

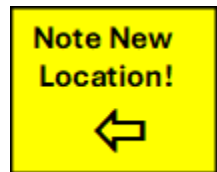


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# A G E N D A

**Wednesday, December 6, 2023  
10:45 a.m.**

**Placer County Planning Commission  
Hearing Room  
3091 County Center Drive  
Auburn, CA 95603**



## **PUBLIC PARTICIPATION PROCEDURES**

**PUBLIC PARTICIPATION INSTRUCTIONS:** This meeting will be conducted as an in-person meeting at the locations noted above. A remote teleconference Zoom address is listed for the public's convenience and in the event a Board Member requests remote participation due to just cause or emergency circumstances pursuant to Government Code section 54953(f). Please be advised that if a Board Member is not participating in the meeting remotely, remote participation for members of the public is provided for convenience only, and in the event that the Zoom connection malfunctions for any reason, the Board of Directors reserves the right to conduct the meeting without remote access. By participating in this meeting, you acknowledge that you are being recorded.

Agendas, Supplemental Materials and Minutes of the Board of Directors are available on the internet at: <https://www.pctpa.net/sprta-meetings>. Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at the Agency office located at 299 Nevada Street, Auburn, and will be made available to the public on the Agency website.

**Remote access:** <https://placer-ca-gov.zoom.us/j/99162395414>

**You can also dial in using your phone:** +1 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

**Webinar ID:** 991 6239 5414

- A. Flag Salute**
- B. Roll Call**
- C. Approval of Minutes: October 18, 2023**
- D. Agenda Review**  
*Matt Click, Executive Director*

**Action**  
Pg. 1

**Info**

- E. AB 2449** **Action**  
*Matt Click, Executive Director*
- If necessary, based on a Director’s announcement, the Board will consider approval of any Directors’ request to participate remotely and utilize a “just cause” or “emergency circumstance” exception for remote meeting participation pursuant to AB 2449 (Gov. Code 54953(f)).
- F. Public Comment**  
Persons may address the Board on items not on this agenda. Please limit comments to three (3) minutes.
- G. Consent Calendar** **Action**  
Pg. 3  
These items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested citizen may request an item be removed from the consent calendar for discussion.
1. Approval of the 2024 SPRTA Board Meetings
  2. Accept the Annual Report for Fiscal Year 2022/23. Pg.4
- H. Regional Transportation and Air Quality Mitigation Fee Allocation Request for Interstate 80 / Rocklin Road Interchange** **Action**  
Pg. 24
- Allocate \$3,800,000 of Regional Transportation and Air Quality Mitigation Fees to the City of Rocklin for final design work on the Interstate 80/Rocklin Road interchange.
- I. Regional Transportation and Air Quality Mitigation Fee Update** **Action**  
Pg. 26
- Approve Resolution #23-08, repealing Resolution #23-05 and continuing to collect fees for the Regional Transportation and Air Quality Mitigation Fee pursuant to resolution 23-02.
- J. Selection of Chair and Vice Chair for 2024** **Action**  
Pg. 29
- K. Executive Director’s Report** **Info**
- L. Board Direction to Staff**
- M. Informational Items** **Info**  
Pg. 30  
*Under separate cover*
1. SPRTA TAC Minutes: November 14, 2023
  2. Financial Reports: June 2023 & September 2023

**Next regularly scheduled SPRTA Board Meeting  
January 24, 2024**



## **ACTION MINUTES October 18, 2023**

A special meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, October 18, 2023, at approximately 11:00 a.m. at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, California.

### **BOARD IN**

#### **ATTENDANCE:**

Ken Broadway, Chair  
Bruce Houdesheldt, Vice Chair  
Paul Joiner  
Suzanne Jones

#### **STAFF:**

Matt Click  
Rick Carter  
Mike Costa  
Jodi LaCosse  
David Melko  
Cory Peterson  
Solvi Sabol

### **APPROVAL OF ACTION MINUTES: September 27, 2023**

Upon motion by Joiner and second by Houdesheldt, the September 27, 2023 meeting minutes were unanimously approved.

### **AGENDA REVIEW**

Matt Click indicated that the agenda, as presented, is unchanged.

### **AB 2449**

Matt Click, informed the Board that all Board Members are present and there is no action necessary for this item.

### **PUBLIC COMMENT**

No public comment.

### **PUBLIC HEARING: ADOPTION OF REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE COMPREHENSIVE UPDATE 2023**

*Staff report presented by Rick Carter, Deputy Executive Director. Consultant support provided by Don Hubbard, GHD.*

Rick introduced Don Hubbard, GHD, who presented on the SPRTA Fee Program Nexus Study process and the legislative requirements that affect fee programs throughout the state. Rick explained the refunding of fee credits, and the Capital Improvement Plan. A video of this presentation can viewed at: <https://www.pctpa.net/2023-10-18-sprta-meeting>.

Chair Broadway opened the public hearing. Public testimony was provided by 1) Jeff Short, North State Building Association, and 2) Peter Eakland, Rocklin Resident.

Staff Action Requested:

1. Approve refunding of fee credits for the Dry Creek, Newcastle/Horseshoe Bar, Placer West, and Rocklin fee districts.
2. Approve Resolution #23-05:
  - a. Accepting the Nexus Study Update Report for the Regional Transportation and
  - b. Air Quality Mitigation Fee
  - c. Setting fees for the Regional Transportation and Air Quality Mitigation Fee
  - d. Adopt a Capital Improvement Program

Director Houdesheldt made a motion to approve staff’s requested Board actions as referenced above. Director Jones seconded the motion. Motion passed unanimously.

**NEVADA STATION BUILDING SALE AND BOND RELINQUISHMENT**

*Staff report presented by Matt Click, Executive Director.*

Upon motion by Houdesheldt and second by the Joiner, the Board unanimously adopted Resolution No. 23-06 for the sale of the Nevada Station Building and to pay off the Lease Revenue Bond.

**EXECUTIVE DIRECTOR’S REPORT**

Matt Click acknowledged Jeff Short and the North State Building Association for their contributions and collaboration over the past few months on the comprehensive fee update. Matt said he looks forward to working with them on federal advocacy initiatives that will return the money back to the County where it belongs.

**ADJOURN**

The SPRTA Board meeting concluded at approximately 11:40 AM.

**NEXT BOARD MEETING:** Wednesday, December 6, at 10:45 AM..

A video of this meeting is available at: <https://www.pctpa.net/2023-10-18-sprta-meeting>

\_\_\_\_\_  
Matt Click, Executive Director

\_\_\_\_\_  
Ken Broadway, Chair

\_\_\_\_\_  
Solvi Sabol, Clerk to the Board

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

**TO: SPRTA Board of Directors**

**DATE: December 6, 2023**

**FROM: Matt Click, Executive Director**

**SUBJECT: CONSENT CALENDAR**

Below are the Consent Calendar items for the December 6, 2023 agenda for your review and action.

1. Approval of the 2024 SPRTA Board Meetings

In January 2002, the SPRTA Board agreed to hold monthly meetings as required by the Joint Powers Agreement, at 10:45 AM on the 4<sup>th</sup> Wednesday of each month. Traditionally, the November and December Board meetings have been combined to avoid any holiday conflicts. Special meetings may be held as needed in the manner specified by State law. Staff recommends approval of the 2024 SPRTA Board meetings:

SPRTA Board Meetings

**Placer Co. Board of Supervisors Chambers**

Wednesday, January 24  
Wednesday, February 28  
Wednesday, March 27  
Wednesday, April 24  
Wednesday, May 22  
Wednesday, June 26  
Wednesday, July 24  
Wednesday, August 28  
Wednesday, September 25  
Wednesday, October 23  
Wednesday, December 4

2. Accept the Annual Report for Fiscal Year 2022/23.

In April 2002 the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee (SPRTA Tier 1 Fee) to provide funding for various regional transportation projects needed as a result of local development. In May 2009 the SPRTA Board and local jurisdictions established a second fee, the SPRTA Tier 2 Fee, to provide additional funding for Placer Parkway and the I-80/SR-65 Interchange. As a fee program for public improvements under the State Mitigation Fee Act, California Government Code 66000-66008 (CGC) requires the Authority make available to the public an Annual Report. The Annual Report for FY 2022/23 and was made publicly available on the SPRTA website on November 14, 2023, and is included as Attachment 2.

SS:CP:rc:mbc



# Regional Transportation and Air Quality Mitigation Fee Annual Report for Fiscal Year 2022/23

December 6, 2023



**South Placer Regional Transportation Authority  
Regional Transportation and Air Quality Mitigation Fee  
FY 2022/23 Annual Report**

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**Figure 1: I-80/SR-65 Interchange**



**Regional Transportation and Air Quality Mitigation Fee – FY 2022/23 Annual Report**

**Brief description of the type of fee in the fund:**

The South Placer Regional Transportation Authority (SPRTA) Regional Transportation and Air Quality Mitigation Fee (SPRTA Fees) program was established to fund certain improvements to the region’s major roadway, transit, and rail facilities needed to accommodate travel demand generated by new land development in the fee district portion of Placer County. The program includes a Tier 1 fee which is imposed on projects within identified districts to cover a multitude of transportation improvements and Tier 2 fee imposed through development agreements to fund improvements to Placer Parkway and the I-80/SR 65 Interchange.

