



A G E N D A

**Wednesday, May 23, 2018
10:45 a.m.**

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

- A. **Flag Salute**
- B. **Roll Call**
- C. **Approval of Minutes: December 6, 2018** **Action**
- D. **Agenda Review** Pg. 1
- E. **Public Comment**
- F. **Consent Calendar** **Action**
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. Pg.3
 - 1. Letter of Task Agreement for Legal Services for FY 2018/19 – Sloan Sakai Yeung & Wong LLP: \$2,500 Pg. 4
 - 2. Letter of Task Agreement for Fiscal Audit Services for FY 2018/19 – Richardson & Company LLP: \$6,900 Pg. 6
 - 3. Conflict of Interest Code Amendment Pg. 8
- G. **10:45 A.M. PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary Adjustment 2018** **Action**
Pg. 12
- H. **Comprehensive Update of the Regional Transportation and Air Quality Mitigation Fee Program for 2018** **Action**
Pg. 27

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|-----------|----------------------------------------------------------------------|-------------------------|
| I. | FY 2018/19 Administrative Budget | Action
Pg. 30 |
| J. | Executive Director's Report | Info |
| K. | Board Direction to Staff | |
| L. | Informational Items | |
| | 1. TAC Minutes – May 8, 2018 | Pg. 32 |
| | 2. Financial Reports – December 2017 and March 2018 (separate cover) | |

EXECUTIVE DIRECTOR'S REPORT

Celia McAdam reported that there is a groundbreaking event for the I-80 / Highway 65 Interchange Phase 1 on Wednesday, December 13th at 10:00 a.m.

ADJOURN

The meeting adjourned at 10:50 a.m.

Celia McAdam, Executive Director

Stan Nader, Chair



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TO: SPRTA Board of Directors

DATE: May 10, 2018

FROM: Celia McAdam, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the May 23, 2018 agenda for your review and action.

1. Letter of Task Agreement for Legal Services for FY 2018/19 – Sloan Sakai Yeung & Wong LLP: \$2,500
Staff recommends Board approval of the attached Letter of Task Agreement for legal services from Sloan Sakai Yeung & Wong LLP (formerly known as Renne Sloan Holtzman & Sakai LLP) with primary legal counsel, Christy Layton, at a billing rate of \$285 per hour for an annual amount not to exceed \$2,500 as budgeted in the FY 2018/19 SPRTA Administrative Budget.
2. Letter of Task Agreement for Fiscal Audit Services for FY 2018/19 – Richardson & Company LLP: \$6,900
Staff recommends approval of the attached Letter of Task Agreement for FYE June 30, 2018 Financial Audit services with Richardson & Company for \$6,900 as budgeted in the FY 2018/19 SPRTA Administrative Budget.
3. Conflict of Interest Code Amendment
The Political Reform Act of 1974 requires every local government agency review its' Conflict of Interest (COI) code every two years. In 2014 SPRTA's COI Code was submitted to the Placer County Clerk Recorder and approved by the Board of Supervisors. An amendment to SPRTA's existing COI is now required to add the positions of 1) Deputy Executive Director and 2) Assistant Planner. Staff recommends approval of Resolution 18-01 which amends SPRTA's Conflict of Interest Code as presented.



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May 23, 2018

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

SUBJECT: LETTER OF TASK AGREEMENT #18-01
BETWEEN SLOAN SAKAI YEUNG & WONG LLP AND
THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Dear Ms. Miller:

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

1. Incorporated Master Agreement: This letter of Task Agreement is the statement of contract-specific requirements applicable to the work effort to be undertaken by Sloan Sakai Yeung & Wong LLP (formerly known as Renne Sloan Holtzman Sakai LLP) to provide legal counsel to the South Placer Regional Transportation Authority (SPRTA). This signed Letter of Task Agreement comprises the contract between Sloan Sakai Yeung & Wong and SPRTA, with PCTPA acting as contract administrator.
2. Term: Consultant services are to commence July 1, 2018 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, 2019. Extensions to this contract may be made with the agreement of both parties. During the term of this contract, you are not to engage in other work that would be deemed a conflict of interest with SPRTA interests.
3. Scope of Services: Consultant will perform the tasks described below. Michael Luken, Executive Director, will act as Project Manager.
 - a. Provide legal review and advice to the Agency on documents, agreements, memoranda of understanding, and funding agreements between agencies and analysis of legislation as it may affect Agency programs.
 - b. Provide legal review and advice to the Agency on documents, agreements, and responsibilities relating to administration and personnel issues for a public agency;
 - c. Attend Board meetings as may be required on an “as needed” basis as requested by the Executive Director;
 - d. Other legal services as may be needed and requested by the Executive Director or the Board of Directors.
4. Personnel: Nancy Miller and Christy Layton will provide primary legal counsel; Consultant will provide additional personnel to perform above noted services as needed.



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May 23, 2018

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

SUBJECT: LETTER OF TASK AGREEMENT #18-01
BETWEEN RICHARDSON & COMPANY LLP AND
THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Dear Ms. Shepline:

This letter, when countersigned, authorizes work under the “Master Agreement between the Placer County Transportation Planning Agency (PCTPA) and Richardson & Company LLP” dated June 25, 2014.

- 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 2018/19 for the South Placer Regional Transportation Authority (SPRTA). This signed Letter of Task Agreement comprises the contract between Richardson & Company LLP and SPRTA, with PCTPA acting as contract administrator.
- 2) Term: Consultant services are to commence July 1, 2018 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, 2019. 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, 2018 as described in the proposal submitted to PCTPA, dated May 30, 2014, 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 19, 2018, is an integral part of this agreement and further clarifies the scope of services to be conducted and audit objectives and procedures.
- 4) Personnel: Consultant shall provide its own personnel to perform the work in the proposal. Consultant shall provide administrative support and overhead expenses.

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY (SPRTA)

CONFLICT OF INTEREST CODE Revised May 23, 2018

The Political Reform Act of 1974, as amended, (Gov. Code, § 81000, et seq.) requires every state or local agency to adopt and promulgate a Conflict of Interest Code. Each and every Conflict of Interest Code is only effective after it has been approved by the code reviewing body. (Gov. Code, § 87303.) The code reviewing body for **South Placer Regional Transportation Planning Agency (SPRTA)** is the Placer County Board of Supervisors. (Gov. Code, § 82011, subd. (b).)

The Placer County Board of Supervisors has adopted an ordinance (Placer County Code, § 2.84.030) containing the terms of a standard Conflict of Interest Code, which can be incorporated by reference in an agency's code. Consequently, the terms of Placer County Code, section 2.84.030, and any amendments to it duly adopted by the Placer County Board of Supervisors, are hereby incorporated by reference. This ordinance and the attached Appendices, designating positions and establishing disclosure categories, shall constitute the Conflict of Interest Code of the **SPRTA**.

