



A G E N D A

Wednesday, June 24, 2015
10:45 a.m.

Board of Supervisors Chambers
175 Fulweiler Avenue
Auburn, California 95603

- A. Flag Salute**
- B. Roll Call**
- C. Approval of Minutes: October 22, 1014** **Action**
Pg. 1
- D. Selection of Chair and Vice Chair for 2015** **Action**
Pg. 3
- E. Agenda Review**
- F. Public Comment**
- G. Consent Calendar** **Action**
Pg. 4
These items are expected to be routine and non-controversial. They will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested citizen may request an item be removed from the consent calendar for discussion.
1. Letter of Task Agreement for Legal Services for FY 2015/16 – Miller & Owen **Pg. 5**
 2. Letter of Task Agreement for Fiscal Audit Services for FY 2015/16: \$6,600 **Pg. 7**
 3. Master Agreement and Letter of Task Agreement for Traffic Modeling Services for FY 2015/16 – Fehr & Peers Associates, Inc.: \$25,000 **Pg. 17**
 4. Acceptance of Financial Audit (under separate cover)

Board of Directors Meeting Agenda
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
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|-----------|--|-------------------------|
| H. | PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary Adjustment for 2015 | Action
Pg. 19 |
| I. | FY 2015/16 Administrative Budget | Action
Pg. 34 |
| J. | Regional Transportation and Air Quality Mitigation Fee Allocation Request for Atlantic Street Westbound I-80 Ramp | Action
Pg. 36 |
| K. | Regional Transportation and Air Quality Mitigation Fee Allocation Request for Interstate 80/State Route 65 Interchange Phase 1A | Action
Pg. 38 |
| L. | Executive Director's Report | |
| M. | Board Direction to Staff | |
| N. | Informational Items | |
| | 1. Caltrans Phase 1A Proposal | |
| | 2. Technical Advisory Committee Minutes | Info |
| | a. May 12, 2015 | Pg. 40 |
| | b. June 9, 2015 | Pg. 41 |
| | 3. December 2014 and March 2015 Quarterly Financial Statements (under separate cover) | |

**SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
MINUTES
OCTOBER 22, 2014**

The regular meeting of the South Placer Regional Transportation Authority met on Wednesday, October 22, 2014 at 10:45 a.m. at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, California.

ATTENDANCE: Gabriel Hydrick Celia McAdam
Susan Rohan Luke McNeel-Caird
Diana Ruslin Solvi Sabol
Kirk Uhler

APPROVAL OF MINUTES

With a motion by Rohan and second Ruslin the June 25, 2014 and September 24, 2014 minutes were approved by the following roll call vote:

Ayes: Rohan, Ruslin, Uhler
Noes: None
Abstain: Hydrick

AGENDA REVIEW

None.

PUBLIC COMMENT

None.

PUBLIC HEARING: ADOPTION OF THE REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE COMPREHENSIVE UPDATE 2014

Celia McAdam explained that the hearing was properly noticed and scheduled to occur September 24, 2014, yet due to a quorum issue, needed to be continued to today. McAdam provided background stating that the first fee program was adopted back in 2002 with regular updates occurring as part of the Joint Powers Agreement (JPA). Luke McNeel-Caird stated that the fee update brought before the SPRTA Board today reflects information which has been vetted by the jurisdictions and the land use assumptions used are based on existing and future year conditions and are reflected in the traffic model analysis.

Luke McNeel-Caird went over the major summary of changes to the fee program, as outlined in the memo, including adding \$5 million to reconfigure the I-80/SR 65 Interchange Project. McNeel-Caird also provided an explanation on the fee levels noting that seven fee districts would be affected with a decrease in fees per Dwelling Unit Equivalent (DUE) and three districts would have an increase in fees per DUE. Additionally, McNeel-Caird explained that Placer County has expressed interest in using their local funds as a fee credit, specifically for Placer Central. Lastly McNeel-Caird explained that the actions requested requires a unanimous vote and if approved, the updated fees would go into effect January 1, 2015.