SPRTA Tier 1 Fees are calculated by fee district (see **Figure 3**) based on the development land use category. This nexus-based fee provides a relationship to the relative impacts on the transportation system and is imposed on nearly all development. This fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

The Tier 2 fees are implemented through individual development agreements. These fees are charged based on land use categories and are not nexus-based or district based. Tier 2 fees are utilized for improvements to Placer Parkway and the I-80/SR-65 Interchange.

**Amount of the fee:**

See the attached SPRTA fee schedules (Pages 7-20) that were in place on July 1, 2022.

**Table 1: SPRTA Income and Expenditures (FY 2022/23)**

	<b>Tier 1</b>	<b>Tier 2</b>	<b>Total</b>
<b>Beginning Fund Balance (7/1/22)</b>	\$17,169,183.34	\$9,003,914.38	\$26,173,097.72
Amount of Fees Collected	\$4,965,506.42	\$3,544,708.02	\$8,510,214.44
Interest Earned	\$418,153.84	\$104,988.69	\$523,142.53
Other Income (BOLD Fees)	\$1,500.00	-	\$1,500.00
Expenses (See breakdown in <b>Table 2</b> )	\$2,511,422.79	\$952,613.74	\$3,464,036.53
Agency Administration	\$344,045.60	-	\$344,045.60
<b>Ending Fund Balance (6/30/23)</b>	<b>\$19,698,875.21</b>	<b>\$11,700,997.35</b>	<b>\$31,399,872.56</b>
<b>Net Change</b>	<b>\$2,529,691.87</b>	<b>\$2,697,082.97</b>	<b>\$5,226,774.84</b>





**Regional Transportation and Air Quality Mitigation Fee – FY 2022/23 Annual Report**

List of public improvements on which SPRTA Fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees:

**Table 2: Tier 1 Fee Expenditures (FY 2022/23)**

Public Improvement Project Title	SPRTA Expenditures FY 2022/23	% Funded With SPRTA Fees
<b>Tier 1</b>		
Auburn Folsom Road Widening	\$1,000,000.00	100%
I-80/SR-65 Interchange Phase 1	\$63,920.64	100%
SR-65 Widening	\$91,817.63	100%
I-80 Auxiliary Lanes	\$703,396.41	79%
I-80/Rocklin Road Interchange	\$550,360.86	100%
South Placer Transit Project	\$101,927.25	38%
<i>Tier 1 Total Expenditures</i>	<i>\$2,511,422.79</i>	

**Table 3: Tier 2 Fee Expenditures (FY 2022/23)**

Public Improvement Project Title	SPRTA Expenditures FY 2022/23	% Funded With SPRTA Fees
<b>Tier 2</b>		
Placer Parkway	\$952,613.74	100%
<i>Tier 2 Total Expenditures</i>	<i>\$952,613.74</i>	

**Table 4: Summary of Fee Expenditures (FY 2022/23)**

Summary	SPRTA Expenditures FY 2021/22
Sub-Total Tier 1 & Tier 2 Expenditures FY 2022/23	\$3,464,036.53
Agency Administration	\$344,045.60
<b><i>Total SPRTA Expenditures FY 2022/23</i></b>	<b><i>\$3,808,082.13</i></b>

*Regional Transportation and Air Quality Mitigation Fee – FY 2022/23 Annual Report*

**An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.**

Construction on the I-80 Auxiliary Lane project began in August 2023 and is anticipated to be complete by fall 2024. Placer Parkway Phase 1 construction is anticipated to commence in 2024.

Sufficient funds have not been collected at this time to complete financing of any other incomplete public improvement.

**A description of each interfund transfer or loan made from the account or fund:**

None

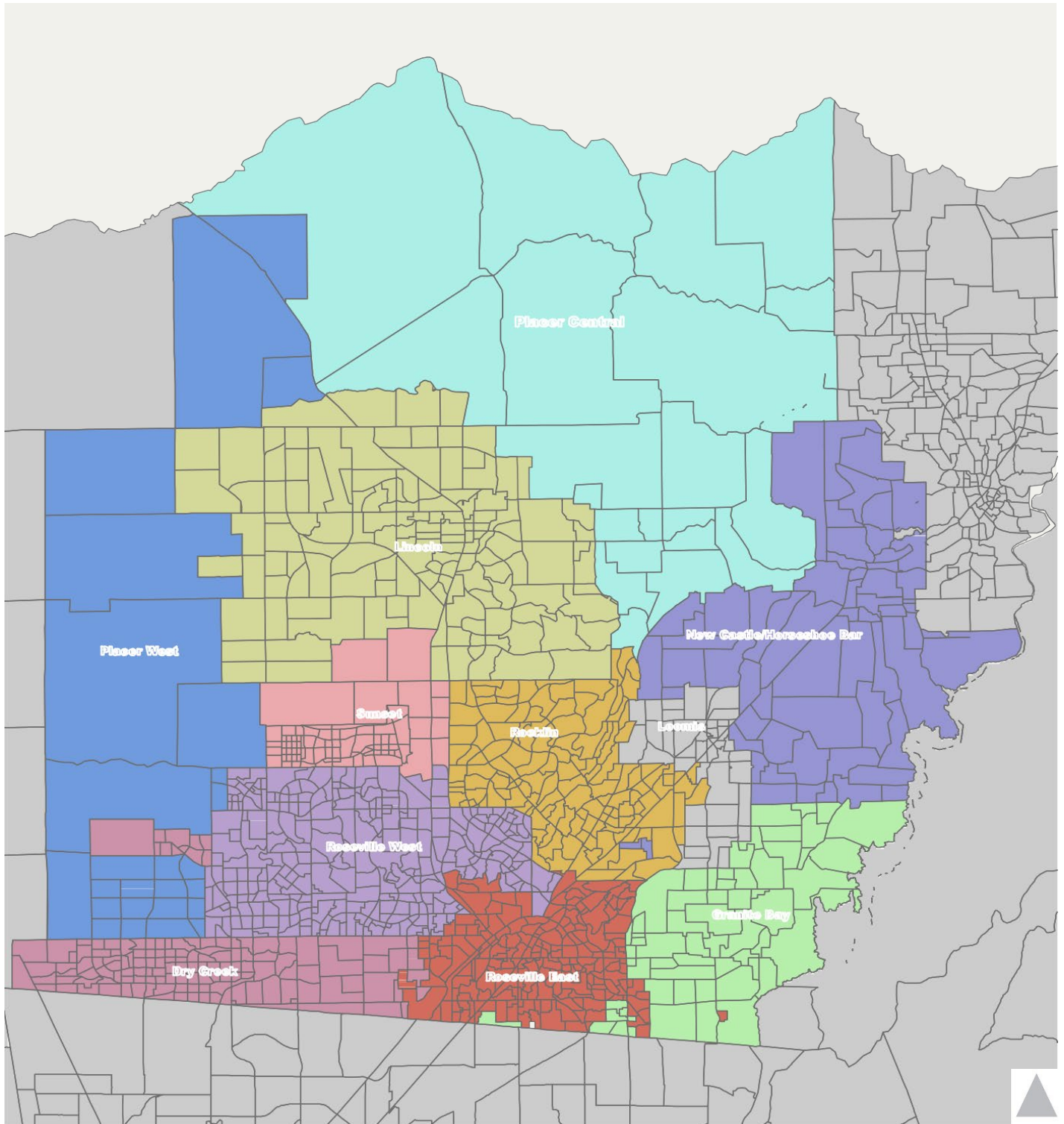
**The amount of any SPRTA Fee refunds made FY 2022/23:**

None

***Figure 2: Rendering of Placer Parkway***



Figure 3: Map of SPRTA Tier 1 Fee Districts



## **SPRTA Tier I and Tier II Fee Schedules**

**As of 7/1/2022**



**2014 SPRTA Impact Fee Update With 2015 to 2022 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 <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/Srvce. 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  
 2014 Cost per DUE: \$589.00

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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$814.52

