

**NOW, THEREFORE**, pursuant to the authority 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 of Directors of the South Placer Regional Transportation Authority that:

1. Delegation to Executive Director. The following duties and functions are hereby delegated to the Executive Director, or his designee:

a) To oversee and administer the real property appraisal process, including but not limited to, providing Notices of Decision to Appraise to effected property owners; causing real property required for the Project to be appraised; establishing a process for the review and approval of appraisals; approving and making written offers of just compensation to acquire real property based upon the appraised value; and negotiating the purchase of real property required for the Project, subject to final approval by the Board of Directors.

b) To provide the Board of Directors with a confidential written report on an as

needed basis of the status of all real property acquisitions, including the appraised value, offers made and received, and other information the Executive Director deems appropriate.

c) Following Board of Director approval of an agreement for the acquisition of real property by the Authority, to execute agreements for the purchase of property; establish terms and conditions for the conveyance of the real property; open escrow accounts and provide escrow instructions; accept deeds, easement and other documents conveying real property to the Authority; and take other actions as necessary to complete the acquisition of the real property.

d) To negotiate and execute rights of entry, temporary easements, and other similar documents necessary to facilitate the construction of the Project.

2. Retention of Authority by Board of Directors. The Board of Directors hereby expressly retains authority over the following matters:

a) To approve the appropriation of funds for the acquisition of real property.

a. To approve all agreements for the purchase of real property, including but not limited to, Purchase and Sale Agreements and Settlement Agreements.

b) Other matters not expressly delegated in this Resolution.

3. Standards for Acquisition and Relocation. The Board of Directors hereby directs that the acquisition of real property for the Project shall conform to all applicable provisions of the California Government Code and Civil Code, and shall further conform to the California Department of Transportation standards and procedures as set forth in Chapter 17 (Local Programs) of the Department's Right of Way Manual. In the event of a conflict, the provisions of State law shall govern.

Passed and Adopted by the Board of Directors of the South Placer Regional Transportation Authority, this 24<sup>th</sup> day of June 2020, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

\_\_\_\_\_  
John Allard, Chair

ATTEST:

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



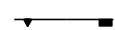





**SPRTA Board of Directors**  
**FEE ALLOCATION REQUEST AND ESTABLISHING AN ADMINISTRATIVE**  
**PROCESS FOR RIGHT-OF-WAY ACQUISITION FOR I-80 AUXILIARY LANES**  
**June 2020**  
**Page 2**

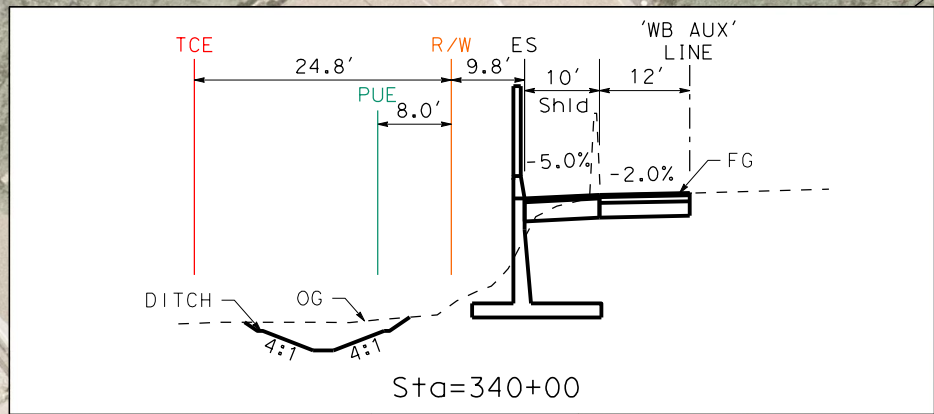
The project has advanced to the point where it is time to start the right-of-way appraisal and acquisition process. Given the project schedule with construction anticipated in 2021, it is timely to establish an administrative process for right-of-way acquisition, which authorizes the Executive Director to take actions related to the right-of-way acquisition so the process can move forward efficiently. The attached resolution allows the Executive Director to cause appraisals to be prepared and reviewed, just compensation to be set and negotiations with property owners to proceed. Final agreements would come before the Board to authorize approval.

The SPRTA Technical Advisory Committee (TAC) concurs with the proposed allocation and establishing an administrative process for right-of-way acquisition.

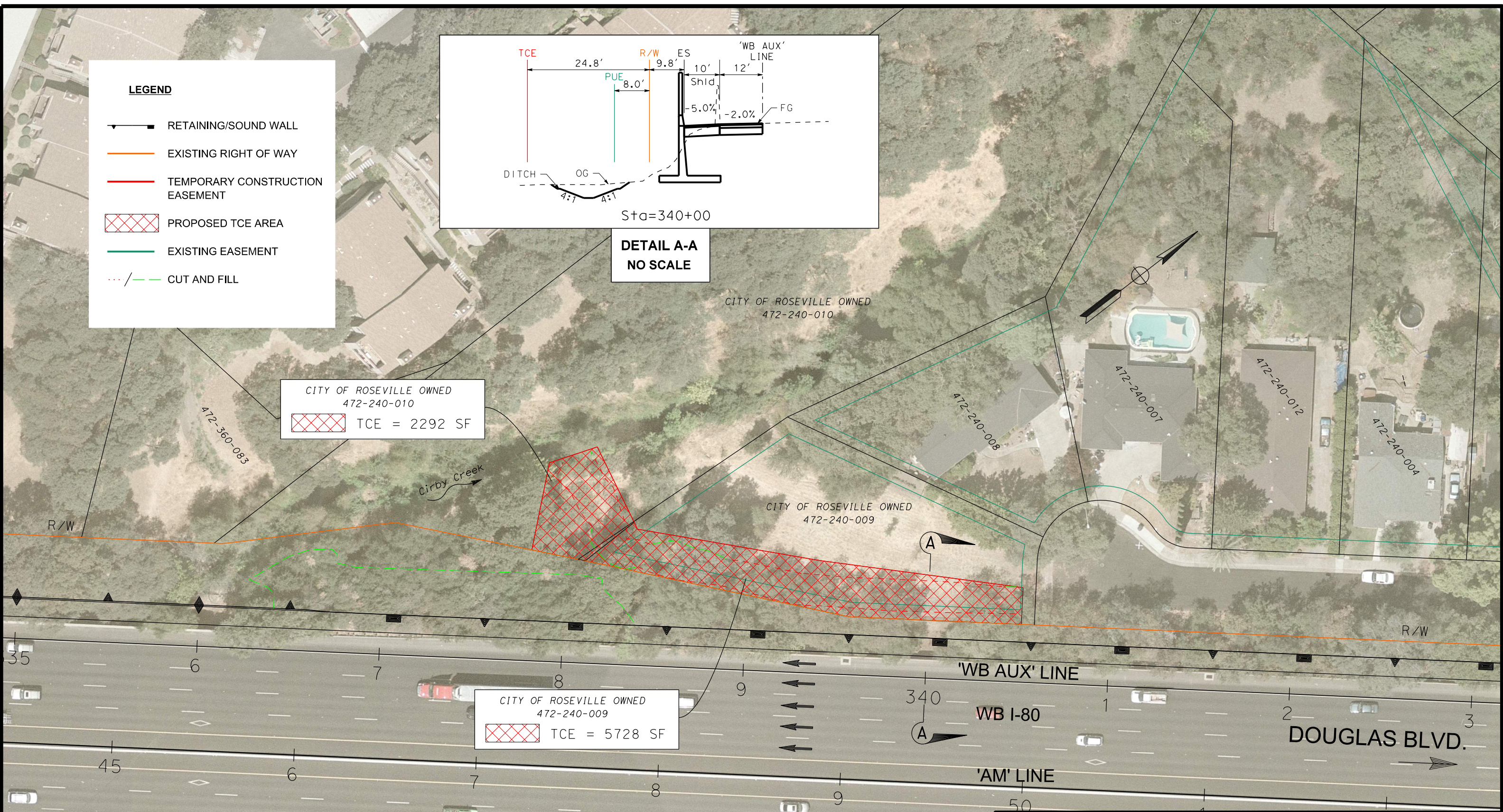
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**LEGEND**