Chair Hydrick opened the public hearing. The public had no comment. With the public hearing closed, there was a motion by Rohan and second by Uhler to 1) approve the option for Placer County to apply local funds as a fee credit for the Placer Central fee district and 2) approve Resolution #14-04, adopting the Regional Transportation and Air Quality Mitigation Fee Comprehensive Update 2014 by the following roll call vote:

Ayes: Hydrick, Rohan, Ruslin, Uhler
Noes: None
Abstain: None

EXECUTIVE DIRECTOR'S REPORT

Celia McAdam reported that the normal meeting dates in November and December conflicts with the holidays. McAdam said that the Placer County Transportation Planning Agency (PCTPA) meeting was scheduled for December 3 and this may be a consideration should a SPRTA meeting be necessary.

Chair Hydrick adjourned the meeting at 10:53 a.m.

Celia McAdam, Executive Director

Gabriel Hydrick, Chair



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

TO: SPRTA Board of Directors

DATE: June 10, 2015

FROM: Celia McAdam, Executive Director *CM*

SUBJECT: SELECTION OF CHAIR AND VICE CHAIR FOR 2015

Action Requested

Designate the representative from the City of Rocklin to act as Chair and the representative from the City of Roseville as Vice Chair for 2015.

Discussion

Subsection c.(1) of Section 7 of the Joint Exercise of Powers Agreement among the Authority's member entities provides that a Chairperson shall be elected from among the membership of the Board to preside over the meetings of the Board.

At the February 2008 SPRTA Board meeting the following officer rotation schedule was adopted:

- Placer County
- City of Lincoln
- City of Rocklin
- City of Roseville

Under this adopted rotation, the representatives from the City of Rocklin and the City of Roseville would become Chair and Vice Chair, through December 31, 2015.

CM:ss





SOUTH PLACER
REGIONAL
TRANSPORTATION
AUTHORITY

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

TO: SPRTA Board of Directors

DATE: June 11, 2015

FROM: Celia McAdam, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the June 24, 2015 agenda for your review and action.

1. Letter of Task Agreement for Legal Services for FY 2015/16 – Miller & Owen
Staff recommends Board approval of the attached Letter of Task Agreement for legal services from Miller & Owen with primary legal counsel, Nancy Miller, at a billing rate of \$285 per hour.

2. Letter of Task Agreement for Fiscal Audit Services for FY 2015/16: \$6,600
Staff recommends approval of the attached Letter of Task Agreement for FYE June 30, 2015 Financial Audit services with Richardson & Company for \$6,600 as budgeted in the FY 2015/16 SPRTA Administrative Budget.

4. Master Agreement and Letter of Task Agreement for Traffic Modeling Services for FY 2015/16 – Fehr & Peers Associates: \$25,000
Staff recommends Board approval of the attached Master Agreement and Letter of Task Agreement for traffic modeling services from Fehr & Peers Associates for FY 2015/16 on a time and materials contract not to exceed \$25,000.



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June 24, 2015

Nancy Miller
Miller & Owen
428 J Street, Suite 400
Sacramento, California 95814

**SUBJECT: LETTER OF TASK AGREEMENT #15-01
BETWEEN MILLER & OWEN AND
THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY**

Dear Ms. Miller:

This letter, when countersigned, authorizes work under the "Master Agreement between the South Placer Regional Transportation Authority (SPRTA) and Miller & Owen" dated June 27, 2012.

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 Miller & Owen to provide legal counsel to SPRTA.

2. Term: Consultant services are to commence July 1, 2015 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, 2016. 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 PCTPA interests. It is anticipated that Miller & Owen may merge with Renne Sloan Holtzman Sakai LLP on or before December 31, 2015, but all personnel and rates would remain the same. If the merger occurs the parties will execute an Amendment restating the firm name.

3. Scope of Services: Consultant will perform the tasks described below. Celia McAdam, 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 will provide primary legal counsel; Consultant will provide additional personnel to perform above noted services as needed.



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June 24, 2015

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

SUBJECT: LETTER OF TASK AGREEMENT #15-01
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 2015/16 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, 2015 and shall be completed in such a sequence as to assure its expeditious completion in light of the purposes of this Letter of Task Agreement, but in any event, all of the services required herein shall be completed no later than June 30, 2016.
- 3) Scope of Services:
 - Consultant will perform the tasks for the fiscal year ending June 30, 2014 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 May 20, 2015, 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.