Individuals holding designated positions shall file their statements of economic interest with **SPRTA**. Thereafter **SPRTA's** Executive Director shall review all statements of economic interest to ensure that no apparent conflict exists within **SPRTA**, and shall initial each statement of economic interest after his or her review is complete. Upon completion of the review process, **SPRTA** shall make and retain copies of the statements of economic interests and forward the originals to the designated Filing Officer, the Placer County Elections Division.

South Placer Regional Transportation Authority (SPRTA)

APPENDIX A DESIGNATED POSITIONS

<u>CLASSIFICATION</u>	<u>DISCLOSURE CATEGORIES</u>
Members of the Board of Directors appointed by the Placer County Board of Supervisors	*
Members of the Board of Directors appointed by a City Council	1, 2
Alternate Members of the Board of Directors appointed by a City Council	1, 2
Executive Director	1, 2
<u>Deputy Executive Director¹</u>	<u>1, 2</u>
General Counsel	1, 2
Planning Administrator	1, 2
Senior Planner	1, 2
<u>Senior Transportation Planner²</u>	<u>1, 2</u>
<u>Associate Planner³</u>	<u>1, 2</u>
Fiscal / Administrative Officer	1, 2
Consultants	**

* Members of the Board of Directors appointed by the Placer County Board of Supervisors have no disclosure obligations under this code, so long as they are already required to report their financial interests pursuant to Article 2 of Chapter 7 of the Political Reform Act, Government Code Sections 87200, et seq, and the reporting obligations include the entire geographical jurisdiction of SPRTA. Such persons are covered by this code for disqualification purposes only. (Placer County Code, § 2.84.030, subd. (B)(3).)

** The SPRTA Executive Director and the Placer County Executive Officer each have the authority to determine on a case-by-case basis whether a consultant under contract with SPRTA exercises a sufficient amount of discretion to be deemed a designated employee for purposes of this code.

¹Placer County Transportation Planning Agency (PCTPA) provides staffing and administrative support to SPRTA. The Deputy Director position was created out of a need for professional staff support and consultation to the Executive Director and Board of Directors

²Position was added to allow staff member to work on SPRTA related projects if needed.

³Placer County Transportation Planning Agency (PCTPA) provides staffing and administrative support to SPRTA. The PCTPA Board recently adopted an updated staffing plan. This plan includes an Assistant Planner position.

South Placer Regional Transportation Authority (SPRTA)

APPENDIX B DISCLOSURE CATEGORIES

The disclosure categories listed below identify the types of investments, business entities, sources of income, including gifts, loans, and travel payments, or real property, which the designated position must disclose for each disclosure category to which he or she is assigned.

Category 1: All investments, business positions in business entities, and sources of income, including gifts, loans, and travel payments, from, business entities of the type that contract with, or provide services, goods, machinery, equipment, or services utilized by SPRTA.

Category 2: All interests in real property which are located in whole or in part within or not more than two (2) miles outside the jurisdiction of SPRTA.

Category 3: Investments, business positions in business entities, and sources of income, including gifts, loans, and travel payments, from, business entities of the type that contract with, or provide services, goods, machinery, equipment, or services purchased or leased by the designated position's division.

RESOLUTION NO. 18-01

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
AMENDING THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
CONFLICT OF INTEREST CODE**

WHEREAS, the Political Reform Act of 1974, as amended, (Gov. Code, § 81000, et seq.) requires every state or local agency to adopt and promulgate a Conflict of Interest Code. Each and every Conflict of Interest Code is only effective after it has been approved by the code reviewing body. (Gov. Code, § 87303.) The code reviewing body for SPRTA is the Placer County Board of Supervisors. (Gov. Code, § 82011, subd. (b).); and

WHEREAS, the Placer County Board of Supervisors has adopted an ordinance (Placer County Code, § 2.84.030) containing the terms of a standard Conflict of Interest Code, which can be incorporated by reference in an agency's code;

WHEREAS, South Placer Regional Transportation Authority's Conflict of Interest Code was last updated in 2014, and requires updating to reflect current law expanding the list of positions required to file a Statement of Economic Interest;

NOW, THEREFORE, BE IT RESOLVED by the South Placer Regional Transportation Authority that pursuant to the provisions of Government Code §87300 and 2 California Code of Regulations §18730, the South Placer Regional Transportation Authority hereby adopts the South Placer Regional Transportation Authority's Conflict of Interest Code.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 23rd day of May 2018 by the following vote:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Stan Nader, Chair

ATTEST:

Mike Luken, Executive Director



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TO: SPRTA Board of Directors **DATE: May 8, 2018**

FROM: Luke McNeel-Caird, Deputy Executive Director

SUBJECT: 10:45 A.M. PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT 2018

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 #18-02, 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, which 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 in 2015, 2016, and 2017. 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 A, the annual inflationary adjustment has been calculated to be 2.73511%. The resulting fee schedules are shown in Attachment B.

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 #18-02. All legal requirements, including public notices, have been met. If adopted, the fees would go into effect on July 1, 2018.

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

Attachment
LM:ss

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

SPRTA	Date	20 Cities	San Fran.	Average	% Change	
	Apr-17	10678.15	11696.47	11187.31		
	Apr-18	10971.87	12014.72	11493.30	2.74%	<i>2017-2018 Summary</i> <u>2.74%</u>
						<i>2018 Summary</i> <u>2.75% Percent change for 20 City Average</u> <u>2.72% Percent change for San Francisco</u>

Notes:

CCI based on April 2018 Engineering News-Record

Table updated April 12, 2018

UPDATED: 4/12/2018

2014 SPRTA Impact Fee Update With 2015 to 2018 Inflation Adjustment
Updated for ITE Trip Generation, 9th Edition
Detailed DUE Rates