-  RETAINING/SOUND WALL
-  EXISTING RIGHT OF WAY
-  TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED TCE AREA
-  EXISTING EASEMENT
-  CUT AND FILL



**DETAIL A-A  
NO SCALE**



CITY OF ROSEVILLE OWNED  
472-240-010  
 TCE = 2292 SF

CITY OF ROSEVILLE OWNED  
472-240-009  
 TCE = 5728 SF

THIS 'PROPERTY OWNER EXHIBIT' IS A COMMUNICATION TOOL TO PROVIDE THE AFFECTED PROPERTY OWNER AND RIGHT OF WAY PERSONNEL WITH THE GENERAL IMPACTS THE PROJECT MAY HAVE ON A PARTICULAR PROPERTY.



**DEDOKKEN**  
ENGINEERING  
110 BLUE RAVINE ROAD, SUITE 200  
FOLSOM, CA 95630  
PH: 916-858-0642 FAX: 916-858-0643

**PLACER I-80 AUXILIARY LANES  
WESTBOUND: DOUGLAS BLVD  
TO RIVERSIDE AVE**

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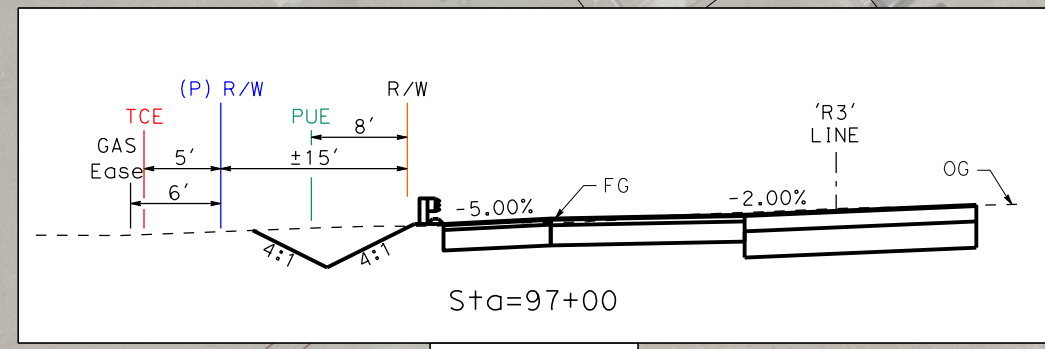
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CITY OF ROSEVILLE**  
472-240-009  
472-240-010