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$741.21
120	Heavy Industrial	1,000 s.f.	0.178	\$144.98
130	Industrial Park	1,000 s.f.	0.798	\$649.99
140	Manufacturing	1,000 s.f.	0.685	\$557.95
150	Warehousing	1,000 s.f.	0.300	\$244.36
151	Mini-Warehousing	1,000 s.f.	0.148	\$120.55
<b>Residential</b>				
210	Single Family	DU	1.000	\$814.52
220	Apartment	DU	0.620	\$505.00
231	Attached Condominium/Townhome	DU	0.780	\$635.32
240	Mobile Home Park	DU	0.590	\$480.57
251	Senior Adult Housing - Detached	DU	0.270	\$219.92
252	Senior Adult Housing - Attached	DU	0.230	\$187.34
253	Congregate Care	DU	0.070	\$57.02
260	Recreational Home	DU	0.109	\$88.78
<b>Lodging</b>				
310	Hotel	Room	0.545	\$443.91
311	All Suites Hotel	Room	0.364	\$296.48
312	Business Hotel	Room	0.563	\$458.57
320	Motel	Room	0.355	\$289.15
<b>Recreational</b>				
411	City Park	Acre	0.184	\$149.87
430	Golf Course	Hole	3.732	\$3,039.78
444	Movie Theater	1,000 s.f.	1.486	\$1,210.37
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,294.27
493	Athletic Club	1,000 s.f.	2.682	\$2,184.54
495	Recreational Community Center	1,000 s.f.	1.233	\$1,004.30
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$677.68
536	Private School (K - 12)	1,000 s.f.	1.170	\$952.99
530	High School	1,000 s.f.	0.751	\$611.70
560	Church	1,000 s.f.	0.386	\$314.40
565	Day Care Center	1,000 s.f.	3.653	\$2,975.44
590	Library	1,000 s.f.	5.125	\$4,174.41
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$746.91
620	Nursing Home	1,000 s.f.	0.311	\$253.32
630	Clinic	1,000 s.f.	4.575	\$3,726.42
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,256.45
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,452.29
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,123.22
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,009.19
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$948.10
	> 800,000 s.f.	1,000 s.f.	1.145	\$932.62
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,283.91
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$447.99
814	Specialty Center	1,000 s.f.	1.522	\$1,239.70
815	Discount Store	1,000 s.f.	1.022	\$832.44
816	Hardware Store	1,000 s.f.	0.592	\$482.20
817	Nursery	1,000 s.f.	0.849	\$691.53
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,036.07
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,127.29
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,173.72
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,244.58
931	Quality Restaurant	1,000 s.f.	2.959	\$2,410.16
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,317.31
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,548.86
934	Fast Food Drive-In	1,000 s.f.	5.439	\$4,430.17
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,543.51
942	Automobile Care Center	1,000 s.f.	1.136	\$925.29
841	New Car Sales	1,000 s.f.	0.956	\$778.68
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,735.15
944	Gas Station	Fueling Position	1.054	\$858.50
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$836.51
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$857.69
848	Tire Store	1,000 s.f.	1.461	\$1,190.01
850	Supermarket	1,000 s.f.	1.547	\$1,260.06
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,817.42
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,858.73
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,737.60
861	Discount Club	1,000 s.f.	1.519	\$1,237.25
862	Home Improvement Superstore	1,000 s.f.	0.436	\$355.13
863	Electronics Superstore	1,000 s.f.	0.972	\$791.71
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$863.39
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,157.43
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,481.61
890	Furniture Store	1,000 s.f.	0.253	\$206.07
911	Walk-In Bank	1,000 s.f.	2.989	\$2,434.60
912	Drive-In Bank	1,000 s.f.	4.432	\$3,609.95

**SPRTA Impact Fees**

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Granite Bay 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2014 Cost per DUE: \$587.00 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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$811.75

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$738.70
120	Heavy Industrial	1,000 s.f.	0.178	\$144.49
130	Industrial Park	1,000 s.f.	0.798	\$647.78
140	Manufacturing	1,000 s.f.	0.685	\$556.05
150	Warehousing	1,000 s.f.	0.300	\$243.53
151	Mini-Warehousing	1,000 s.f.	0.148	\$120.14
<b>Residential</b>				
210	Single Family	DU	1.000	\$811.75
220	Apartment	DU	0.620	\$503.29
231	Attached Condominium/Townhome	DU	0.780	\$633.17
240	Mobile Home Park	DU	0.590	\$478.93
251	Senior Adult Housing - Detached	DU	0.270	\$219.17
252	Senior Adult Housing - Attached	DU	0.230	\$186.70
253	Congregate Care	DU	0.070	\$56.82
260	Recreational Home	DU	0.109	\$88.48
<b>Lodging</b>				
310	Hotel	Room	0.545	\$442.41
311	All Suites Hotel	Room	0.364	\$295.48
312	Business Hotel	Room	0.563	\$457.02
320	Motel	Room	0.355	\$288.17
<b>Recreational</b>				
411	City Park	Acre	0.184	\$149.36
430	Golf Course	Hole	3.732	\$3,029.46
444	Movie Theater	1,000 s.f.	1.486	\$1,206.26
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,289.88
493	Athletic Club	1,000 s.f.	2.682	\$2,177.12
495	Recreational Community Center	1,000 s.f.	1.233	\$1,000.89
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$675.38
536	Private School (K - 12)	1,000 s.f.	1.170	\$949.75
530	High School	1,000 s.f.	0.751	\$609.63
560	Church	1,000 s.f.	0.386	\$313.34
565	Day Care Center	1,000 s.f.	3.653	\$2,965.33
590	Library	1,000 s.f.	5.125	\$4,160.23
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$744.38
620	Nursing Home	1,000 s.f.	0.311	\$252.46
630	Clinic	1,000 s.f.	4.575	\$3,713.77
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$3,245.39
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,447.36
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,119.41
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,005.76
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$944.88
	> 800,000 s.f.	1,000 s.f.	1.145	\$929.46
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,276.16
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$446.46
814	Specialty Center	1,000 s.f.	1.522	\$1,235.49
815	Discount Store	1,000 s.f.	1.022	\$829.61
816	Hardware Store	1,000 s.f.	0.592	\$480.56
817	Nursery	1,000 s.f.	0.849	\$689.18
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,032.55
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,123.47
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,169.74
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,240.36
931	Quality Restaurant	1,000 s.f.	2.959	\$2,401.98
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,309.44
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,536.81
934	Fast Food Drive-In	1,000 s.f.	5.439	\$4,415.12
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,538.27
942	Automobile Care Center	1,000 s.f.	1.136	\$922.15
841	New Car Sales	1,000 s.f.	0.956	\$776.04
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,725.87
944	Gas Station	Fueling Position	1.054	\$855.59
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$833.67
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$854.78
848	Tire Store	1,000 s.f.	1.461	\$1,185.97
850	Supermarket	1,000 s.f.	1.547	\$1,255.78
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,807.85
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,852.42
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,728.30
861	Discount Club	1,000 s.f.	1.519	\$1,233.05
862	Home Improvement Superstore	1,000 s.f.	0.436	\$353.92
863	Electronics Superstore	1,000 s.f.	0.972	\$789.02
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$860.46
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,153.50
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,476.58
890	Furniture Store	1,000 s.f.	0.253	\$205.37
911	Walk-In Bank	1,000 s.f.	2.989	\$2,426.33
912	Drive-In Bank	1,000 s.f.	4.432	\$3,597.69

**SPRTA Impact Fees**

Jurisdiction: Lincoln	2015 Annual Adjustment Factor for Inflation = 1.0246904
District: Lincoln	2016 Annual Adjustment Factor for Inflation = 1.0323580
2014 Cost per DUE: \$1,369.00	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
	2021 Annual Adjustment Factor for Inflation = 1.0320842
	2022 Annual Adjustment Factor for Inflation = 1.1198098
	2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,893.17

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,722.78
120	Heavy Industrial	1,000 s.f.	0.178	\$336.98
130	Industrial Park	1,000 s.f.	0.798	\$1,510.75
140	Manufacturing	1,000 s.f.	0.685	\$1,296.82
150	Warehousing	1,000 s.f.	0.300	\$567.95
151	Mini-Warehousing	1,000 s.f.	0.148	\$280.19
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,893.17
220	Apartment	DU	0.620	\$1,173.76
231	Attached Condominium/Townhome	DU	0.780	\$1,476.67
240	Mobile Home Park	DU	0.590	\$1,116.97
251	Senior Adult Housing - Detached	DU	0.270	\$511.16
252	Senior Adult Housing - Attached	DU	0.230	\$435.43
253	Congregate Care	DU	0.070	\$132.52
260	Recreational Home	DU	0.109	\$206.36
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,031.78
311	All Suites Hotel	Room	0.364	\$689.11
312	Business Hotel	Room	0.563	\$1,065.85
320	Motel	Room	0.355	\$672.07
<b>Recreational</b>				
411	City Park	Acre	0.184	\$348.34
430	Golf Course	Hole	3.732	\$7,065.30
444	Movie Theater	1,000 s.f.	1.486	\$2,813.25
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,008.24
493	Athletic Club	1,000 s.f.	2.682	\$5,077.48
495	Recreational Community Center	1,000 s.f.	1.233	\$2,334.28
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,575.12
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,215.01
530	High School	1,000 s.f.	0.751	\$1,421.77
560	Church	1,000 s.f.	0.386	\$730.76
565	Day Care Center	1,000 s.f.	3.653	\$6,915.74
590	Library	1,000 s.f.	5.125	\$9,702.49
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,736.04
620	Nursing Home	1,000 s.f.	0.311	\$588.78
630	Clinic	1,000 s.f.	4.575	\$8,661.24
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,568.89
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,375.52
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,610.68
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,345.64
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,203.65
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,167.68
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,308.44
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,041.24
814	Specialty Center	1,000 s.f.	1.522	\$2,881.40
815	Discount Store	1,000 s.f.	1.022	\$1,934.82
816	Hardware Store	1,000 s.f.	0.592	\$1,120.76
817	Nursery	1,000 s.f.	0.849	\$1,607.30
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,408.11
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,620.14
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,728.06
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,892.76
931	Quality Restaurant	1,000 s.f.	2.959	\$5,601.88
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,386.06
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,248.53
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,296.94
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,587.55
942	Automobile Care Center	1,000 s.f.	1.136	\$2,150.64
841	New Car Sales	1,000 s.f.	0.956	\$1,809.87
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,357.26
944	Gas Station	Fueling Position	1.054	\$1,995.40
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,944.28
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,993.51
848	Tire Store	1,000 s.f.	1.461	\$2,765.92
850	Supermarket	1,000 s.f.	1.547	\$2,928.73
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,548.47
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,320.21
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,362.94
861	Discount Club	1,000 s.f.	1.519	\$2,875.72
862	Home Improvement Superstore	1,000 s.f.	0.436	\$825.42
863	Electronics Superstore	1,000 s.f.	0.972	\$1,840.16
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,006.76
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,690.19
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,443.67
890	Furniture Store	1,000 s.f.	0.253	\$478.97
911	Walk-In Bank	1,000 s.f.	2.989	\$5,658.68
912	Drive-In Bank	1,000 s.f.	4.432	\$8,390.52