Richardson & Company, LLP
Letter of Task Agreement #15-01
June 24, 2015
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- 5) Compensation: For services rendered in FY 2015/16, consultant will receive a sum not to exceed \$6,600. Consultant will invoice on a monthly basis for work completed and reference the appropriate work completed, the cost of each task and shall include a ten percent (10%) retainage. The accumulated retainage will be released upon acceptance by SPRTA of the final audit report. Requisitions for payment shall reference the appropriate work completed and the cost of each task. Invoices will be paid within thirty (30) days of receipt.

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

Sincerely,

Accepted by:

 Celia McAdam, Date
 Executive Director
 South Placer Regional Transportation Authority

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

CM/sl

Richardson & Company, LLP

550 Howe Avenue, Suite 210
Sacramento, California 95825

Telephone: (916) 564-8727
FAX: (916) 564-8728

May 20, 2015

South Placer Regional Transportation Authority
299 Nevada Street
Auburn, California 95603

We are pleased to confirm our understanding of the services we are to provide the South Placer Regional Transportation Authority (the Authority) for the year ended June 30, 2015. We will audit the financial statements of the Authority, which comprise the statements of net position, revenues and expenses and changes in net position and cash flows, and the related notes to the financial statements. We will also prepare the Authority's State Controller's Report.

Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to accompany the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the basic financial statements as a whole. Our audit will be conducted in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and will include tests of accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to Board of Directors of the Authority. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is

South Placer Regional Transportation Authority
May 20, 2015
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necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the Authority is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. As part of the audit, we will assist with preparation of your financial statements and related notes. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

South Placer Regional Transportation Authority
May 20, 2015
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Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Management's responsibilities include informing us of their knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, management is responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. Management is also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as planned corrective actions, for the report, and for the timing and format for providing that information.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective,

South Placer Regional Transportation Authority
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Government Auditing Standards do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters. Because of the importance of oral and written management representations to an effective audit, the Authority releases and indemnifies Richardson & Company, LLP and its personnel from any and all claims, liabilities, costs and expenses attributable to any active negligence on the part of the Authority.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under professional standards and *Government Auditing Standards*.

South Placer Regional Transportation Authority
May 20, 2015
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Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Agency's compliance with the provisions of applicable laws, regulations, contracts, agreements and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Audit Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

Audit Administration and Other

The workpapers for this engagement are the property of Richardson & Company, LLP and constitute confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to the California State Board of Accountancy or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify management of any such request. The firm will make available its workpapers and respond to all reasonable inquiries of successor auditors and others to review workpapers of the Authority, upon the Authority's written request or consent. Access to such workpapers will be provided under the supervision of Richardson & Company, LLP personnel at a location designated by our Firm. Furthermore, upon the Authority's request or consent, we may provide photocopies of selected workpapers to the successor auditors or others. All professional and administrative services and expenses relating to such access will be charged as an additional expense to the Authority. The workpapers for this or any engagement for you will be retained for a minimum of seven years after the date the auditor's report is issued, or longer if required by generally accepted auditing standards.

South Placer Regional Transportation Authority
May 20, 2015
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Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our current peer review report accompanies this letter.

In the event we are requested or authorized by management or required by government regulation, subpoena, or other legal process to produce our workpapers or our personnel to respond to inquiries or serve as witnesses with respect to this or any engagement for the Authority, the Authority will reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, in responding to such a request. If such a request is made, and unless we are obligated by law or legal process to the contrary, we will inform management prior to providing such access.

If the Authority and the claimants intend to publish or otherwise reproduce in any document our report on the Authority or the claimants' financial statements, or otherwise make reference to our Firm in a document that contains other information in addition to the audited financial statements (e.g., in a debt offering circular for example), the Authority and the claimants agree that prior to making any such use of our report, or reference to our Firm, management will provide us with a draft of the document to read and obtain our approval for the inclusion or incorporation by reference of our report, or the reference to our Firm, in such document before the document is printed and distributed. The inclusion or incorporation by reference of our report in any such document would constitute the reissuance of our report and any request by the Authority and the claimants to reissue our report or to consent to its inclusion or incorporation by reference in an offering or other document will be considered based on the facts and circumstances existing at the time of such request. The estimated fees outlined herein do not include any services that would need to be performed in connection with any such request to make use of our report, or reference to our Firm; fees for such services would be based upon the rates for additional services as described in the Professional Fees section of this letter.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, if applicable, you understand that electronic sites are a means to distributed information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Our Firm, as well as all other accounting firms with a significant audit practice, participates in a "peer review" program, covering our audit and accounting practices. This program requires that once every three years we subject our quality assurance practices to an examination by another accounting firm. As part of the process, the other firm will review a sample of our work. It is possible that the work we perform for you may be selected by the other firm for their review. If it is, they are bound by professional standards to keep all information confidential. If you object to having the work we do for you reviewed by our peer reviewer, please notify us.