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

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

SPRTA Impact Fees

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

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

Cost per DUE With Inflation = \$656

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$596.79
120	Heavy Industrial	1,000 s.f.	0.178	\$116.73
130	Industrial Park	1,000 s.f.	0.798	\$523.34
140	Manufacturing	1,000 s.f.	0.685	\$449.23
150	Warehousing	1,000 s.f.	0.300	\$196.74
151	Mini-Warehousing	1,000 s.f.	0.148	\$97.06
Residential				
210	Single Family	DU	1.000	\$655.81
220	Apartment	DU	0.620	\$406.60
231	Attached Condominium/Townhome	DU	0.780	\$511.53
240	Mobile Home Park	DU	0.590	\$386.93
251	Senior Adult Housing - Detached	DU	0.270	\$177.07
252	Senior Adult Housing - Attached	DU	0.230	\$150.84
253	Congregate Care	DU	0.070	\$45.91
260	Recreational Home	DU	0.109	\$71.48
Lodging				
310	Hotel	Room	0.545	\$357.42
311	All Suites Hotel	Room	0.364	\$238.71
312	Business Hotel	Room	0.563	\$369.22
320	Motel	Room	0.355	\$232.81
Recreational				
411	City Park	Acre	0.184	\$120.67
430	Golf Course	Hole	3.732	\$2,447.48
444	Movie Theater	1,000 s.f.	1.486	\$974.53
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,042.08
493	Athletic Club	1,000 s.f.	2.682	\$1,758.88
495	Recreational Community Center	1,000 s.f.	1.233	\$808.61
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$545.63
536	Private School (K - 12)	1,000 s.f.	1.170	\$767.30
530	High School	1,000 s.f.	0.751	\$492.51
560	Church	1,000 s.f.	0.386	\$253.14
565	Day Care Center	1,000 s.f.	3.653	\$2,395.68
590	Library	1,000 s.f.	5.125	\$3,361.03
Medical				
610	Hospital	1,000 s.f.	0.917	\$601.38
620	Nursing Home	1,000 s.f.	0.311	\$203.96
630	Clinic	1,000 s.f.	4.575	\$3,000.33
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,621.93
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,169.31
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$904.36
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$812.55
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$763.36
	> 800,000 s.f.	1,000 s.f.	1.145	\$750.90
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,838.89
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$360.70
814	Specialty Center	1,000 s.f.	1.522	\$998.14
815	Discount Store	1,000 s.f.	1.022	\$670.24
816	Hardware Store	1,000 s.f.	0.592	\$388.24
817	Nursery	1,000 s.f.	0.849	\$556.78
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$834.19
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$907.64
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$945.02
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,002.08
931	Quality Restaurant	1,000 s.f.	2.959	\$1,940.54
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,865.78
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,857.37
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,566.95
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,242.76
942	Automobile Care Center	1,000 s.f.	1.136	\$745.00
841	New Car Sales	1,000 s.f.	0.956	\$626.95
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,202.21
944	Gas Station	Fueling Position	1.054	\$691.22
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$673.52
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$690.57
848	Tire Store	1,000 s.f.	1.461	\$958.14
850	Supermarket	1,000 s.f.	1.547	\$1,014.54
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,268.45
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,496.56
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,204.18
861	Discount Club	1,000 s.f.	1.519	\$996.18
862	Home Improvement Superstore	1,000 s.f.	0.436	\$285.93
863	Electronics Superstore	1,000 s.f.	0.972	\$637.45
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$695.16
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$931.91
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,192.92
890	Furniture Store	1,000 s.f.	0.253	\$165.92
911	Walk-In Bank	1,000 s.f.	2.989	\$1,960.22
912	Drive-In Bank	1,000 s.f.	4.432	\$2,906.55

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

Cost per DUE With Inflation = \$654

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$594.76
120	Heavy Industrial	1,000 s.f.	0.178	\$116.34
130	Industrial Park	1,000 s.f.	0.798	\$521.56
140	Manufacturing	1,000 s.f.	0.685	\$447.70
150	Warehousing	1,000 s.f.	0.300	\$196.08
151	Mini-Warehousing	1,000 s.f.	0.148	\$96.73
Residential				
210	Single Family	DU	1.000	\$653.58
220	Apartment	DU	0.620	\$405.22
231	Attached Condominium/Townhome	DU	0.780	\$509.80
240	Mobile Home Park	DU	0.590	\$385.61
251	Senior Adult Housing - Detached	DU	0.270	\$176.47
252	Senior Adult Housing - Attached	DU	0.230	\$150.32
253	Congregate Care	DU	0.070	\$45.75
260	Recreational Home	DU	0.109	\$71.24
Lodging				
310	Hotel	Room	0.545	\$356.20
311	All Suites Hotel	Room	0.364	\$237.90
312	Business Hotel	Room	0.563	\$367.97
320	Motel	Room	0.355	\$232.02
Recreational				
411	City Park	Acre	0.184	\$120.26
430	Golf Course	Hole	3.732	\$2,439.17
444	Movie Theater	1,000 s.f.	1.486	\$971.23
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,038.54
493	Athletic Club	1,000 s.f.	2.682	\$1,752.91
495	Recreational Community Center	1,000 s.f.	1.233	\$805.87
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$543.78
536	Private School (K - 12)	1,000 s.f.	1.170	\$764.69
530	High School	1,000 s.f.	0.751	\$490.84
560	Church	1,000 s.f.	0.386	\$252.28
565	Day Care Center	1,000 s.f.	3.653	\$2,387.54
590	Library	1,000 s.f.	5.125	\$3,349.62
Medical				
610	Hospital	1,000 s.f.	0.917	\$599.34
620	Nursing Home	1,000 s.f.	0.311	\$203.26
630	Clinic	1,000 s.f.	4.575	\$2,990.14
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,613.03
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,165.34
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$901.29
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$809.79
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$760.77
	> 800,000 s.f.	1,000 s.f.	1.145	\$748.35
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,832.65
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$359.47
814	Specialty Center	1,000 s.f.	1.522	\$994.75
815	Discount Store	1,000 s.f.	1.022	\$667.96
816	Hardware Store	1,000 s.f.	0.592	\$386.92
817	Nursery	1,000 s.f.	0.849	\$554.89
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$831.36
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$904.56
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$941.81
	>1,000,000 s.f.	1,000 s.f.	1.528	\$998.68
931	Quality Restaurant	1,000 s.f.	2.959	\$1,933.95
932	High Turnover Restaurant	1,000 s.f.	2.845	\$1,859.45
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$2,847.66
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,554.84
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,238.54
942	Automobile Care Center	1,000 s.f.	1.136	\$742.47
841	New Car Sales	1,000 s.f.	0.956	\$624.83
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,194.73
944	Gas Station	Fueling Position	1.054	\$688.88
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$671.23
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$688.22
848	Tire Store	1,000 s.f.	1.461	\$954.89
850	Supermarket	1,000 s.f.	1.547	\$1,011.09
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,260.75
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,491.48
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,196.69
861	Discount Club	1,000 s.f.	1.519	\$992.79
862	Home Improvement Superstore	1,000 s.f.	0.436	\$284.96
863	Electronics Superstore	1,000 s.f.	0.972	\$635.28
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$692.80
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$928.74
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,188.87
890	Furniture Store	1,000 s.f.	0.253	\$165.36
911	Walk-In Bank	1,000 s.f.	2.989	\$1,953.56
912	Drive-In Bank	1,000 s.f.	4.432	\$2,896.68