**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  
 2014 Cost per DUE: \$1,440.00 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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,991.35

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,812.13
120	Heavy Industrial	1,000 s.f.	0.178	\$354.46
130	Industrial Park	1,000 s.f.	0.798	\$1,589.10
140	Manufacturing	1,000 s.f.	0.685	\$1,364.08
150	Warehousing	1,000 s.f.	0.300	\$597.41
151	Mini-Warehousing	1,000 s.f.	0.148	\$294.72
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,991.35
220	Apartment	DU	0.620	\$1,234.64
231	Attached Condominium/Townhome	DU	0.780	\$1,553.26
240	Mobile Home Park	DU	0.590	\$1,174.90
251	Senior Adult Housing - Detached	DU	0.270	\$537.67
252	Senior Adult Housing - Attached	DU	0.230	\$458.01
253	Congregate Care	DU	0.070	\$139.39
260	Recreational Home	DU	0.109	\$217.06
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,085.29
311	All Suites Hotel	Room	0.364	\$724.85
312	Business Hotel	Room	0.563	\$1,121.13
320	Motel	Room	0.355	\$706.93
<b>Recreational</b>				
411	City Park	Acre	0.184	\$366.41
430	Golf Course	Hole	3.732	\$7,431.73
444	Movie Theater	1,000 s.f.	1.486	\$2,959.15
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,164.26
493	Athletic Club	1,000 s.f.	2.682	\$5,340.81
495	Recreational Community Center	1,000 s.f.	1.233	\$2,455.34
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,656.81
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,329.88
530	High School	1,000 s.f.	0.751	\$1,495.51
560	Church	1,000 s.f.	0.386	\$768.66
565	Day Care Center	1,000 s.f.	3.653	\$7,274.41
590	Library	1,000 s.f.	5.125	\$10,205.68
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,826.07
620	Nursing Home	1,000 s.f.	0.311	\$619.31
630	Clinic	1,000 s.f.	4.575	\$9,110.44
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,961.43
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,550.58
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,746.08
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,467.29
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,317.93
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,280.10
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,583.75
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,095.24
814	Specialty Center	1,000 s.f.	1.522	\$3,030.84
815	Discount Store	1,000 s.f.	1.022	\$2,035.16
816	Hardware Store	1,000 s.f.	0.592	\$1,178.88
817	Nursery	1,000 s.f.	0.849	\$1,690.66
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,533.00
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,756.03
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,869.54
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,042.79
931	Quality Restaurant	1,000 s.f.	2.959	\$5,892.41
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,665.40
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,676.32
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,830.97
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,773.61
942	Automobile Care Center	1,000 s.f.	1.136	\$2,262.18
841	New Car Sales	1,000 s.f.	0.956	\$1,903.73
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,686.96
944	Gas Station	Fueling Position	1.054	\$2,098.89
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,045.12
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,096.89
848	Tire Store	1,000 s.f.	1.461	\$2,909.37
850	Supermarket	1,000 s.f.	1.547	\$3,080.62
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,888.09
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,544.27
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,692.94
861	Discount Club	1,000 s.f.	1.519	\$3,024.86
862	Home Improvement Superstore	1,000 s.f.	0.436	\$868.23
863	Electronics Superstore	1,000 s.f.	0.972	\$1,935.59
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,110.83
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,829.71
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,622.27
890	Furniture Store	1,000 s.f.	0.253	\$503.81
911	Walk-In Bank	1,000 s.f.	2.989	\$5,952.15
912	Drive-In Bank	1,000 s.f.	4.432	\$8,825.68

**SPRTA Impact Fees**

Jurisdiction: Placer County  
 District: Placer Central  
 2014 Cost per DUE: \$1,815.00

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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$2,509.93

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$2,284.04
120	Heavy Industrial	1,000 s.f.	0.178	\$446.77
130	Industrial Park	1,000 s.f.	0.798	\$2,002.93
140	Manufacturing	1,000 s.f.	0.685	\$1,719.30
150	Warehousing	1,000 s.f.	0.300	\$752.98
151	Mini-Warehousing	1,000 s.f.	0.148	\$371.47
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,509.93
220	Apartment	DU	0.620	\$1,556.16
231	Attached Condominium/Townhome	DU	0.780	\$1,957.75
240	Mobile Home Park	DU	0.590	\$1,480.86
251	Senior Adult Housing - Detached	DU	0.270	\$677.68
252	Senior Adult Housing - Attached	DU	0.230	\$577.28
253	Congregate Care	DU	0.070	\$175.70
260	Recreational Home	DU	0.109	\$273.58
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,367.91
311	All Suites Hotel	Room	0.364	\$913.62
312	Business Hotel	Room	0.563	\$1,413.09
320	Motel	Room	0.355	\$891.03
<b>Recreational</b>				
411	City Park	Acre	0.184	\$461.83
430	Golf Course	Hole	3.732	\$9,367.07
444	Movie Theater	1,000 s.f.	1.486	\$3,729.76
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,988.29
493	Athletic Club	1,000 s.f.	2.682	\$6,731.64
495	Recreational Community Center	1,000 s.f.	1.233	\$3,094.75
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$2,088.27
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,936.62
530	High School	1,000 s.f.	0.751	\$1,884.96
560	Church	1,000 s.f.	0.386	\$968.83
565	Day Care Center	1,000 s.f.	3.653	\$9,168.79
590	Library	1,000 s.f.	5.125	\$12,863.41
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$2,301.61
620	Nursing Home	1,000 s.f.	0.311	\$780.59
630	Clinic	1,000 s.f.	4.575	\$11,482.95
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$10,034.72
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,475.21
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,461.20
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$3,109.81
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,921.56
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,873.87
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$7,037.86
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,380.46
814	Specialty Center	1,000 s.f.	1.522	\$3,820.12
815	Discount Store	1,000 s.f.	1.022	\$2,565.15
816	Hardware Store	1,000 s.f.	0.592	\$1,485.88
817	Nursery	1,000 s.f.	0.849	\$2,130.93
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$3,192.64
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,473.75
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,616.82
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,835.18
931	Quality Restaurant	1,000 s.f.	2.959	\$7,426.90
932	High Turnover Restaurant	1,000 s.f.	2.845	\$7,140.76
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,935.78
934	Fast Food Drive-In	1,000 s.f.	5.439	\$13,651.53
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,756.33
942	Automobile Care Center	1,000 s.f.	1.136	\$2,851.29
841	New Car Sales	1,000 s.f.	0.956	\$2,399.50
843	Automobile Parts Sales	1,000 s.f.	3.358	\$8,428.36
944	Gas Station	Fueling Position	1.054	\$2,645.47
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,577.70
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,642.96
848	Tire Store	1,000 s.f.	1.461	\$3,667.01
850	Supermarket	1,000 s.f.	1.547	\$3,882.87
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$8,681.86
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,727.67
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$8,435.89
861	Discount Club	1,000 s.f.	1.519	\$3,812.59
862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,094.33
863	Electronics Superstore	1,000 s.f.	0.972	\$2,439.66
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,660.53
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,566.62
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$4,565.57
890	Furniture Store	1,000 s.f.	0.253	\$635.01
911	Walk-In Bank	1,000 s.f.	2.989	\$7,502.19
912	Drive-In Bank	1,000 s.f.	4.432	\$11,124.03

**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  
 2014 Cost per DUE: \$1,387.00 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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,918.06