April 2020



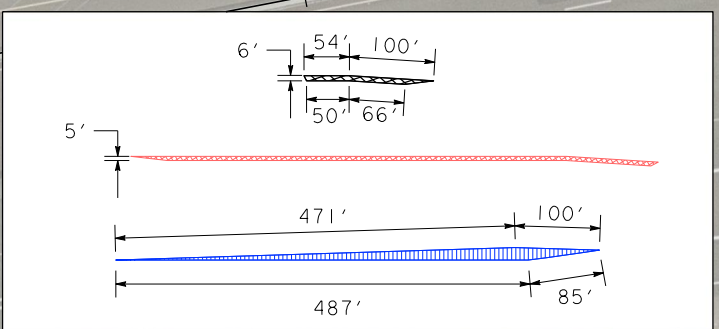
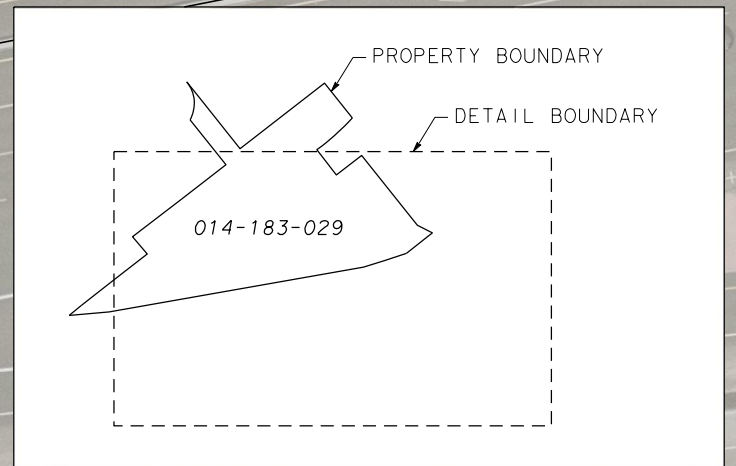
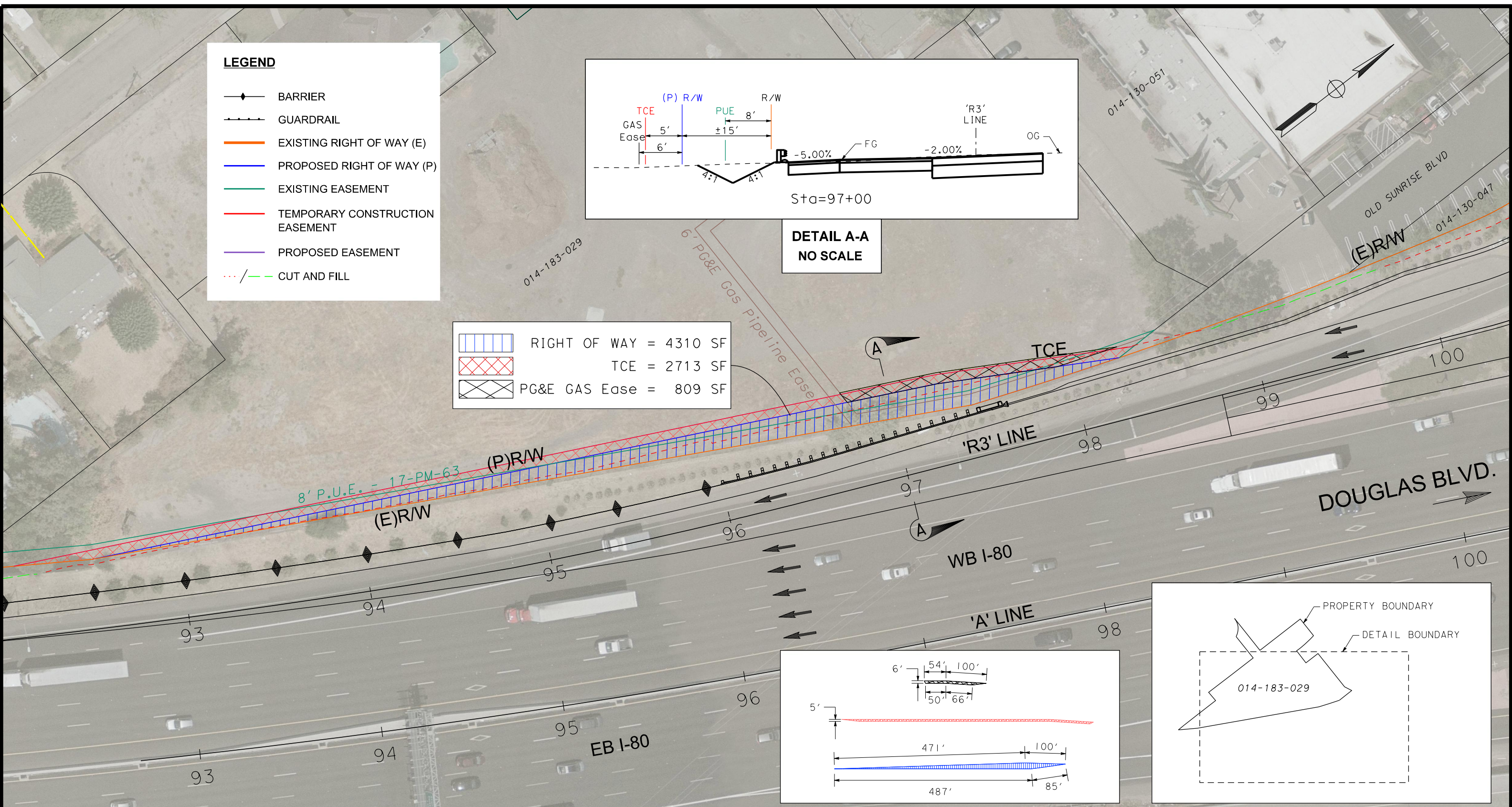
**LEGEND**

- BARRIER
- GUARDRAIL
- EXISTING RIGHT OF WAY (E)
- PROPOSED RIGHT OF WAY (P)
- EXISTING EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPOSED EASEMENT
- CUT AND FILL



**DETAIL A-A  
NO SCALE**

	RIGHT OF WAY = 4310 SF
	TCE = 2713 SF
	PG&E GAS Ease = 809 SF



THIS 'PROPERTY OWNER EXHIBIT' IS A COMMUNICATION TOOL TO PROVIDE THE AFFECTED PROPERTY OWNER AND RIGHT OF WAY PERSONNEL WITH THE GENERAL IMPACTS THE PROJECT MAY HAVE ON A PARTICULAR PROPERTY.