SPRTA Impact Fees

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

Cost per DUE With Inflation = \$1,524

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,387.10
120	Heavy Industrial	1,000 s.f.	0.178	\$271.32
130	Industrial Park	1,000 s.f.	0.798	\$1,216.38
140	Manufacturing	1,000 s.f.	0.685	\$1,044.14
150	Warehousing	1,000 s.f.	0.300	\$457.29
151	Mini-Warehousing	1,000 s.f.	0.148	\$225.59
Residential				
210	Single Family	DU	1.000	\$1,524.29
220	Apartment	DU	0.620	\$945.06
231	Attached Condominium/Townhome	DU	0.780	\$1,188.94
240	Mobile Home Park	DU	0.590	\$899.33
251	Senior Adult Housing - Detached	DU	0.270	\$411.56
252	Senior Adult Housing - Attached	DU	0.230	\$350.59
253	Congregate Care	DU	0.070	\$106.70
260	Recreational Home	DU	0.109	\$166.15
Lodging				
310	Hotel	Room	0.545	\$830.74
311	All Suites Hotel	Room	0.364	\$554.84
312	Business Hotel	Room	0.563	\$858.17
320	Motel	Room	0.355	\$541.12
Recreational				
411	City Park	Acre	0.184	\$280.47
430	Golf Course	Hole	3.732	\$5,688.64
444	Movie Theater	1,000 s.f.	1.486	\$2,265.09
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,422.09
493	Athletic Club	1,000 s.f.	2.682	\$4,088.13
495	Recreational Community Center	1,000 s.f.	1.233	\$1,879.44
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,268.21
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,783.41
530	High School	1,000 s.f.	0.751	\$1,144.74
560	Church	1,000 s.f.	0.386	\$588.37
565	Day Care Center	1,000 s.f.	3.653	\$5,568.22
590	Library	1,000 s.f.	5.125	\$7,811.97
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,397.77
620	Nursing Home	1,000 s.f.	0.311	\$474.05
630	Clinic	1,000 s.f.	4.575	\$6,973.61
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,094.10
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,717.80
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,101.99
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,888.59
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,774.27
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,745.31
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,274.10
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$838.36
814	Specialty Center	1,000 s.f.	1.522	\$2,319.96
815	Discount Store	1,000 s.f.	1.022	\$1,557.82
816	Hardware Store	1,000 s.f.	0.592	\$902.38
817	Nursery	1,000 s.f.	0.849	\$1,294.12
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,938.89
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,109.61
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,196.50
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,329.11
931	Quality Restaurant	1,000 s.f.	2.959	\$4,510.36
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,336.59
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,641.31
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,290.59
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,888.52
942	Automobile Care Center	1,000 s.f.	1.136	\$1,731.59
841	New Car Sales	1,000 s.f.	0.956	\$1,457.22
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,118.55
944	Gas Station	Fueling Position	1.054	\$1,606.60
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,565.44
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,605.07
848	Tire Store	1,000 s.f.	1.461	\$2,226.98
850	Supermarket	1,000 s.f.	1.547	\$2,358.07
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,272.51
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,478.42
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,123.13
861	Discount Club	1,000 s.f.	1.519	\$2,315.39
862	Home Improvement Superstore	1,000 s.f.	0.436	\$664.59
863	Electronics Superstore	1,000 s.f.	0.972	\$1,481.61
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,615.74
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,166.01
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,772.68
890	Furniture Store	1,000 s.f.	0.253	\$385.64
911	Walk-In Bank	1,000 s.f.	2.989	\$4,556.09
912	Drive-In Bank	1,000 s.f.	4.432	\$6,755.64

SPRTA Impact Fees

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

Cost per DUE With Inflation = \$1,603

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,459.04
120	Heavy Industrial	1,000 s.f.	0.178	\$285.39
130	Industrial Park	1,000 s.f.	0.798	\$1,279.46
140	Manufacturing	1,000 s.f.	0.685	\$1,098.29
150	Warehousing	1,000 s.f.	0.300	\$481.00
151	Mini-Warehousing	1,000 s.f.	0.148	\$237.29
Residential				
210	Single Family	DU	1.000	\$1,603.34
220	Apartment	DU	0.620	\$994.07
231	Attached Condominium/Townhome	DU	0.780	\$1,250.60
240	Mobile Home Park	DU	0.590	\$945.97
251	Senior Adult Housing - Detached	DU	0.270	\$432.90
252	Senior Adult Housing - Attached	DU	0.230	\$368.77
253	Congregate Care	DU	0.070	\$112.23
260	Recreational Home	DU	0.109	\$174.76
Lodging				
310	Hotel	Room	0.545	\$873.82
311	All Suites Hotel	Room	0.364	\$583.62
312	Business Hotel	Room	0.563	\$902.68
320	Motel	Room	0.355	\$569.19
Recreational				
411	City Park	Acre	0.184	\$295.01
430	Golf Course	Hole	3.732	\$5,983.66
444	Movie Theater	1,000 s.f.	1.486	\$2,382.56
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,547.71
493	Athletic Club	1,000 s.f.	2.682	\$4,300.16
495	Recreational Community Center	1,000 s.f.	1.233	\$1,976.92
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,333.98
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,875.91
530	High School	1,000 s.f.	0.751	\$1,204.11
560	Church	1,000 s.f.	0.386	\$618.89
565	Day Care Center	1,000 s.f.	3.653	\$5,857.00
590	Library	1,000 s.f.	5.125	\$8,217.12
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,470.26
620	Nursing Home	1,000 s.f.	0.311	\$498.64
630	Clinic	1,000 s.f.	4.575	\$7,335.28
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,410.15
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,858.75
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,211.01
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,986.54
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,866.29
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,835.82
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,495.76
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$881.84
814	Specialty Center	1,000 s.f.	1.522	\$2,440.28
815	Discount Store	1,000 s.f.	1.022	\$1,638.61
816	Hardware Store	1,000 s.f.	0.592	\$949.18
817	Nursery	1,000 s.f.	0.849	\$1,361.24
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,039.45
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,219.02
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,310.41
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,449.90
931	Quality Restaurant	1,000 s.f.	2.959	\$4,744.28
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,561.50
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,985.75
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,720.56
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,038.33
942	Automobile Care Center	1,000 s.f.	1.136	\$1,821.39
841	New Car Sales	1,000 s.f.	0.956	\$1,532.79
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,384.01
944	Gas Station	Fueling Position	1.054	\$1,689.92
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,646.63
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,688.32
848	Tire Store	1,000 s.f.	1.461	\$2,342.48
850	Supermarket	1,000 s.f.	1.547	\$2,480.37
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,545.95
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,658.82
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,388.82
861	Discount Club	1,000 s.f.	1.519	\$2,435.47
862	Home Improvement Superstore	1,000 s.f.	0.436	\$699.06
863	Electronics Superstore	1,000 s.f.	0.972	\$1,558.45
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,699.54
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,278.35
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,916.47
890	Furniture Store	1,000 s.f.	0.253	\$405.64
911	Walk-In Bank	1,000 s.f.	2.989	\$4,792.38
912	Drive-In Bank	1,000 s.f.	4.432	\$7,106.00