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,745.43
120	Heavy Industrial	1,000 s.f.	0.178	\$341.41
130	Industrial Park	1,000 s.f.	0.798	\$1,530.61
140	Manufacturing	1,000 s.f.	0.685	\$1,313.87
150	Warehousing	1,000 s.f.	0.300	\$575.42
151	Mini-Warehousing	1,000 s.f.	0.148	\$283.87
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,918.06
220	Apartment	DU	0.620	\$1,189.20
231	Attached Condominium/Townhome	DU	0.780	\$1,496.09
240	Mobile Home Park	DU	0.590	\$1,131.66
251	Senior Adult Housing - Detached	DU	0.270	\$517.88
252	Senior Adult Housing - Attached	DU	0.230	\$441.15
253	Congregate Care	DU	0.070	\$134.26
260	Recreational Home	DU	0.109	\$209.07
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,045.34
311	All Suites Hotel	Room	0.364	\$698.17
312	Business Hotel	Room	0.563	\$1,079.87
320	Motel	Room	0.355	\$680.91
<b>Recreational</b>				
411	City Park	Acre	0.184	\$352.92
430	Golf Course	Hole	3.732	\$7,158.20
444	Movie Theater	1,000 s.f.	1.486	\$2,850.24
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,047.80
493	Athletic Club	1,000 s.f.	2.682	\$5,144.24
495	Recreational Community Center	1,000 s.f.	1.233	\$2,364.97
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,595.83
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,244.13
530	High School	1,000 s.f.	0.751	\$1,440.46
560	Church	1,000 s.f.	0.386	\$740.37
565	Day Care Center	1,000 s.f.	3.653	\$7,006.67
590	Library	1,000 s.f.	5.125	\$9,830.06
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,758.86
620	Nursing Home	1,000 s.f.	0.311	\$596.52
630	Clinic	1,000 s.f.	4.575	\$8,775.12
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$7,668.40
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,419.90
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,645.00
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,376.48
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,232.62
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,196.18
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,378.24
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,054.93
814	Specialty Center	1,000 s.f.	1.522	\$2,919.29
815	Discount Store	1,000 s.f.	1.022	\$1,960.26
816	Hardware Store	1,000 s.f.	0.592	\$1,135.49
817	Nursery	1,000 s.f.	0.849	\$1,628.43
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,439.77
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,654.60
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,763.92
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,930.80
931	Quality Restaurant	1,000 s.f.	2.959	\$5,675.54
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,456.88
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$8,356.99
934	Fast Food Drive-In	1,000 s.f.	5.439	\$10,432.33
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,634.72
942	Automobile Care Center	1,000 s.f.	1.136	\$2,178.92
841	New Car Sales	1,000 s.f.	0.956	\$1,833.67
843	Automobile Parts Sales	1,000 s.f.	3.358	\$6,440.85
944	Gas Station	Fueling Position	1.054	\$2,021.64
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,969.85
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,019.72
848	Tire Store	1,000 s.f.	1.461	\$2,802.29
850	Supermarket	1,000 s.f.	1.547	\$2,967.24
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,634.57
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,377.01
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$6,446.60
861	Discount Club	1,000 s.f.	1.519	\$2,913.53
862	Home Improvement Superstore	1,000 s.f.	0.436	\$836.27
863	Electronics Superstore	1,000 s.f.	0.972	\$1,864.35
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,033.14
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,725.56
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,488.95
890	Furniture Store	1,000 s.f.	0.253	\$485.27
911	Walk-In Bank	1,000 s.f.	2.989	\$5,733.08
912	Drive-In Bank	1,000 s.f.	4.432	\$8,500.84

**SPRTA Impact Fees**

Jurisdiction: Rocklin	2015 Annual Adjustment Factor for Inflation = 1.0246904
District: Rocklin	2016 Annual Adjustment Factor for Inflation = 1.0323580
2014 Cost per DUE: \$1,739.00	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
	2021 Annual Adjustment Factor for Inflation = 1.0320842
	2022 Annual Adjustment Factor for Inflation = 1.1198098
	2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$2,404.84

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$2,188.40
120	Heavy Industrial	1,000 s.f.	0.178	\$428.06
130	Industrial Park	1,000 s.f.	0.798	\$1,919.06
140	Manufacturing	1,000 s.f.	0.685	\$1,647.31
150	Warehousing	1,000 s.f.	0.300	\$721.45
151	Mini-Warehousing	1,000 s.f.	0.148	\$355.92
<b>Residential</b>				
210	Single Family	DU	1.000	\$2,404.84
220	Apartment	DU	0.620	\$1,491.00
231	Attached Condominium/Townhome	DU	0.780	\$1,875.77
240	Mobile Home Park	DU	0.590	\$1,418.85
251	Senior Adult Housing - Detached	DU	0.270	\$649.31
252	Senior Adult Housing - Attached	DU	0.230	\$553.11
253	Congregate Care	DU	0.070	\$168.34
260	Recreational Home	DU	0.109	\$262.13
<b>Lodging</b>				
310	Hotel	Room	0.545	\$1,310.64
311	All Suites Hotel	Room	0.364	\$875.36
312	Business Hotel	Room	0.563	\$1,353.92
320	Motel	Room	0.355	\$853.72
<b>Recreational</b>				
411	City Park	Acre	0.184	\$442.49
430	Golf Course	Hole	3.732	\$8,974.84
444	Movie Theater	1,000 s.f.	1.486	\$3,573.58
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,821.28
493	Athletic Club	1,000 s.f.	2.682	\$6,449.77
495	Recreational Community Center	1,000 s.f.	1.233	\$2,965.16
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$2,000.82
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,813.66
530	High School	1,000 s.f.	0.751	\$1,806.03
560	Church	1,000 s.f.	0.386	\$928.27
565	Day Care Center	1,000 s.f.	3.653	\$8,784.86
590	Library	1,000 s.f.	5.125	\$12,324.78
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$2,205.23
620	Nursing Home	1,000 s.f.	0.311	\$747.90
630	Clinic	1,000 s.f.	4.575	\$11,002.12
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$9,614.53
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,287.82
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,316.27
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,979.59
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,799.23
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,753.54
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,743.16
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$1,322.66
814	Specialty Center	1,000 s.f.	1.522	\$3,660.16
815	Discount Store	1,000 s.f.	1.022	\$2,457.74
816	Hardware Store	1,000 s.f.	0.592	\$1,423.66
817	Nursery	1,000 s.f.	0.849	\$2,041.71
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$3,058.95
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,328.29
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,465.37
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,674.59
931	Quality Restaurant	1,000 s.f.	2.959	\$7,115.91
932	High Turnover Restaurant	1,000 s.f.	2.845	\$6,841.76
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$10,477.87
934	Fast Food Drive-In	1,000 s.f.	5.439	\$13,079.90
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$4,557.16
942	Automobile Care Center	1,000 s.f.	1.136	\$2,731.89
841	New Car Sales	1,000 s.f.	0.956	\$2,299.02
843	Automobile Parts Sales	1,000 s.f.	3.358	\$8,075.44
944	Gas Station	Fueling Position	1.054	\$2,534.70
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,469.77
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,532.29
848	Tire Store	1,000 s.f.	1.461	\$3,513.46
850	Supermarket	1,000 s.f.	1.547	\$3,720.28
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$8,318.32
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,487.83
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$8,082.65
861	Discount Club	1,000 s.f.	1.519	\$3,652.94
862	Home Improvement Superstore	1,000 s.f.	0.436	\$1,048.51
863	Electronics Superstore	1,000 s.f.	0.972	\$2,337.50
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,549.13
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,417.27
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$4,374.40
890	Furniture Store	1,000 s.f.	0.253	\$608.42
911	Walk-In Bank	1,000 s.f.	2.989	\$7,188.05
912	Drive-In Bank	1,000 s.f.	4.432	\$10,658.23

**SPRTA Impact Fees**

UPDATED: 4/7/2023

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Roseville West 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2014 Cost per DUE: \$890.00 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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,230.77