Ingrid Shepline is the engagement partner and is responsible for supervising the engagement and may signing the report or authorizing another individual to sign the report.

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Professional Fees

Our total not-to-exceed cost for the year ended June 30, 2015 is \$6,600.

In the event that the scope of our audit has to be increased because of changes in accounting or auditing pronouncements and standards, laws or regulations, material weaknesses in the internal control environment, significant changes in operations or the loss of key accounting personnel that increase the number of hours it will take to complete the audits, we will discuss the situation with you and arrive at a new fee arrangement.

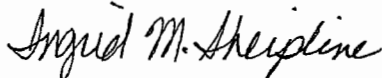
Additional services requested by the Authority will be billed based on our regular rates per hour as follows:

<u>Classification</u>	<u>Hourly Rates</u>
	<u>2014/2015</u>
Partner	\$ 140
Senior Managers	125
Managers	110
Seniors	90
Staff	80
Clerical	50

We appreciate the opportunity to be of service to the Authority and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know.

Very truly yours,

RICHARDSON & COMPANY, LLP



Ingrid M. Sheipline, CPA
 Managing Partner

Response:

This letter correctly sets forth the understanding of the Authority and is signed by the officer authorized by the Authority to enter into this agreement on the Authority's behalf.

By: _____ Title: Executive Director

Date: June 24, 2015



First Financial Bank Building
400 Pine Street, Ste. 600, Abilene, TX 79601
325.672.4000 / 800.588.2525 / f. 325.672.7049
www.dkcpa.com

System Review Report

December 27, 2012

To the Owner
Richardson & Company
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of **Richardson & Company** (the firm) in effect for the year ended September 30, 2012. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards* and audits of employee benefit plans.

In our opinion, the system of quality control for the accounting and auditing practice of **Richardson & Company** in effect for the year ended September 30, 2012, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. **Richardson & Company** has received a peer review rating of *pass*.

Davis Kinard & Co, PC
Certified Public Accountants



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

June 24, 2015

Alan D. Telford, P.E.
Executive Vice President
Fehr & Peers Associates
2990 Lava Ridge Court, Suite 200
Roseville, CA 95661

SUBJECT: LETTER OF TASK AGREEMENT #15-01 BETWEEN FEHR & PEERS ASSOCIATES AND THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Dear Mr. Telford:

This letter, when countersigned, authorizes work under the "Master Agreement between the South Placer Regional Transportation Authority (SPRTA) and Fehr & Peers Associates, Inc." 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 Associates 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, 2015 and shall be completed in such a sequence as to assure that timelines are met. This contract shall end on June 30, 2016. 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. Celia McAdam, Executive Director will act as Project Manager.

Tasks

- Completion of work begun in FY 2014/15 for the Comprehensive Update of the South Placer Regional Transportation and Air Quality Mitigation Fee Program, including:
 - Update of the traffic model to include latest land use and transportation facility improvements; and
 - Update of the cost estimates for unconstructed segments of Sierra College Boulevard;
 - Other changes to the Fee Program as directed.
 - Meetings with technical staff, policy makers, and other parties to gather and/or disseminate information on Comprehensive Update efforts
- Revisions and/or updates to traffic model, as needed
- Revisions and/or updates to impact fee levels based on modeling updates, as needed





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

TO: **SPRTA Board of Directors**

DATE: **June 9, 2015**

FROM: **Celia McAdam, Executive Director** 

SUBJECT: **PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT 2015**

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 #15-01, 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's Joint Powers Agreement 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. 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 2.46904%. The resulting fee schedule is shown in Attachment B.

Staff has worked closely with member jurisdictions through the Technical Advisory Committee (TAC), which recommends approval. All legal requirements, including public notices, have been met.

Adoption of Fee Program Adjustment

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 #15-01. Once adopted, the fees will go into effect on July 1, 2015.