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

Cost per DUE With Inflation = \$2,021

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,839.00
120	Heavy Industrial	1,000 s.f.	0.178	\$359.72
130	Industrial Park	1,000 s.f.	0.798	\$1,612.66
140	Manufacturing	1,000 s.f.	0.685	\$1,384.30
150	Warehousing	1,000 s.f.	0.300	\$606.26
151	Mini-Warehousing	1,000 s.f.	0.148	\$299.09
Residential				
210	Single Family	DU	1.000	\$2,020.88
220	Apartment	DU	0.620	\$1,252.94
231	Attached Condominium/Townhome	DU	0.780	\$1,576.28
240	Mobile Home Park	DU	0.590	\$1,192.32
251	Senior Adult Housing - Detached	DU	0.270	\$545.64
252	Senior Adult Housing - Attached	DU	0.230	\$464.80
253	Congregate Care	DU	0.070	\$141.46
260	Recreational Home	DU	0.109	\$220.28
Lodging				
310	Hotel	Room	0.545	\$1,101.38
311	All Suites Hotel	Room	0.364	\$735.60
312	Business Hotel	Room	0.563	\$1,137.75
320	Motel	Room	0.355	\$717.41
Recreational				
411	City Park	Acre	0.184	\$371.84
430	Golf Course	Hole	3.732	\$7,541.91
444	Movie Theater	1,000 s.f.	1.486	\$3,003.02
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,211.17
493	Athletic Club	1,000 s.f.	2.682	\$5,419.99
495	Recreational Community Center	1,000 s.f.	1.233	\$2,491.74
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,681.37
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,364.42
530	High School	1,000 s.f.	0.751	\$1,517.68
560	Church	1,000 s.f.	0.386	\$780.06
565	Day Care Center	1,000 s.f.	3.653	\$7,382.26
590	Library	1,000 s.f.	5.125	\$10,356.99
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,853.14
620	Nursing Home	1,000 s.f.	0.311	\$628.49
630	Clinic	1,000 s.f.	4.575	\$9,245.51
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,079.46
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,603.22
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,786.79
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,503.87
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,352.30
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,313.90
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,666.54
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,111.48
814	Specialty Center	1,000 s.f.	1.522	\$3,075.77
815	Discount Store	1,000 s.f.	1.022	\$2,065.34
816	Hardware Store	1,000 s.f.	0.592	\$1,196.36
817	Nursery	1,000 s.f.	0.849	\$1,715.72
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,570.55
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,796.89
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,912.08
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,087.90
931	Quality Restaurant	1,000 s.f.	2.959	\$5,979.77
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,749.39
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,804.96
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,991.54
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,829.56
942	Automobile Care Center	1,000 s.f.	1.136	\$2,295.71
841	New Car Sales	1,000 s.f.	0.956	\$1,931.96
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,786.10
944	Gas Station	Fueling Position	1.054	\$2,130.00
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,075.44
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,127.98
848	Tire Store	1,000 s.f.	1.461	\$2,952.50
850	Supermarket	1,000 s.f.	1.547	\$3,126.29
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,990.21
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,611.64
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,792.16
861	Discount Club	1,000 s.f.	1.519	\$3,069.71
862	Home Improvement Superstore	1,000 s.f.	0.436	\$881.10
863	Electronics Superstore	1,000 s.f.	0.972	\$1,964.29
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,142.13
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,871.66
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,675.97
890	Furniture Store	1,000 s.f.	0.253	\$511.28
911	Walk-In Bank	1,000 s.f.	2.989	\$6,040.40
912	Drive-In Bank	1,000 s.f.	4.432	\$8,956.52

SPRTA Impact Fees

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

Cost per DUE With Inflation = \$1,544

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,405.34
120	Heavy Industrial	1,000 s.f.	0.178	\$274.89
130	Industrial Park	1,000 s.f.	0.798	\$1,232.37
140	Manufacturing	1,000 s.f.	0.685	\$1,057.86
150	Warehousing	1,000 s.f.	0.300	\$463.30
151	Mini-Warehousing	1,000 s.f.	0.148	\$228.56
Residential				
210	Single Family	DU	1.000	\$1,544.33
220	Apartment	DU	0.620	\$957.48
231	Attached Condominium/Townhome	DU	0.780	\$1,204.58
240	Mobile Home Park	DU	0.590	\$911.15
251	Senior Adult Housing - Detached	DU	0.270	\$416.97
252	Senior Adult Housing - Attached	DU	0.230	\$355.20
253	Congregate Care	DU	0.070	\$108.10
260	Recreational Home	DU	0.109	\$168.33
Lodging				
310	Hotel	Room	0.545	\$841.66
311	All Suites Hotel	Room	0.364	\$562.14
312	Business Hotel	Room	0.563	\$869.46
320	Motel	Room	0.355	\$548.24
Recreational				
411	City Park	Acre	0.184	\$284.16
430	Golf Course	Hole	3.732	\$5,763.43
444	Movie Theater	1,000 s.f.	1.486	\$2,294.87
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,453.94
493	Athletic Club	1,000 s.f.	2.682	\$4,141.89
495	Recreational Community Center	1,000 s.f.	1.233	\$1,904.16
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,284.88
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,806.86
530	High School	1,000 s.f.	0.751	\$1,159.79
560	Church	1,000 s.f.	0.386	\$596.11
565	Day Care Center	1,000 s.f.	3.653	\$5,641.43
590	Library	1,000 s.f.	5.125	\$7,914.68
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,416.15
620	Nursing Home	1,000 s.f.	0.311	\$480.29
630	Clinic	1,000 s.f.	4.575	\$7,065.30
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,174.22
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,753.54
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,129.63
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,913.42
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,797.60
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,768.26
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,330.29
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$849.38
814	Specialty Center	1,000 s.f.	1.522	\$2,350.47
815	Discount Store	1,000 s.f.	1.022	\$1,578.30
816	Hardware Store	1,000 s.f.	0.592	\$914.24
817	Nursery	1,000 s.f.	0.849	\$1,311.13
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,964.38
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,137.35
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,225.38
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,359.73
931	Quality Restaurant	1,000 s.f.	2.959	\$4,569.67
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,393.61
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,728.64
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,399.60
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,926.50
942	Automobile Care Center	1,000 s.f.	1.136	\$1,754.36
841	New Car Sales	1,000 s.f.	0.956	\$1,476.38
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,185.85
944	Gas Station	Fueling Position	1.054	\$1,627.72
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,586.02
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,626.18
848	Tire Store	1,000 s.f.	1.461	\$2,256.26
850	Supermarket	1,000 s.f.	1.547	\$2,389.07
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,341.83
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,524.16
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,190.49
861	Discount Club	1,000 s.f.	1.519	\$2,345.83
862	Home Improvement Superstore	1,000 s.f.	0.436	\$673.33
863	Electronics Superstore	1,000 s.f.	0.972	\$1,501.09
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,636.99
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,194.49
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,809.13
890	Furniture Store	1,000 s.f.	0.253	\$390.71
911	Walk-In Bank	1,000 s.f.	2.989	\$4,616.00
912	Drive-In Bank	1,000 s.f.	4.432	\$6,844.46