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,120.00
120	Heavy Industrial	1,000 s.f.	0.178	\$219.08
130	Industrial Park	1,000 s.f.	0.798	\$982.15
140	Manufacturing	1,000 s.f.	0.685	\$843.08
150	Warehousing	1,000 s.f.	0.300	\$369.23
151	Mini-Warehousing	1,000 s.f.	0.148	\$182.15
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,230.77
220	Apartment	DU	0.620	\$763.08
231	Attached Condominium/Townhome	DU	0.780	\$960.00
240	Mobile Home Park	DU	0.590	\$726.15
251	Senior Adult Housing - Detached	DU	0.270	\$332.31
252	Senior Adult Housing - Attached	DU	0.230	\$283.08
253	Congregate Care	DU	0.070	\$86.15
260	Recreational Home	DU	0.109	\$134.15
<b>Lodging</b>				
310	Hotel	Room	0.545	\$670.77
311	All Suites Hotel	Room	0.364	\$448.00
312	Business Hotel	Room	0.563	\$692.92
320	Motel	Room	0.355	\$436.92
<b>Recreational</b>				
411	City Park	Acre	0.184	\$226.46
430	Golf Course	Hole	3.732	\$4,593.22
444	Movie Theater	1,000 s.f.	1.486	\$1,828.92
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,955.69
493	Athletic Club	1,000 s.f.	2.682	\$3,300.92
495	Recreational Community Center	1,000 s.f.	1.233	\$1,517.54
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,024.00
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,440.00
530	High School	1,000 s.f.	0.751	\$924.31
560	Church	1,000 s.f.	0.386	\$475.08
565	Day Care Center	1,000 s.f.	3.653	\$4,495.99
590	Library	1,000 s.f.	5.125	\$6,307.68
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,128.61
620	Nursing Home	1,000 s.f.	0.311	\$382.77
630	Clinic	1,000 s.f.	4.575	\$5,630.76
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,920.61
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,194.46
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,697.23
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,524.92
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,432.61
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,409.23
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,451.07
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$676.92
814	Specialty Center	1,000 s.f.	1.522	\$1,873.23
815	Discount Store	1,000 s.f.	1.022	\$1,257.84
816	Hardware Store	1,000 s.f.	0.592	\$728.61
817	Nursery	1,000 s.f.	0.849	\$1,044.92
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,565.54
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,703.38
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,773.53
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,880.61
931	Quality Restaurant	1,000 s.f.	2.959	\$3,641.84
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,501.53
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,362.45
934	Fast Food Drive-In	1,000 s.f.	5.439	\$6,694.14
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,332.30
942	Automobile Care Center	1,000 s.f.	1.136	\$1,398.15
841	New Car Sales	1,000 s.f.	0.956	\$1,176.61
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,132.91
944	Gas Station	Fueling Position	1.054	\$1,297.23
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,264.00
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,296.00
848	Tire Store	1,000 s.f.	1.461	\$1,798.15
850	Supermarket	1,000 s.f.	1.547	\$1,904.00
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,257.22
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,808.61
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,136.61
861	Discount Club	1,000 s.f.	1.519	\$1,869.53
862	Home Improvement Superstore	1,000 s.f.	0.436	\$536.61
863	Electronics Superstore	1,000 s.f.	0.972	\$1,196.31
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,304.61
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,748.92
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,238.76
890	Furniture Store	1,000 s.f.	0.253	\$311.38
911	Walk-In Bank	1,000 s.f.	2.989	\$3,678.76
912	Drive-In Bank	1,000 s.f.	4.432	\$5,454.76

**SPRTA Impact Fees**

UPDATED: 4/7/2023

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Roseville East 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2014 Cost per DUE: \$1,074.00 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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,485.22

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,351.55
120	Heavy Industrial	1,000 s.f.	0.178	\$264.37
130	Industrial Park	1,000 s.f.	0.798	\$1,185.20
140	Manufacturing	1,000 s.f.	0.685	\$1,017.37
150	Warehousing	1,000 s.f.	0.300	\$445.57
151	Mini-Warehousing	1,000 s.f.	0.148	\$219.81
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,485.22
220	Apartment	DU	0.620	\$920.83
231	Attached Condominium/Townhome	DU	0.780	\$1,158.47
240	Mobile Home Park	DU	0.590	\$876.28
251	Senior Adult Housing - Detached	DU	0.270	\$401.01
252	Senior Adult Housing - Attached	DU	0.230	\$341.60
253	Congregate Care	DU	0.070	\$103.97
260	Recreational Home	DU	0.109	\$161.89
<b>Lodging</b>				
310	Hotel	Room	0.545	\$809.44
311	All Suites Hotel	Room	0.364	\$540.62
312	Business Hotel	Room	0.563	\$836.18
320	Motel	Room	0.355	\$527.25
<b>Recreational</b>				
411	City Park	Acre	0.184	\$273.28
430	Golf Course	Hole	3.732	\$5,542.83
444	Movie Theater	1,000 s.f.	1.486	\$2,207.03
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,360.01
493	Athletic Club	1,000 s.f.	2.682	\$3,983.35
495	Recreational Community Center	1,000 s.f.	1.233	\$1,831.27
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,235.70
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,737.70
530	High School	1,000 s.f.	0.751	\$1,115.40
560	Church	1,000 s.f.	0.386	\$573.29
565	Day Care Center	1,000 s.f.	3.653	\$5,425.50
590	Library	1,000 s.f.	5.125	\$7,611.74
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,361.94
620	Nursing Home	1,000 s.f.	0.311	\$461.90
630	Clinic	1,000 s.f.	4.575	\$6,794.87
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,937.90
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,648.14
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,048.11
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,840.18
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,728.79
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,700.57
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,164.55
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$816.87
814	Specialty Center	1,000 s.f.	1.522	\$2,260.50
815	Discount Store	1,000 s.f.	1.022	\$1,517.89
816	Hardware Store	1,000 s.f.	0.592	\$879.25
817	Nursery	1,000 s.f.	0.849	\$1,260.95
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,889.20
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,055.54
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,140.20
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,269.41
931	Quality Restaurant	1,000 s.f.	2.959	\$4,394.76
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,225.44
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,471.09
934	Fast Food Drive-In	1,000 s.f.	5.439	\$8,078.10
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$2,814.49
942	Automobile Care Center	1,000 s.f.	1.136	\$1,687.21
841	New Car Sales	1,000 s.f.	0.956	\$1,419.87
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,987.36
944	Gas Station	Fueling Position	1.054	\$1,565.42
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,525.32
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,563.93
848	Tire Store	1,000 s.f.	1.461	\$2,169.90
850	Supermarket	1,000 s.f.	1.547	\$2,297.63
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,137.37
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,389.27
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,991.82
861	Discount Club	1,000 s.f.	1.519	\$2,256.05
862	Home Improvement Superstore	1,000 s.f.	0.436	\$647.55
863	Electronics Superstore	1,000 s.f.	0.972	\$1,443.63
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,574.33
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,110.49
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,701.61
890	Furniture Store	1,000 s.f.	0.253	\$375.76
911	Walk-In Bank	1,000 s.f.	2.989	\$4,439.31
912	Drive-In Bank	1,000 s.f.	4.432	\$6,582.48

**SPRTA Impact Fees**

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904  
 District: Sunset 2016 Annual Adjustment Factor for Inflation = 1.0323580  
 2014 Cost per DUE: \$1,210.00 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  
 2021 Annual Adjustment Factor for Inflation = 1.0320842  
 2022 Annual Adjustment Factor for Inflation = 1.1198098  
 2023 Annual Adjustment Factor for Inflation = 1.0195213

Cost per DUE With Inflation = \$1,673.29

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>				
110	Light Industrial	1,000 s.f.	0.910	\$1,522.69
120	Heavy Industrial	1,000 s.f.	0.178	\$297.85
130	Industrial Park	1,000 s.f.	0.798	\$1,335.29
140	Manufacturing	1,000 s.f.	0.685	\$1,146.20
150	Warehousing	1,000 s.f.	0.300	\$501.99
151	Mini-Warehousing	1,000 s.f.	0.148	\$247.65
<b>Residential</b>				
210	Single Family	DU	1.000	\$1,673.29
220	Apartment	DU	0.620	\$1,037.44
231	Attached Condominium/Townhome	DU	0.780	\$1,305.17
240	Mobile Home Park	DU	0.590	\$987.24
251	Senior Adult Housing - Detached	DU	0.270	\$451.79
252	Senior Adult Housing - Attached	DU	0.230	\$384.86
253	Congregate Care	DU	0.070	\$117.13
260	Recreational Home	DU	0.109	\$182.39
<b>Lodging</b>				
310	Hotel	Room	0.545	\$911.94
311	All Suites Hotel	Room	0.364	\$609.08
312	Business Hotel	Room	0.563	\$942.06
320	Motel	Room	0.355	\$594.02
<b>Recreational</b>				
411	City Park	Acre	0.184	\$307.89
430	Golf Course	Hole	3.732	\$6,244.72
444	Movie Theater	1,000 s.f.	1.486	\$2,486.51
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,658.86
493	Athletic Club	1,000 s.f.	2.682	\$4,487.76
495	Recreational Community Center	1,000 s.f.	1.233	\$2,063.17
<b>Institutional</b>				
520	Elementary School	1,000 s.f.	0.832	\$1,392.18
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,957.75
530	High School	1,000 s.f.	0.751	\$1,256.64
560	Church	1,000 s.f.	0.386	\$645.89
565	Day Care Center	1,000 s.f.	3.653	\$6,112.53
590	Library	1,000 s.f.	5.125	\$8,575.61
<b>Medical</b>				
610	Hospital	1,000 s.f.	0.917	\$1,534.41
620	Nursing Home	1,000 s.f.	0.311	\$520.39
630	Clinic	1,000 s.f.	4.575	\$7,655.30
<b>Office</b>				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,689.81
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,983.48
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,307.47
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,073.21
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,947.71
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,915.92
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,691.90
<b>Retail</b>				
812	Lumber Yard	1,000 s.f.	0.550	\$920.31
814	Specialty Center	1,000 s.f.	1.522	\$2,546.75
815	Discount Store	1,000 s.f.	1.022	\$1,710.10
816	Hardware Store	1,000 s.f.	0.592	\$990.59
817	Nursery	1,000 s.f.	0.849	\$1,420.62
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,128.42
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,315.83
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,411.21
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,556.79
931	Quality Restaurant	1,000 s.f.	2.959	\$4,951.26
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,760.51
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,290.52
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,101.02
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$3,170.88
942	Automobile Care Center	1,000 s.f.	1.136	\$1,900.86
841	New Car Sales	1,000 s.f.	0.956	\$1,599.66
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,618.91
944	Gas Station	Fueling Position	1.054	\$1,763.65
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,718.47
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,761.97
848	Tire Store	1,000 s.f.	1.461	\$2,444.68
850	Supermarket	1,000 s.f.	1.547	\$2,588.58
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,787.91
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,818.45
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,623.93
861	Discount Club	1,000 s.f.	1.519	\$2,541.73
862	Home Improvement Superstore	1,000 s.f.	0.436	\$729.55
863	Electronics Superstore	1,000 s.f.	0.972	\$1,626.44
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,773.69
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,377.74
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,043.71
890	Furniture Store	1,000 s.f.	0.253	\$423.34
911	Walk-In Bank	1,000 s.f.	2.989	\$5,001.46
912	Drive-In Bank	1,000 s.f.	4.432	\$7,416.02