**DE DOKKEN**  
ENGINEERING  
110 BLUE RAVINE ROAD, SUITE 200  
FOLSOM, CA 95630  
PH: 916-858-0642 FAX: 916-858-0643

**PLACER I-80 AUXILIARY LANES  
WB DOUGLAS BLVD SLIP ON-RAMP**

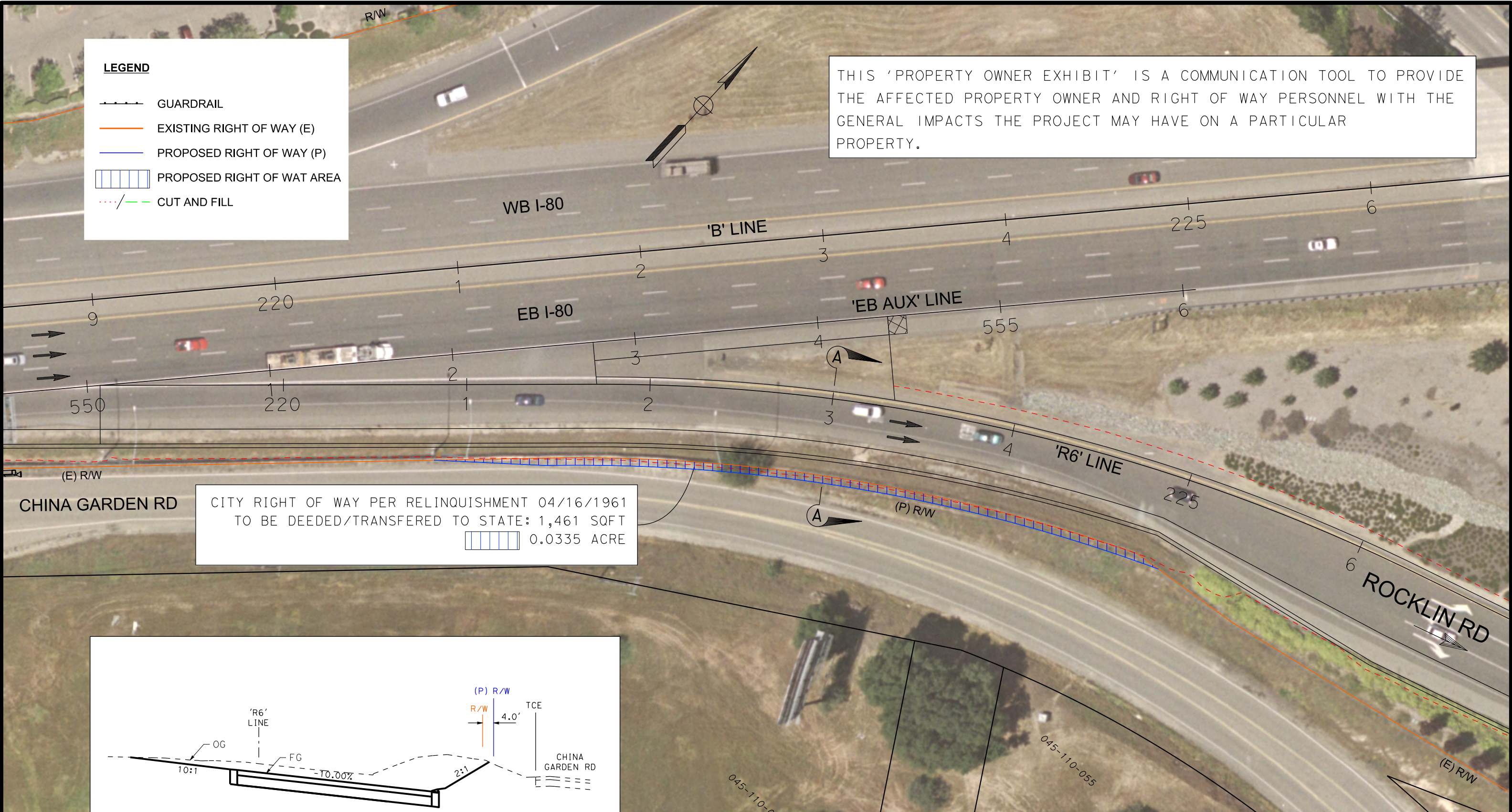
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APN# 014-183-029**  
JUNE 2020


8'x50'

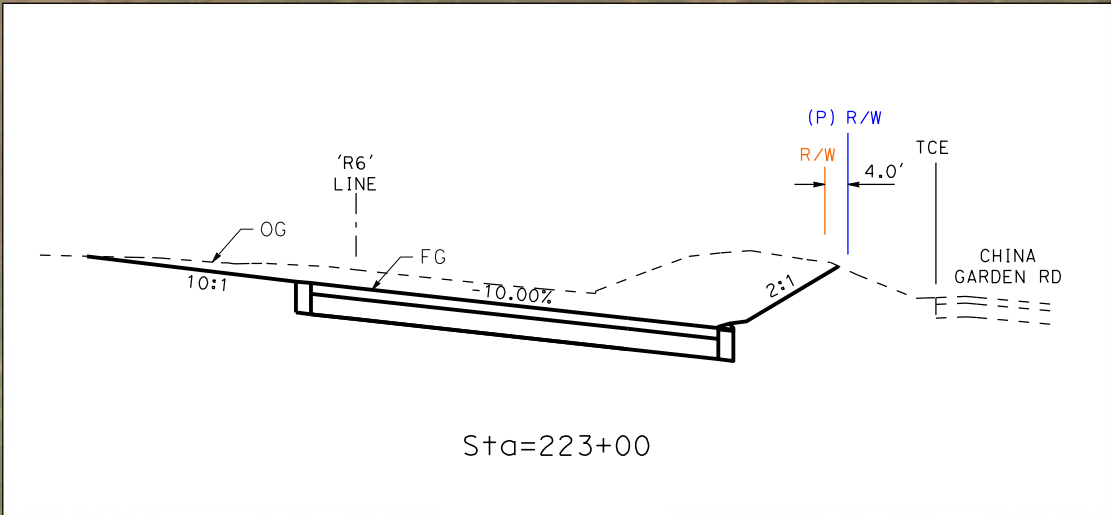
**LEGEND**

-  GUARDRAIL
-  EXISTING RIGHT OF WAY (E)
-  PROPOSED RIGHT OF WAY (P)
-  PROPOSED RIGHT OF WAY AREA
-  CUT AND FILL

THIS 'PROPERTY OWNER EXHIBIT' IS A COMMUNICATION TOOL TO PROVIDE THE AFFECTED PROPERTY OWNER AND RIGHT OF WAY PERSONNEL WITH THE GENERAL IMPACTS THE PROJECT MAY HAVE ON A PARTICULAR PROPERTY.



CITY RIGHT OF WAY PER RELINQUISHMENT 04/16/1961  
 TO BE DEEDED/TRANSFERED TO STATE: 1,461 SQFT  
 0.0335 ACRE



**DETAIL A-A**  
 NO SCALE

**DE DOKKEN**  
 ENGINEERING  
 110 BLUE RAVINE ROAD, SUITE 200  
 FOLSOM, GA 95630  
 PH: 916-858-0642 FAX: 916-858-0643









**PLACER I-80 AUXILIARY LANES**  
 EASTBOUND: EAST OF HIGHWAY 65  
 TO ROCKLIN ROAD

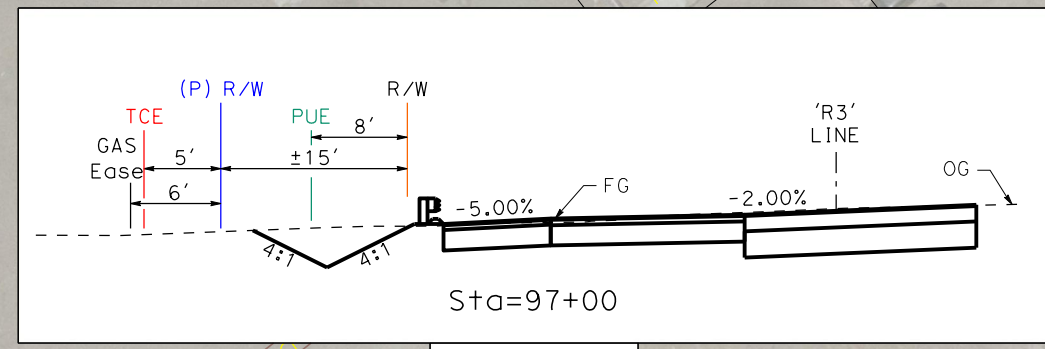
**PROPERTY OWNER EXHIBIT**  
 CHINA GARDEN RD