SPRTA Impact Fees

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

Cost per DUE With Inflation = \$1,936

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,761.99
120	Heavy Industrial	1,000 s.f.	0.178	\$344.65
130	Industrial Park	1,000 s.f.	0.798	\$1,545.13
140	Manufacturing	1,000 s.f.	0.685	\$1,326.33
150	Warehousing	1,000 s.f.	0.300	\$580.88
151	Mini-Warehousing	1,000 s.f.	0.148	\$286.57
Residential				
210	Single Family	DU	1.000	\$1,936.26
220	Apartment	DU	0.620	\$1,200.48
231	Attached Condominium/Townhome	DU	0.780	\$1,510.28
240	Mobile Home Park	DU	0.590	\$1,142.39
251	Senior Adult Housing - Detached	DU	0.270	\$522.79
252	Senior Adult Housing - Attached	DU	0.230	\$445.34
253	Congregate Care	DU	0.070	\$135.54
260	Recreational Home	DU	0.109	\$211.05
Lodging				
310	Hotel	Room	0.545	\$1,055.26
311	All Suites Hotel	Room	0.364	\$704.80
312	Business Hotel	Room	0.563	\$1,090.11
320	Motel	Room	0.355	\$687.37
Recreational				
411	City Park	Acre	0.184	\$356.27
430	Golf Course	Hole	3.732	\$7,226.10
444	Movie Theater	1,000 s.f.	1.486	\$2,877.28
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,076.71
493	Athletic Club	1,000 s.f.	2.682	\$5,193.04
495	Recreational Community Center	1,000 s.f.	1.233	\$2,387.40
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,610.96
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,265.42
530	High School	1,000 s.f.	0.751	\$1,454.13
560	Church	1,000 s.f.	0.386	\$747.39
565	Day Care Center	1,000 s.f.	3.653	\$7,073.14
590	Library	1,000 s.f.	5.125	\$9,923.31
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,775.55
620	Nursing Home	1,000 s.f.	0.311	\$602.18
630	Clinic	1,000 s.f.	4.575	\$8,858.37
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,741.15
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,452.34
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,670.10
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,399.02
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,253.80
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,217.01
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,429.26
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,064.94
814	Specialty Center	1,000 s.f.	1.522	\$2,946.98
815	Discount Store	1,000 s.f.	1.022	\$1,978.85
816	Hardware Store	1,000 s.f.	0.592	\$1,146.26
817	Nursery	1,000 s.f.	0.849	\$1,643.88
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,462.92
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,679.78
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,790.14
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,958.60
931	Quality Restaurant	1,000 s.f.	2.959	\$5,729.38
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,508.65
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,436.26
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,531.29
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,669.20
942	Automobile Care Center	1,000 s.f.	1.136	\$2,199.59
841	New Car Sales	1,000 s.f.	0.956	\$1,851.06
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,501.94
944	Gas Station	Fueling Position	1.054	\$2,040.81
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,988.53
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,038.88
848	Tire Store	1,000 s.f.	1.461	\$2,828.87
850	Supermarket	1,000 s.f.	1.547	\$2,995.39
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,697.51
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,418.53
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,507.75
861	Discount Club	1,000 s.f.	1.519	\$2,941.17
862	Home Improvement Superstore	1,000 s.f.	0.436	\$844.21
863	Electronics Superstore	1,000 s.f.	0.972	\$1,882.04
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,052.43
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,751.42
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,522.05
890	Furniture Store	1,000 s.f.	0.253	\$489.87
911	Walk-In Bank	1,000 s.f.	2.989	\$5,787.47
912	Drive-In Bank	1,000 s.f.	4.432	\$8,581.48

SPRTA Impact Fees

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

Cost per DUE With Inflation = \$991

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$901.77
120	Heavy Industrial	1,000 s.f.	0.178	\$176.39
130	Industrial Park	1,000 s.f.	0.798	\$790.78
140	Manufacturing	1,000 s.f.	0.685	\$678.80
150	Warehousing	1,000 s.f.	0.300	\$297.29
151	Mini-Warehousing	1,000 s.f.	0.148	\$146.66
Residential				
210	Single Family	DU	1.000	\$990.95
220	Apartment	DU	0.620	\$614.39
231	Attached Condominium/Townhome	DU	0.780	\$772.94
240	Mobile Home Park	DU	0.590	\$584.66
251	Senior Adult Housing - Detached	DU	0.270	\$267.56
252	Senior Adult Housing - Attached	DU	0.230	\$227.92
253	Congregate Care	DU	0.070	\$69.37
260	Recreational Home	DU	0.109	\$108.01
Lodging				
310	Hotel	Room	0.545	\$540.07
311	All Suites Hotel	Room	0.364	\$360.71
312	Business Hotel	Room	0.563	\$557.91
320	Motel	Room	0.355	\$351.79
Recreational				
411	City Park	Acre	0.184	\$182.34
430	Golf Course	Hole	3.732	\$3,698.24
444	Movie Theater	1,000 s.f.	1.486	\$1,472.56
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,574.62
493	Athletic Club	1,000 s.f.	2.682	\$2,657.74
495	Recreational Community Center	1,000 s.f.	1.233	\$1,221.84
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$824.47
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,159.41
530	High School	1,000 s.f.	0.751	\$744.21
560	Church	1,000 s.f.	0.386	\$382.51
565	Day Care Center	1,000 s.f.	3.653	\$3,619.95
590	Library	1,000 s.f.	5.125	\$5,078.63
Medical				
610	Hospital	1,000 s.f.	0.917	\$908.70
620	Nursing Home	1,000 s.f.	0.311	\$308.19
630	Clinic	1,000 s.f.	4.575	\$4,533.61
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,961.83
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,766.87
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,366.52
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,227.79
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,153.47
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,134.64
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,778.63
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$545.02
814	Specialty Center	1,000 s.f.	1.522	\$1,508.23
815	Discount Store	1,000 s.f.	1.022	\$1,012.75
816	Hardware Store	1,000 s.f.	0.592	\$586.64
817	Nursery	1,000 s.f.	0.849	\$841.32
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,260.49
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,371.48
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,427.96
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,514.18
931	Quality Restaurant	1,000 s.f.	2.959	\$2,932.23
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,819.26
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,317.58
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,389.79
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,877.86
942	Automobile Care Center	1,000 s.f.	1.136	\$1,125.72
841	New Car Sales	1,000 s.f.	0.956	\$947.35
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,327.62
944	Gas Station	Fueling Position	1.054	\$1,044.46
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,017.71
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,043.47
848	Tire Store	1,000 s.f.	1.461	\$1,447.78
850	Supermarket	1,000 s.f.	1.547	\$1,533.00
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,427.71
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,261.35
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,330.59
861	Discount Club	1,000 s.f.	1.519	\$1,505.26
862	Home Improvement Superstore	1,000 s.f.	0.436	\$432.06
863	Electronics Superstore	1,000 s.f.	0.972	\$963.21
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,050.41
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,408.14
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,802.54
890	Furniture Store	1,000 s.f.	0.253	\$250.71
911	Walk-In Bank	1,000 s.f.	2.989	\$2,961.96
912	Drive-In Bank	1,000 s.f.	4.432	\$4,391.90