**Tier 2 SPRTA Fees**

Land Use Categories	2009 Fee Per DUE
R Residential	\$5,473
I Industrial/Office/Other	\$1,493
C Commercial/Retail	\$2,966
U University	\$1,000

2010 - 2015 Inflation Adjustment =	1.1944424
2017 Inflation Adjustment =	1.0245216
2018 Inflation Adjustment =	1.0273511
2019 Inflation Adjustment =	1.0245234
2020 Inflation Adjustment =	1.0288336
2021 Inflation Adjustment =	1.0320842
2022 Inflation Adjustment =	1.1198098
2023 Inflation Adjustment =	1.0195213
Total Inflation Adjustment =	1.5614495

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
<b>Industrial</b>					
I	110	Light Industrial	1,000 s.f.	0.910	\$2,121.43
I	120	Heavy Industrial	1,000 s.f.	0.178	\$414.96
I	130	Industrial Park	1,000 s.f.	0.798	\$1,860.33
I	140	Manufacturing	1,000 s.f.	0.685	\$1,596.90
I	150	Warehousing	1,000 s.f.	0.300	\$699.37
I	151	Mini-Warehousing	1,000 s.f.	0.148	\$345.02
<b>Residential</b>					
R	210	Single Family	DU	1.000	\$8,545.81
R	220	Apartment	DU	0.620	\$5,298.40
R	231	Attached Condominium/Townhome	DU	0.780	\$6,665.73
R	240	Mobile Home Park	DU	0.590	\$5,042.03
R	251	Senior Adult Housing - Detached	DU	0.270	\$2,307.37
R	252	Senior Adult Housing - Attached	DU	0.230	\$1,965.54
R	253	Congregate Care	DU	0.070	\$598.21
R	260	Recreational Home	DU	0.109	\$931.49
<b>Lodging</b>					
C	310	Hotel	Room	0.545	\$2,524.04
C	311	All Suites Hotel	Room	0.364	\$1,685.78
C	312	Business Hotel	Room	0.563	\$2,607.40
C	320	Motel	Room	0.355	\$1,644.10
<b>Recreational</b>					
I	411	City Park	Acre	0.184	\$428.95
C	430	Golf Course	Hole	3.732	\$17,283.86
C	444	Movie Theater	1,000 s.f.	1.486	\$6,882.05
C	492	Health/Fitness Club	1,000 s.f.	1.589	\$7,359.07
C	493	Athletic Club	1,000 s.f.	2.682	\$12,421.04
I	495	Recreational Community Center	1,000 s.f.	1.233	\$2,874.42
<b>Institutional</b>					
U	520	Elementary School	1,000 s.f.	0.832	\$1,299.13
U	536	Private School (K - 12)	1,000 s.f.	1.170	\$1,826.90
U	530	High School	1,000 s.f.	0.751	\$1,172.65
I	560	Church	1,000 s.f.	0.386	\$899.86
C	565	Day Care Center	1,000 s.f.	3.653	\$16,917.99
I	590	Library	1,000 s.f.	5.125	\$11,947.63
<b>Medical</b>					
I	610	Hospital	1,000 s.f.	0.917	\$2,137.75
R	620	Nursing Home	1,000 s.f.	0.311	\$2,657.75
I	630	Clinic	1,000 s.f.	4.575	\$10,665.44
<b>Office</b>					
I	710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$9,320.31
I		50,001-150,000 s.f.	1,000 s.f.	1.783	\$4,156.61
I		150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,214.79
I		300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,888.41
I		500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,713.57
I		> 800,000 s.f.	1,000 s.f.	1.145	\$2,669.27
I	720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,536.81
<b>Retail</b>					
C	812	Lumber Yard	1,000 s.f.	0.550	\$2,547.19
C	814	Specialty Center	1,000 s.f.	1.522	\$7,048.78
C	815	Discount Store	1,000 s.f.	1.022	\$4,733.15
C	816	Hardware Store	1,000 s.f.	0.592	\$2,741.71
C	817	Nursery	1,000 s.f.	0.849	\$3,931.94
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.272	\$5,890.96
C		200,001-500,000 s.f.	1,000 s.f.	1.384	\$6,409.66
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$6,673.64
C		>1,000,000 s.f.	1,000 s.f.	1.528	\$7,076.56
C	931	Quality Restaurant	1,000 s.f.	2.959	\$13,703.90
C	932	High Turnover Restaurant	1,000 s.f.	2.845	\$13,175.93
C	933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$20,178.40
C	934	Fast Food Drive-In	1,000 s.f.	5.439	\$25,189.42
C	941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$8,776.24
C	942	Automobile Care Center	1,000 s.f.	1.136	\$5,261.11
C	841	New Car Sales	1,000 s.f.	0.956	\$4,427.48
C	843	Automobile Parts Sales	1,000 s.f.	3.358	\$15,551.77
C	944	Gas Station	Fueling Position	1.054	\$4,881.35
C	945	Gas Station w/Convenience Market	Fueling Position	1.027	\$4,756.30
C	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$4,876.72
C	848	Tire Store	1,000 s.f.	1.461	\$6,766.27
C	850	Supermarket	1,000 s.f.	1.547	\$7,164.56
C	851	Convenience Market 24-hour	1,000 s.f.	3.459	\$16,019.53
C	852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$10,568.53
C	853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$15,565.66
C	861	Discount Club	1,000 s.f.	1.519	\$7,034.88
C	862	Home Improvement Superstore	1,000 s.f.	0.436	\$2,019.23
C	863	Electronics Superstore	1,000 s.f.	0.972	\$4,501.58
C	864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$4,909.13
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$6,581.02
C	881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$8,424.26
C	890	Furniture Store	1,000 s.f.	0.253	\$1,171.71
C	911	Walk-In Bank	1,000 s.f.	2.989	\$13,842.83
C	912	Drive-In Bank	1,000 s.f.	4.432	\$20,525.74



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

**TO:** SPRTA Board of Directors **DATE:** December 6, 2023

**FROM:** Rick Carter, Deputy Executive Director

**SUBJECT:** REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR INTERSTATE 80/ROCKLIN ROAD INTERCHANGE

**ACTION REQUESTED**

Adopt Resolution #23-07 to allocate \$3,800,000 of Regional Transportation and Air Quality Mitigation Fees to the City of Rocklin for final design work on the Interstate 80/Rocklin Road interchange.

**BACKGROUND**

The Regional Transportation and Air Quality Mitigation Fee Program ("Fee Program") includes \$23.41 million for the Interstate 80/Rocklin Road interchange, as adopted by the Board in October 2023. A total of \$3,400,000 was previously authorized for pre-construction work, with the most recent allocation in August 2023 to address environmental analysis of additional scope for a westbound auxiliary lane.

**DISCUSSION**

On November 14, 2023, the Rocklin City Council certified the environmental document for the interchange and are moving into the Plans, Specifications and Estimate (PS&E) phase of work. The City has requested an allocation of an additional \$3,800,000 (for a cumulative total of \$7,200,000) to complete the design of the Interstate 80/Rocklin Road interchange.

**FINANCIAL ANALYSIS**

Staff analyzed the funding allocation request with currently programmed work allocations and determined there is sufficient anticipated revenue to allocate the requested funds.

The SPRTA Technical Advisory Committee (TAC) concurs with the proposed allocation.