April 2020



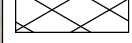
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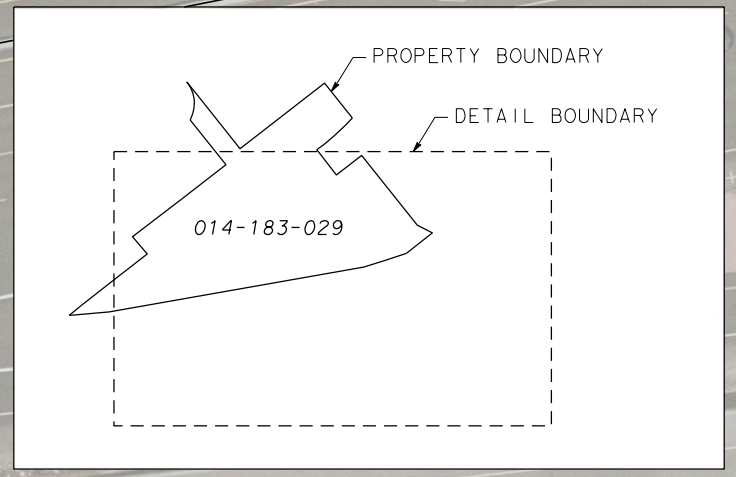
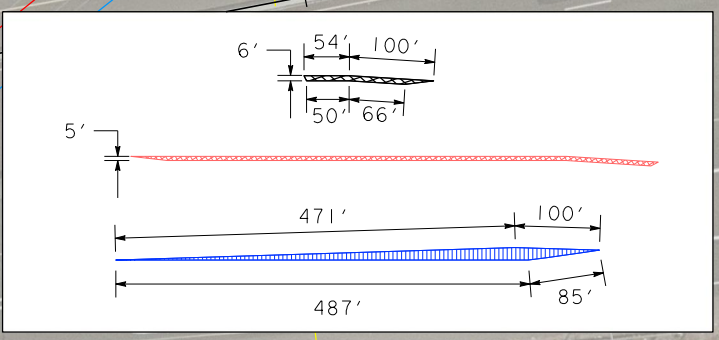
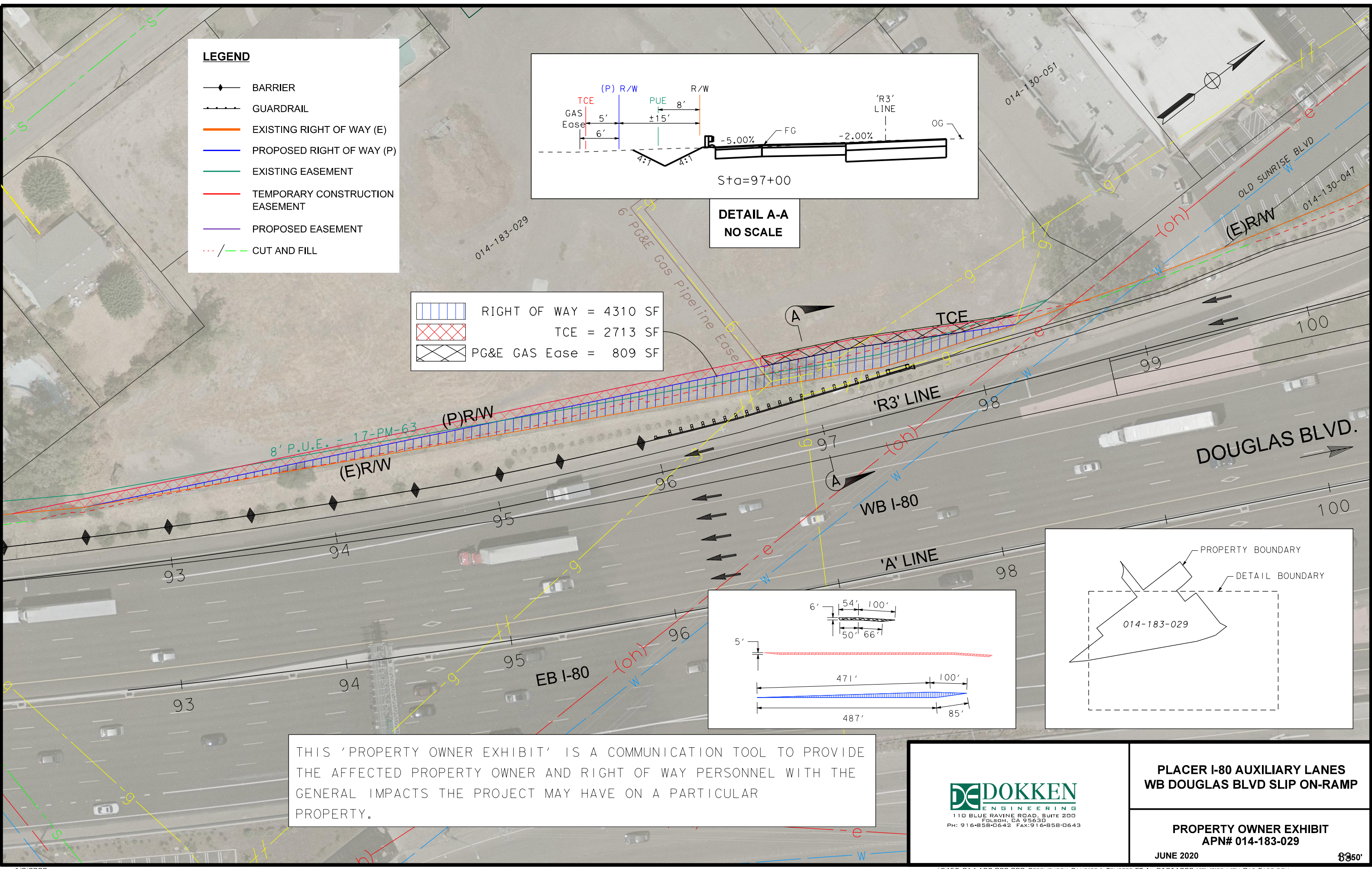
**LEGEND**