SPRTA Impact Fees

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

Cost per DUE With Inflation = \$1,196

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,088.20
120	Heavy Industrial	1,000 s.f.	0.178	\$212.86
130	Industrial Park	1,000 s.f.	0.798	\$954.27
140	Manufacturing	1,000 s.f.	0.685	\$819.14
150	Warehousing	1,000 s.f.	0.300	\$358.75
151	Mini-Warehousing	1,000 s.f.	0.148	\$176.98
Residential				
210	Single Family	DU	1.000	\$1,195.82
220	Apartment	DU	0.620	\$741.41
231	Attached Condominium/Townhome	DU	0.780	\$932.74
240	Mobile Home Park	DU	0.590	\$705.54
251	Senior Adult Housing - Detached	DU	0.270	\$322.87
252	Senior Adult Housing - Attached	DU	0.230	\$275.04
253	Congregate Care	DU	0.070	\$83.71
260	Recreational Home	DU	0.109	\$130.34
Lodging				
310	Hotel	Room	0.545	\$651.72
311	All Suites Hotel	Room	0.364	\$435.28
312	Business Hotel	Room	0.563	\$673.25
320	Motel	Room	0.355	\$424.52
Recreational				
411	City Park	Acre	0.184	\$220.03
430	Golf Course	Hole	3.732	\$4,462.82
444	Movie Theater	1,000 s.f.	1.486	\$1,776.99
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,900.16
493	Athletic Club	1,000 s.f.	2.682	\$3,207.20
495	Recreational Community Center	1,000 s.f.	1.233	\$1,474.45
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$994.93
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,399.11
530	High School	1,000 s.f.	0.751	\$898.06
560	Church	1,000 s.f.	0.386	\$461.59
565	Day Care Center	1,000 s.f.	3.653	\$4,368.35
590	Library	1,000 s.f.	5.125	\$6,128.60
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,096.57
620	Nursing Home	1,000 s.f.	0.311	\$371.90
630	Clinic	1,000 s.f.	4.575	\$5,470.90
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,780.90
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,132.15
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,649.04
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,481.63
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,391.94
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,369.22
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,353.09
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$657.70
814	Specialty Center	1,000 s.f.	1.522	\$1,820.04
815	Discount Store	1,000 s.f.	1.022	\$1,222.13
816	Hardware Store	1,000 s.f.	0.592	\$707.93
817	Nursery	1,000 s.f.	0.849	\$1,015.25
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,521.09
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,655.02
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,723.18
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,827.22
931	Quality Restaurant	1,000 s.f.	2.959	\$3,538.44
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,402.12
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,210.21
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,504.09
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,266.09
942	Automobile Care Center	1,000 s.f.	1.136	\$1,358.46
841	New Car Sales	1,000 s.f.	0.956	\$1,143.21
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,015.58
944	Gas Station	Fueling Position	1.054	\$1,260.40
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,228.11
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,259.20
848	Tire Store	1,000 s.f.	1.461	\$1,747.10
850	Supermarket	1,000 s.f.	1.547	\$1,849.94
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,136.36
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,728.87
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,019.16
861	Discount Club	1,000 s.f.	1.519	\$1,816.46
862	Home Improvement Superstore	1,000 s.f.	0.436	\$521.38
863	Electronics Superstore	1,000 s.f.	0.972	\$1,162.34
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,267.57
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,699.27
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,175.20
890	Furniture Store	1,000 s.f.	0.253	\$302.54
911	Walk-In Bank	1,000 s.f.	2.989	\$3,574.32
912	Drive-In Bank	1,000 s.f.	4.432	\$5,299.89

SPRTA Impact Fees

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

Cost per DUE With Inflation = \$1,347

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,226.00
120	Heavy Industrial	1,000 s.f.	0.178	\$239.81
130	Industrial Park	1,000 s.f.	0.798	\$1,075.11
140	Manufacturing	1,000 s.f.	0.685	\$922.87
150	Warehousing	1,000 s.f.	0.300	\$404.18
151	Mini-Warehousing	1,000 s.f.	0.148	\$199.39
Residential				
210	Single Family	DU	1.000	\$1,347.25
220	Apartment	DU	0.620	\$835.30
231	Attached Condominium/Townhome	DU	0.780	\$1,050.86
240	Mobile Home Park	DU	0.590	\$794.88
251	Senior Adult Housing - Detached	DU	0.270	\$363.76
252	Senior Adult Housing - Attached	DU	0.230	\$309.87
253	Congregate Care	DU	0.070	\$94.31
260	Recreational Home	DU	0.109	\$146.85
Lodging				
310	Hotel	Room	0.545	\$734.25
311	All Suites Hotel	Room	0.364	\$490.40
312	Business Hotel	Room	0.563	\$758.50
320	Motel	Room	0.355	\$478.27
Recreational				
411	City Park	Acre	0.184	\$247.89
430	Golf Course	Hole	3.732	\$5,027.94
444	Movie Theater	1,000 s.f.	1.486	\$2,002.01
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,140.78
493	Athletic Club	1,000 s.f.	2.682	\$3,613.33
495	Recreational Community Center	1,000 s.f.	1.233	\$1,661.16
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,120.91
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,576.28
530	High School	1,000 s.f.	0.751	\$1,011.79
560	Church	1,000 s.f.	0.386	\$520.04
565	Day Care Center	1,000 s.f.	3.653	\$4,921.51
590	Library	1,000 s.f.	5.125	\$6,904.66
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,235.43
620	Nursing Home	1,000 s.f.	0.311	\$418.99
630	Clinic	1,000 s.f.	4.575	\$6,163.67
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,386.31
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,402.15
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,857.86
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,669.24
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,568.20
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,542.60
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,777.69
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$740.99
814	Specialty Center	1,000 s.f.	1.522	\$2,050.52
815	Discount Store	1,000 s.f.	1.022	\$1,376.89
816	Hardware Store	1,000 s.f.	0.592	\$797.57
817	Nursery	1,000 s.f.	0.849	\$1,143.82
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,713.70
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,864.59
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,941.39
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,058.60
931	Quality Restaurant	1,000 s.f.	2.959	\$3,986.51
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,832.93
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,869.97
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,327.70
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,553.04
942	Automobile Care Center	1,000 s.f.	1.136	\$1,530.48
841	New Car Sales	1,000 s.f.	0.956	\$1,287.97
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,524.07
944	Gas Station	Fueling Position	1.054	\$1,420.00
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,383.63
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,418.65
848	Tire Store	1,000 s.f.	1.461	\$1,968.33
850	Supermarket	1,000 s.f.	1.547	\$2,084.20
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,660.14
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,074.43
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,528.11
861	Discount Club	1,000 s.f.	1.519	\$2,046.47
862	Home Improvement Superstore	1,000 s.f.	0.436	\$587.40
863	Electronics Superstore	1,000 s.f.	0.972	\$1,309.53
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,428.09
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,914.44
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,450.65
890	Furniture Store	1,000 s.f.	0.253	\$340.85
911	Walk-In Bank	1,000 s.f.	2.989	\$4,026.93
912	Drive-In Bank	1,000 s.f.	4.432	\$5,971.01

RESOLUTION NO. 18-02

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

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

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

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

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

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

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

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

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

1. Fee Adjustment. The Regional Transportation and Air Quality Mitigation Fee schedule, as shown in Attachment B, is hereby adjusted to reflect an increase of 2.73511%.
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, 2018.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 23rd day of May, 2018, by the following vote on roll call:

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

Stan Nader, Chair

ATTEST:

Mike Luken, Executive Director



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

TO: SPRTA Board of Directors **DATE: May 9, 2018**

FROM: Celia McAdam, Executive Director

SUBJECT: COMPREHENSIVE UPDATE OF THE REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM FOR 2018

Action Requested

Board approval of the Master Agreement and Letter of Task Agreement #18-01 with Fehr and Peers Associates to develop a comprehensive update of the Regional Transportation and Air Quality Mitigation Fee Program for 2018 and provide on call traffic modeling for FY 2018/19, at a total cost not to exceed \$95,000.