RC:mbc:ss

**RESOLUTION NO. 23-07**

**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 INTERSTATE 80 / ROCKLIN ROAD INTERCHANGE**

The following resolution was duly passed by the Board of the South Placer Regional Transportation Authority at a regular meeting held December 6, 2023 by the following vote on roll call:

**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 most recently adopted the Regional Transportation and Air Quality Mitigation Fee to finance specified transportation facilities, as specified in Authority Resolution #23-05 dated October 18, 2023; and

**WHEREAS**, the Capital Improvement Program has specified a total contribution to I-80/Rocklin Road Interchange as \$23.41 million; and

**WHEREAS**, the City of Rocklin is providing funding and is the lead agency for I-80/Rocklin Road Interchange; and

**WHEREAS**, the City of Rocklin requested \$2,500,000 for reimbursement of future pre-construction costs in January 2021; and

**WHEREAS**, the City of Rocklin requested \$900,000 for reimbursement of future pre-construction costs for the addition of an auxiliary lane in August 2023; and

**WHEREAS**, the City of Rocklin has completed the environmental certification of the I-80/Rocklin Road Interchange and now seeks reimbursement of future pre-construction costs for final design work; and

**WHEREAS**, the City of Rocklin is requested an additional \$3,800,000 for reimbursement of additional pre-construction costs for a cumulative total of \$7,200,000; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Authority allocates an additional \$ 3,800,000 to the City of Rocklin for reimbursement of the I-80/Rocklin Road Interchange.

\_\_\_\_\_  
Matt Click  
Executive Director

\_\_\_\_\_  
Ken Broadway  
Chair

Attest: \_\_\_\_\_  
Solvi Sabol, Board Secretary



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

**TO: SPRTA Board of Directors**

**DATE: December 6, 2023**

**FROM: Rick Carter, Deputy Executive Director**

**SUBJECT: REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE UPDATE**

**ACTION REQUESTED**

Approve Resolution #23-08, repealing Resolution #23-05 and continuing to collect fees for the Regional Transportation and Air Quality Mitigation Fee pursuant to resolution 23-02.

**BACKGROUND AND DISCUSSION**

In April 2002, the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee (known as the Tier 1 Fee Program), which assessed new development for its impacts on specified regional transportation facilities, which went into effect on July 1, 2002. The Tier 1 Fee Program had subsequent Nexus Study updates in 2006, 2007, 2009, 2014, and on October 18, 2023. Following the October 2023 adoption, staff discovered a mathematical error within Table 14 “Updated Recommended Fees for Non-Residential Land Uses” resulting in fees in Table 14 being inaccurate. The Mitigation Fee Act (Government Code section 66000 et seq.) requires a 30-day public notice and a public hearing before adopting the corrected fees. The error was not found early enough to provide a public hearing notice for the December meeting. Staff will return to the Board at the January 2024 meeting to adopt an updated Nexus Study Report.

Because the fees adopted at the October 18, 2023 meeting would be effective January 1, 2024, staff is recommending repeal of the October 2023 resolution and to continue collecting the fees adopted with the latest inflation adjustment in May 2023. The TAC has reviewed and concurs with this recommendation.

RC:mbc:ss

## RESOLUTION NO. 23-08

### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY REPEALING RESOLUTION 23-05 AND CONTINUING TO IMPOSE FEES PURSUANT TO RESOLUTION 23-02 FOR THE REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE FOR ALL NEW DEVELOPMENTS WITHIN THE AREA OF JURISDICTION OF THE AUTHORITY

The following resolution was duly passed by the Board of the South Placer Regional Transportation Authority at a regular meeting held December 6, 2023, by the following vote on roll call:

- A. **WHEREAS**, California Government Code Section 66000, et seq., (hereinafter Mitigation Fee Act) provides for the establishment of development impact fees to mitigate the impacts of new development; and
- B. **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
- C. **WHEREAS**, the Board of Directors of the Authority ("Board") adopted Resolution 02-06 on April 10, 2002, establishing a traffic impact fee, known as the Regional Transportation and Air Quality Mitigation Fee (hereinafter, the "Fee"), for all New Developments within the area of jurisdiction of the Authority; and
- D. **WHEREAS**, the Board has adopted Resolution No. 06-03 on October 25, 2006, Resolution No. 07-03 on May 23, 2007, Resolution No. 09-05 on October 28, 2009, and Resolution 14-04 on October 7, 2014, updating and modifying the amount of the Fee; and
- E. **WHEREAS**, the Board adopted Resolution No. 23-02 on May 24, 2023 adopting an inflationary adjustment to the Fee; and
- F. **WHEREAS**, the Board adopted Resolution No. 23-05 on October 18, 2023 updating and modifying the amount of the Fee; and

G. **WHEREAS**, the Board desires to repeal Resolution No. 23-05 in order update and modify the amount of the Fee for technical corrections, and continue to collect the fees as previously established;

**NOW, THEREFORE**, Resolution No. 23-05 is repealed, and the Fee will continue to be imposed based on the fees established in May 2023 pursuant to Resolution No. 23-02.

\_\_\_\_\_  
Matt Click  
Executive Director

\_\_\_\_\_  
Ken Broadway  
Chair

Attest: \_\_\_\_\_  
Solvi Sabol, Board Secretary



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**TO: SPRTA Board of Directors** **DATE: December 6, 2023**  
**FROM: Matt Click, Executive Director**  
**SUBJECT: SELECTION OF CHAIR AND VICE CHAIR FOR 2024**

**ACTION REQUESTED**

Designate the Board Member representing the City of Roseville as Chair and the Board Member representing Placer County as Vice Chair for the 2024 calendar year.

**DISCUSSION**

Based on the February 2008 adopted rotation schedule, the annual appointment of Chair and Vice Chair shall take effect each January. Based on the rotation scheduled, the representatives from the City of Roseville and Placer County would become Chair and Vice Chair respectively for the 2024 calendar year.

***Rotation happens annually effective January 1<sup>st</sup>***

**2024 Rotation**

Roseville, Chair  
Placer County, Vice Chair  
Lincoln  
Rocklin

**2025 Rotation**

Placer County, Chair  
Lincoln, Vice Chair  
Rocklin  
Roseville

**2026 Rotation**

Lincoln, Chair  
Rocklin, Vice Chair  
Roseville  
Placer County

**2027 Rotation**

Rocklin, Chair  
Roseville, Vice Chair  
Placer County  
Lincoln

# **SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY**

## **Technical Advisory Committee Meeting Minutes**

**November 14, 2023 – 2:30 p.m.**

**ATTENDANCE:** Vin Cay, City of Lincoln  
SP Mann, City of Lincoln  
Matthew Medill, City of Lincoln  
Amber Conboy, Placer County  
Ken Grehm, Placer County  
Katie Jackson, Placer County  
Richard Moorehead, Placer County  
Kevin Ordway, Placer County  
Hunter Young, City of Rocklin  
Mark Johnson, City of Roseville  
Jason Shykowski, City of Roseville

**STAFF:** Rick Carter  
Matt Click  
Mike Costa  
Jodi LaCosse  
Cory Peterson  
Solvi Sabol

### **Rocklin Road Interchange Allocation Request**

Rick explained that Rocklin has asked for \$3.8 for final design for the I-80 / Rocklin Road Interchange to complete the design. He added that previous authorization of \$3.4 million was authorized for preconstruction work, leaving approximately \$16 million available for this project. The TAC requested that a funding summary for allocation requests be provided prior to the TAC meetings. Staff will be bringing this to the SPRTA Board in December. The TAC concurred.

### **Fee Program Annual Report**

The Regional Transportation and Air Quality Mitigation Fee Annual Report is published each December as required by AB 1600 and details the SPRTA impact fee income and expenses from the most recent fiscal year. This report covers FY 22/23 and includes a brief description of the impact fee, SPRTA income and expenditures, an identification of projects that started construction in FY 22/23, and if SPRTA made any interfund transfers, loans, or issued any refunds. It also includes a map of the fee districts and the SPRTA fees as of the beginning of FY 22/23. In the past fiscal year, SPRTA had a beginning fund balance of \$26.2 million, collected a total of \$8.5 million in fees, had approximately \$3.8 million in expenses, and ended with a fund balance of around \$31.4 million. Staff intends to bring this to the SPRTA Board in December. The TAC concurred.

### **SPRTA Comprehensive Fee Program**

Rick explained that as he was preparing the fee tables as a result of the nexus study adopted in October, he found a mathematical error on one of the non-residential fee tables. Despite the minor differences in fees, legal counsel has advised that we re-adopt the nexus fee study. Given the public noticing and AB 602 requirements, we will return in January with the corrected table, with new fees taking effect in May 2024. The TAC concurred.

Rick will follow up with the TAC the issues of parks being assessed a fee.



### **JPA Amendment Discussion**

In Section 10 of the Joint Powers Authority (JPA) Agreement, it states the inflation adjustment period shall be April to April. With the passage of AB 602 it requires a 60-day waiting period. If we use the ENR data from April, we take it to the Board in May and it wouldn't go into effect until August 1<sup>st</sup>. Considering that most jurisdictions implement their new fee structures on July 1, we will likely be amending our JPA agreement. This will not be taken to the Board this month, however we wanted to make the TAC aware. Rick will send a link on the mitigation fee act.

### **Other Items**

SPRTA Board Meeting: December 6<sup>th</sup> – 10:45 a.m.

Next SPRTA TAC Meeting: January 9<sup>th</sup> – 2:00 p.m.

The meeting was adjourned at approximately 2:32 p.m.

ss:rc:mbc