-  BARRIER
-  GUARDRAIL
-  EXISTING RIGHT OF WAY (E)
-  PROPOSED RIGHT OF WAY (P)
-  EXISTING EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  PROPOSED EASEMENT
-  CUT AND FILL



**DETAIL A-A  
NO SCALE**

	RIGHT OF WAY = 4310 SF
	TCE = 2713 SF
	PG&E GAS Ease = 809 SF



THIS 'PROPERTY OWNER EXHIBIT' IS A COMMUNICATION TOOL TO PROVIDE THE AFFECTED PROPERTY OWNER AND RIGHT OF WAY PERSONNEL WITH THE GENERAL IMPACTS THE PROJECT MAY HAVE ON A PARTICULAR PROPERTY.

**DE DOKKEN**  
ENGINEERING  
110 BLUE RAVINE ROAD, SUITE 200  
FOLSOM, CA 95630  
PH: 916-858-0642 FAX: 916-858-0643

**PLACER I-80 AUXILIARY LANES  
WB DOUGLAS BLVD SLIP ON-RAMP**

**PROPERTY OWNER EXHIBIT  
APN# 014-183-029**

JUNE 2020 8350'

**RESOLUTION NO. 20-07**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY  
ALLOCATING REGIONAL TRANSPORTATION AND AIR QUALITY  
MITIGATION FEE PROGRAM FEES TO THE  
INTERSTATE 80 AUXILIARY LANES**

**WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the area of jurisdiction of the Authority; and

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

**WHEREAS**, the Capital Improvement Program has specified a total contribution to the Douglas Boulevard Westbound I-80 Ramp of \$740,000; and

**WHEREAS**, traffic congestion on Interstate 80 at Douglas Boulevard is a critical problem for South Placer with impact on safety, economic vitality, and quality of life for residents, visitors, and businesses; and

**WHEREAS**, the Placer County Transportation Planning Agency (PCTPA) has funded and the final federal and state environmental documentation was approved for the I-80 Auxiliary Lanes project in August and October 2016, respectively;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Authority allocates \$400,000 to the PCTPA for expenditure to complete design and right-of-way acquisition for the I-80 Auxiliary Lanes project.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 24th day of June 2020, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

\_\_\_\_\_  
John Allard, Chair

ATTEST:

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

## RESOLUTION NO. 20-08

### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY ESTABLISHING AN ADMINISTRATIVE PROCESS FOR RIGHT-OF-WAY ACQUISITION RELATED TO THE INTERSTATE 80 AUXILIARY LANE PROJECT

**WHEREAS**, the Placer County Transportation Planning Agency ("PCTPA") is undertaking the construction of the Interstate 80 Auxiliary Lane project on Interstate 80 westbound from east of Douglas Boulevard to west of Riverside Avenue in the City of Roseville, and eastbound from 0.8 miles east of SR 65 to Rocklin Road in the City of Rocklin.

**WHEREAS**, the PCTPA has previously adopted a Mitigated Negative Declaration and a Mitigation and Monitoring Program for the Project pursuant to CEQA and received approval of a Categorical Exclusion under NEPA; and

**WHEREAS**, the PCTPA Board of Directors has directed staff to proceed with the actions necessary for the construction of the Project; and

**WHEREAS**, such actions include the acquisition of real property required for the construction of the Project; and

**WHEREAS**, the South Placer Regional Transportation Authority ("Authority") was formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the area of jurisdiction of the Authority; and

**WHEREAS**, the Authority is authorized to acquire real property in connection with the construction of the Project; and

**WHEREAS**, the Authority desires to authorize the Executive Director to take certain actions related to real property acquisition functions make the process more efficient.

**NOW, THEREFORE**, pursuant to the authority 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 of Directors of the South Placer Regional Transportation Authority that:

1. Delegation to Executive Director. The following duties and functions are hereby delegated to the Executive Director, or his designee:

a) To oversee and administer the real property appraisal process, including but not limited to, providing Notices of Decision to Appraise to effected property owners; causing real property required for the Project to be appraised; establishing a process for the review and approval of appraisals; approving and making written offers of just compensation to acquire real property based upon the appraised value; and negotiating the purchase of real property required for the Project, subject to final approval by the Board of Directors.

b) To provide the Board of Directors with a confidential written report on an as needed basis of the status of all real property acquisitions, including the appraised value, offers made and received, and other information the Executive Director deems appropriate.

c) Following Board of Director approval of an agreement for the acquisition of real property by the Authority, to execute agreements for the purchase of property; establish terms and conditions for the conveyance of the real property; open escrow accounts and provide escrow instructions; accept deeds, easement and other documents conveying real property to the Authority; and take other actions as necessary to complete the acquisition of the real property.

d) To negotiate and execute rights of entry, temporary easements, and other similar documents necessary to facilitate the construction of the Project.

2. Retention of Authority by Board of Directors. The Board of Directors hereby expressly retains authority over the following matters:

a) To approve the appropriation of funds for the acquisition of real property.

a. To approve all agreements for the purchase of real property, including but not limited to, Purchase and Sale Agreements and Settlement Agreements.

b) Other matters not expressly delegated in this Resolution.

3. Standards for Acquisition and Relocation. The Board of Directors hereby directs that the acquisition of real property for the Project shall conform to all applicable provisions of the California Government Code and Civil Code, and shall further conform to the California Department of Transportation standards and procedures as set forth in Chapter 17 (Local Programs) of the Department's Right of Way Manual. In the event of a conflict, the provisions of State law shall govern.

Passed and Adopted by the Board of Directors of the South Placer Regional Transportation Authority, this 24<sup>th</sup> day of June 2020, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

\_\_\_\_\_  
John Allard, Chair

ATTEST:

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



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

**TO: SPRTA Board of Directors**

**DATE: June 24, 2020**

**FROM: Mike Luken, Executive Director**

**SUBJECT: PLACER PARKWAY PHASE 1 UPDATE**

**Action Requested**

For information only

**Background**

Phase 1 of Placer Parkway is composed of completing the Whitney Ranch Interchange at State Route 65 and the first segment west of the interchange to Foothills Boulevard (see attached). Placer County and their consultant team are near completion of the final design of the interchange and are in the waiting to obtain final permits and to begin the right-of-way negotiations until funding is secured for Phase 1. A draft agreement to reimburse the County for the cost of Phase 1 from SPRTA fees has been developed by the County and has been approved in concept by the public works and legal staff of Roseville, Rocklin and Lincoln and PCTPA.