The Tier 2 Development Fee Program will also be updated to reflect the same annual inflationary adjustment, which each jurisdiction directly implements.

Attachment
LM:CM:ss

RESOLUTION NO. 15-01

**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 2.46904%.
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, 2015.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 24th day of June, 2015, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Susan Rohan, Vice Chair

ATTEST:

Celia McAdam, Executive Director

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

SPRTA	Date	20 Cities	San Fran.	Average	% Change	
	Apr-09	8528	9755.92	9141.96		
	Apr-10	8677	9730.17	9203.59	0.67%	
	Apr-11	9027	10160.54	9593.77	4.24%	
	Apr-12	9273	10371.29	9822.15	2.38%	
	Apr-13	9484	10373.34	9928.67	1.08%	
	Apr-14	9750	10894.84	10322.42	3.97%	
	Apr-15	9992	11162.57	10577.29	2.47%	<i>2014-2015 Summary</i> 2.47%
						<i>2015 Summary</i> 2.46% Percent change for San Francisco 2.48% Percent change for 20 City Average

Notes:

CCI based on April 2015 ENR.

Table updated May 11, 2015

UPDATED: 6/9/2015

2014 SPRTA Impact Fee Update With May 2015 Inflation Adjustment
Updated for ITE Trip Generation, 8th Edition
Detailed DUE Rates

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹	Trip Length ²	% New Trips ²	VMT per Unit	DUE per Unit	
Industrial							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.901
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.177
130	Industrial Park	0.86	0.86/1,000 s.f.	5.1	92	4.04	0.799
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.678
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.297
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.147
Residential							
210	Single Family	1.01	1.01/DU	5	100	5.05	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.614
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.772
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.584
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.267
252	Senior Adult Housing - Attached	0.16	0.16/DU	5	100	0.80	0.158
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	0.108
Lodging							
310	Hotel	0.59	0.59/Room	6.4	71	2.68	0.531
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.360
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.558
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.351
Recreational							
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.182
430	Golf Course	2.78	2.78/Hole	7.1	90	17.76	3.518
444	Movie Theater	3.80	3.80/1000 sf	2.3	85	7.43	1.471
492	Health/Fitness Club	3.53	3.53/1000 s.f.	3	75	7.94	1.573
493	Athletic Club	5.96	5.96/1000 s.f.	3	75	13.41	2.655
495	Recreational Community Center	1.45	1.45/1,000 s.f.	3	75	3.26	0.646
Institutional							
520	Elementary School	1.21	1.21/1000 s.f.	4.3	80	4.16	0.824
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.158
530	High School	0.97	0.97/1000 s.f.	4.3	90	3.75	0.743
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.382
565	Day Care Center	12.46	12.46/1,000 s.f.	2	74	18.44	3.652
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.074
Medical							
610	Hospital	1.14	1.14/1,000 s.f.	6.4	77	5.62	1.112
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.308
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.530
Office							
710	Up to 50,000 s.f.	4.27	4.27/1,000 s.f.	5.1	92	20.03	3.967
	50,001 - 150,000 s.f.	1.91	1.91/1,000 s.f.	5.1	92	8.96	1.775
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.366
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.226
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.152
	> 800,000 s.f.	1.21	1.21/1,000 s.f.	5.1	92	5.68	1.124
720	Medical - Dental Office Building	3.46	3.46/1000 s.f.	5.1	77	13.59	2.691
Retail							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.544
814	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.507
815	Discount Store	5.00	5.00/1,000 s.f.	1.8	57	5.13	1.016
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.587
817	Nursery	3.80	3.80/1,000 s.f.	1.7	36	2.33	0.461
820	Shopping Center						
	< 200,000 s.f.	6.36	6.36/1,000 s.f.	1.8	59	6.75	1.337
	200,001-500,000 s.f.	4.21	4.21/1,000 s.f.	2.3	76	7.36	1.457
	500,000s.f.-1,000,000 s.f.	3.27	3.27/1,000 s.f.	3	78	7.65	1.515
	>1,000,000 s.f.	2.88	2.88/1,000 s.f.	3.6	78	8.09	1.601
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.929
932	High Turnover Restaurant	11.15	11.15/1,000 s.f.	1.9	76	16.10	3.188
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.313
934	Fast Food Drive-In	33.84	33.84/1,000 s.f.	1.7	49	28.19	5.582
941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.877
942	Automobile Care Center	3.38	3.38/1000 s.f.	2.2	83	6.17	1.222
841	New Car Sales	2.59	2.59/1,000 s.f.	2.4	76	4.72	0.935
843	Automobile Parts Sales	5.98	5.98/1000 s.f.	3.6	78	16.79	3.325
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.044
945	Gas/Serv. Stn. W/Conv. Market	13.38	13.38/Fueling Pos.	1.9	20	5.08	1.007
946	Gas/Serv. Stn. W/Conv. Mkt/Wash	13.94	13.94/Fueling Pos.	1.9	20	5.30	1.049
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.446
850	Supermarket	10.50	10.50/1,000 s.f.	1.7	48	8.57	1.697
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.425
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.259
853	Convenience Market w/Gas Pumps	59.69	59.69/1,000 s.f.	1.5	22	19.70	3.901
861	Discount Club	4.24	4.24/1,000 s.f.	2.3	79	7.70	1.526
862	Home Improvement Superstore	2.37	2.37/1000s.f.	1.8	52	2.22	0.439
863	Electronics Superstore	4.50	4.50/1000s.f.	1.8	60	4.86	0.962
864	Toy/Childrens Superstore	4.99	4.99/1000 s.f.	1.8	59	5.30	1.049
880	Drugstore W/O Drive-Thru	8.42	8.42/1000 s.f.	1.8	47	7.12	1.411
881	Drugstore W/Drive-Thru	10.35	10.35/1000 s.f.	1.8	51	9.50	1.881
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.250
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.959
912	Drive-In Bank	25.82	25.82/1,000 s.f.	1.6	57	23.55	4.663