Background

For the past 17 years of operations, the Regional Transportation and Air Quality Mitigation Fee has provided timely and strategic funding for high priority transportation projects in South Placer County.

The original fee program was enacted in 2002, and annual inflationary adjustments were made in 2003, 2004, 2005, 2007, 2008, and 2014. Comprehensive updates to reflect current cost estimates, add projects, and update the traffic model nexus basis were adopted in 2006 and 2009.

In 2012, the Board updated the fee structure to reflect the 8th edition of the Institute of Transportation Engineers (ITE) trip generation manual. A major update in 2014 added land use changes, adjusted costs for Sierra College Blvd, and added funds for the I-80/SR 65 Interchange and I-80 Westbound ramps at Atlantic and Douglas Blvds.

Discussion

Several issues are driving the need for a comprehensive update of the fee program. These include:

- The Town of Loomis' interest in joining SPRTA;
- Updated land use projections, including the recently adopted Amoruso Ranch Specific Plan; and
- The need to assure project costs reflect current costs.

The Technical Advisory Committee recommends the Board direct staff to begin work with member jurisdictions and our consultants, Fehr and Peers, to develop the Comprehensive Update for 2018 at a total cost for all traffic modeling needs not to exceed \$95,000.

CM:ss



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

May 23, 2018

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

SUBJECT: LETTER OF TASK AGREEMENT #18-01 BETWEEN FEHR & PEERS
AND THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Dear Mr. Robinson:

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

1. Incorporated Master Agreement: This Letter of Task Agreement is the statement of contract-specific requirements applicable to the work effort to be undertaken by Fehr & Peers to provide traffic modeling services for the South Placer Regional Transportation and Air Quality Mitigation Fee Program.
2. Term: Consultant services are to commence July 1, 2018 and shall be completed in such a sequence as to assure that timelines are met. This contract shall end on June 30, 2019. Extensions to this contract may be made with the agreement of both parties. During the term of this contract, you are not to engage in other work that would be deemed a conflict of interest with SPRTA interests.
3. Scope of Services: Consultant will perform the tasks described below. Michael Luken, Executive Director will act as Project Manager.

On-Call Tasks

- Completion of work begun in FY 2017/18 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



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

TO: SPRTA Board of Directors

DATE: May 9, 2018

FROM: Celia McAdam, Executive Director

SUBJECT: FY 2018/19 ADMINISTRATIVE BUDGET

Action Requested

Board approval of the FY 2018/19 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 2018/19 administrative budget is proposed at \$172,413. The higher than normal budget is due to the comprehensive update of the Fee Program anticipated for this FY that will incorporate the Town of Loomis and approved development in Western Placer County.

Including FY 2018/19, this brings the costs for SPRTA administration to \$1.379 million over the past 17 years, or just over \$81,000 annually.

With only about 25% of the total SPRTA funding having been collected thusfar, it is clear that SPRTA will exceed its planned 20 year life span. Fortunately, at the current rate of expenditure and not accounting for inflation, it is anticipated that the administrative allocation will cover just over 37 years. Should the program continue past that, the Board may want to consider an adjustment to the administrative allocation in a future Fee Program update.

CM:ss

Table 1

**SPRTA Administrative Budget Summary
FY 2018/19**

Expenditures			
	Adopted		
	Proposed	FY 2017/18	Difference
PCTPA Administrative Contract	\$66,713	\$70,794	(\$4,081)
Legal Services	\$2,500	\$2,500	\$0
Traffic Modeling/Engineering	\$95,000	\$15,000	\$80,000
Financial Audits	\$6,700	\$6,700	\$0
Direct Expenses (note 1)	\$1,000	\$1,000	\$0
Accounting Services	\$500	\$500	\$0
Contingency funds	\$0	\$0	\$0
Total	\$172,413	\$96,494	\$75,919

Revenues			
	Adopted		
	Proposed	FY 2017/18	Difference
SPRTA Fees	\$172,413	\$96,494	\$75,919
Total	\$172,413	\$96,494	\$75,919

Contingency Funds	Proposed	FY 2017/18	Difference
	\$0	\$0	\$0

Revenue to Expenditure Comparison			
	Proposed	Adopted FY 2017/18	
Surplus/(Deficit)	\$0	\$0	

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

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Technical Advisory Committee Meeting Minutes

May 8, 2018 – 2:30 p.m.

ATTENDANCE: Ken Grehm, Placer County
Mark Johnson, City of Roseville
Ray Leftwich, City of Lincoln
Rich Moorehead, Placer County
Jason Shykowski, City of Roseville
Mike Dour, City of Roseville
Brit Snipes, Town of Loomis

STAFF: Mike Luken, Incoming PCTPA Executive Director
Celia McAdam, PCTPA
Luke McNeel-Caird, PCTPA
Solvi Sabol, PCTPA

Introductions

Celia McAdam introduced the incoming Executive Director, Mike Luken, who is scheduled to start on May 14, 2018.

Placer Parkway Phase 1 Funding – Placer County

Ken Grehm explained that Placer County is continuing to work with the UAIC on the funding of Phase 1 of the Placer Parkway and will keep the TAC updated on future developments.

Regional Mitigation Fee and Tier II Inflation Adjustment

Luke McNeel-Caird reported that the annual inflationary adjustment for this year has been calculated at 2.74%. This inflationary adjustment will be brought to the Board for consideration in May which, if approved, would go into effect July 1.

Administrative Budget

Celia McAdam provided the FY 2018/19 administrative budget. McAdam said the Town of Loomis wants to pursue membership in SPRTA and therefore there is a line item for a comprehensive update to the fee program, last done in 2014. The TAC agreed to keep the comprehensive update in the budget at this time. They will come back at next month's TAC meeting after discussing the prospect of Loomis joining SPRTA with their respective electeds.

Cash Flow Projections

Celia McAdam provided a spreadsheet summarizing the cash flow for the SPRTA fee program. McAdam added the cash flow projections conservatively decrease in future years. McAdam said we are still working with Caltrans on how much we owe in order to close out the Lincoln Bypass.

Other: Contracts, Conflict of Interest

Solvi Sabol said contracts and a revised Conflict of Interest to include added employee positions will be taken to the SPRTA Board this month.

The meeting adjourned at 3:00 p.m.