**Discussion**

At the May 27, 2020 Board Meeting, Chair Allard requested staff provide an update on the project at the June 24<sup>th</sup> SPRTA Board meeting. Ken Grehm, Placer County Director of Public Works, will present an update on the project at the meeting.

ML:ss



**MARK THOMAS & COMPANY**

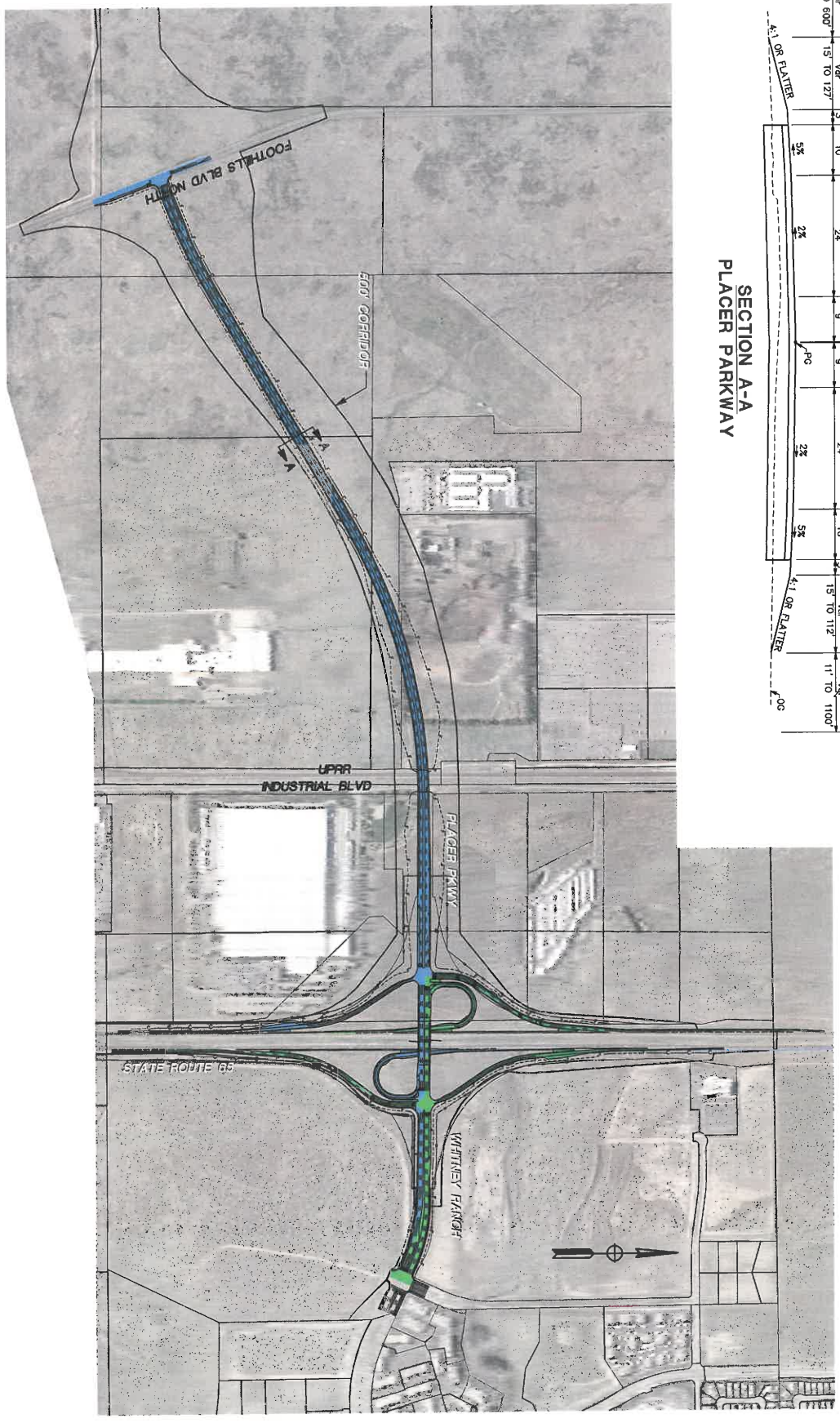
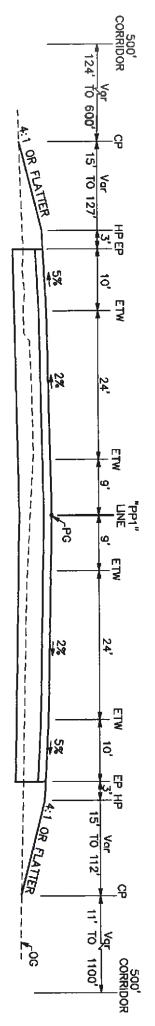
7300 Folsom Boulevard, Suite 203, Sacramento, CA 95826  
(916) 381-9100 · [www.markthomas.com](http://www.markthomas.com)

**PLACER PARKWAY**

CUPERTINO | FRESNO | IRVINE | OAKLAND | SACRAMENTO | SALINAS | SAN JOSE | SAN MATEO | WALNUT CREEK







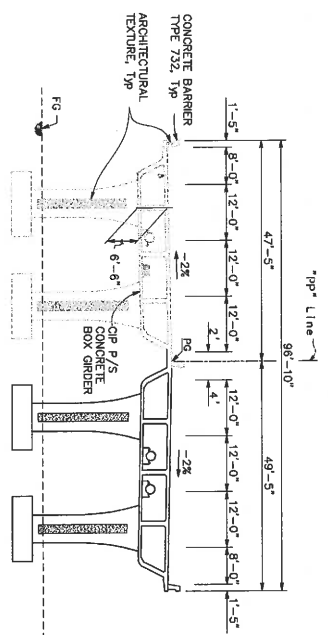
- LEGEND**
- █ PLACER PARKWAY IMPROVEMENTS
  - █ WHITNEY RANCH IMPROVEMENTS

**ULTIMATE PLACER PARKWAY INTERCHANGE  
ALTERNATIVE 3**

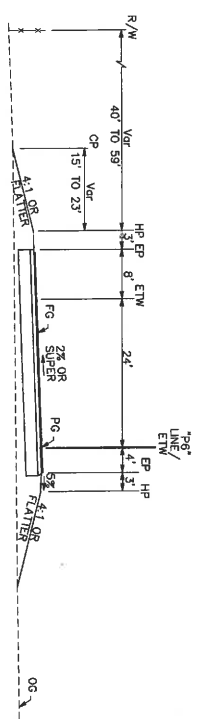
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**MARK THOMAS & COMPANY, INC.**  
7300 FOLSOM BOULEVARD, SUITE 203  
SACRAMENTO, CALIFORNIA 95826  
(916) 381-2100

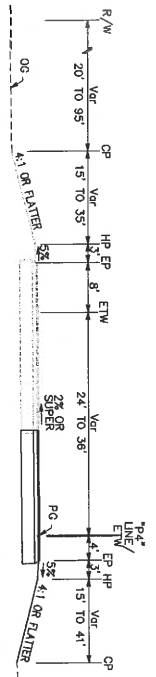
NOVEMBER 4, 2014



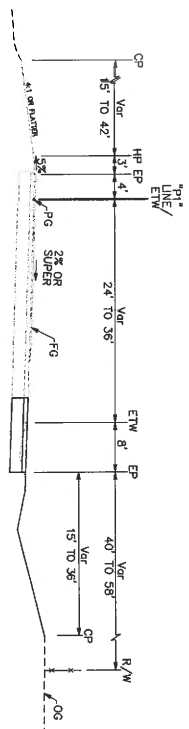
SECTION E-E  
PLACER PARKWAY OC



SECTION D-D  
SOUTHBOUND ON-RAMP



SECTION C-C  
SOUTHBOUND OFF-RAMP



SECTION B-B  
NORTHBOUND OFF-RAMP

ULTIMATE PLACER PARKWAY INTERCHANGE  
ALTERNATIVE 3

# **SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY**

## **Technical Advisory Committee Meeting Minutes**

**June 9, 2020 – 2:00 p.m.**

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

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

This meeting was conducted via video conference call.

### **Administrative Budget**

Luke McNeel-Caird went over the FY 2020/21 Administrative Budget. As discussed previously, we are moving forward with a Traffic Model and Fee Update. The estimated cost for FY 2020/21 for the update is \$150,000 and is reflected in the proposed budget, the total budget is estimated at \$350,000 over 3 years. Because of the costs associated with the update, Luke explained the FY 2020/21 budget reflects a \$126,000 increase over the current budget. Luke added that over the past 19 years, we are well below the allocated \$150,000 per year in administrative costs. The SPRTA TAC concurred with the recommendation to approve this budget as presented.

### **Placer Parkway Phase 1 Update – Placer County**

Mike Luken explained that at the May SPRTA Board meeting, John Allard, Roseville Mayor requested an update and discussion by SPRTA Board of Placer Parkway Phase 1. Mike said staff from PCTPA and the County will be providing a brief staff report and project overview at the June 24 SPRTA Board meeting prior to the Board discussing this project.

### **Highway 65 Widening Phase 1 Right of Way**

Luke McNeel-Caird explained that SPRTA is the only agency that can acquire and hold right-of-way prior for the construction of the project. Luke displayed an exhibit indicating the 350-foot long by 15 feet wide sliver of right-of-way that we are looking to acquire a temporary construction easement which is located on Highway 65 southbound between Pleasant Grove and Galleria Boulevard. Staff is requesting the Board to authorize the Executive Director to negotiate and execute an agreement with property owners for right of way for this project. The

SPRTA TAC concurred with the recommendation to enable the process to obtain this temporary construction easement.

### **South Placer Transit Project Allocation**

Mike Luken said that the settlement agreement for the lawsuit challenging the environmental document for the Highway 65 Widening Project has been fully executed and an action to vacate the lawsuit has been submitted by the Plaintiff to the Sacramento Superior Court. Mike noted that the high-level details of the settlement agreement include paying the Plaintiff for legal fees, completing a feasibility study for rail to Lincoln, completing implementation plans for the Lincoln Commuter Bus and Lincoln Express Bus services and actively seeking grant funding for both bus services is contained in the settlement agreement.

In accordance with the settlement agreement, Luke said that PCTPA will be applying for the Solutions for Congested Corridors Program to potentially implement the Lincoln Express Bus Service from Lincoln to the Sutter and Kaiser Roseville Hospital Complexes and then connecting to the Watt Avenue Light Rail Station. Costs for the service include matching funds of the \$600,000 which we are asking the SPRTA Board to allocate. Luke explained that Roseville Transit will be the operator for this bus service and operating costs have been found from various programs to enable this pilot project for the next three years. Placer County Transit and Roseville Transit will be conducting operational analyses in the next three years to streamline and prevent duplication of service in South Placer County. The SPRTA TAC concurred with the recommendation to allocate these funds for this project.

### **I-80 Auxiliary Lanes Right of Way and Allocation**

David Melko said we will be asking the Board for an allocation request of \$400,000 for design and right-of-way acquisition. Additionally, we will ask them to establish an administrative process for right-of-way acquisition. These actions will facilitate the I-80 Auxiliary Lanes project being ready to award a contract for construction in 2021. While the I-80 Auxiliary Lanes project is not in the fee program, it does overlap and helps facilitate the Douglas Boulevard on-ramp, which was added to the fee program in 2014. David said we are applying for state grants through the Solutions for Congested Corridors and the Trade Corridor Enhancement programs. The SPRTA TAC concurred with the recommendation to allocate these funds for this project.

### **Annual SPRTA Tier 2**

Luke McNeel-Caird said last month the Board continued the Public Hearing for the inflationary fee adoption due to concerns of the impact of this fee adjustment upon on the economic recovery of South Placer County. The Public Hearing was continued to this month's Board meeting. The TAC discussed the need to ensure the implementation of this fee uniformly across all effected jurisdictions. The SPRTA TAC concurred with the recommendation to move forward with the inflationary adjustment at this time. PCTPA staff will discuss the timing of this adjustment with the North State BIA before the Board meeting.

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