1. Source: ITE Trip Generation, 8th Edition.
2. Source: ITE Journal, May 1992

SPRTA Impact Fees					UPDATED: 6/9/2015
Jurisdiction:		Placer County			
District:		Dry Creek			
Cost per DUE:		\$589		2015 Annual Adjustment Factor for Inflation = 1.0246904	
					Cost per DUE With Inflation = \$604
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial					
110	Light Industrial	1,000 s.f.	0.901	\$543.79	
120	Heavy Industrial	1,000 s.f.	0.177	\$106.83	
130	Industrial Park	1,000 s.f.	0.799	\$482.23	
140	Manufacturing	1,000 s.f.	0.678	\$409.20	
150	Warehousing	1,000 s.f.	0.297	\$179.25	
151	Mini-Warehousing	1,000 s.f.	0.147	\$88.72	
Residential					
210	Single Family	DU	1.000	\$603.54	
220	Apartment	DU	0.614	\$370.58	
231	Attached Condominium/Townhome	DU	0.772	\$465.93	
240	Mobile Home Park	DU	0.584	\$352.47	
251	Senior Adult Housing - Detached	DU	0.267	\$161.15	
252	Senior Adult Housing - Attached	DU	0.158	\$95.36	
253	Congregate Care	DU	0.070	\$42.25	
260	Recreational Home	DU	0.108	\$65.18	
Lodging					
310	Hotel	Room	0.531	\$320.48	
311	All Suites Hotel	Room	0.360	\$217.28	
312	Business Hotel	Room	0.558	\$336.78	
320	Motel	Room	0.351	\$211.84	
Recreational					
411	City Park	Acre	0.182	\$109.84	
430	Golf Course	Hole	3.518	\$2,123.26	
444	Movie Theater	1,000 s.f.	1.471	\$887.81	
492	Health/Fitness Club	1,000 s.f.	1.573	\$949.37	
493	Athletic Club	1,000 s.f.	2.655	\$1,602.41	
495	Recreational Community Center	1,000 s.f.	0.646	\$389.89	
Institutional					
520	Elementary School	1,000 s.f.	0.824	\$497.32	
536	Private School (K - 12)	1,000 s.f.	1.158	\$698.90	
530	High School	1,000 s.f.	0.743	\$448.43	
560	Church	1,000 s.f.	0.382	\$230.55	
565	Day Care Center	1,000 s.f.	3.652	\$2,204.14	
590	Library	1,000 s.f.	5.074	\$3,062.38	
Medical					
610	Hospital	1,000 s.f.	1.112	\$671.14	
620	Nursing Home	1,000 s.f.	0.308	\$185.89	
630	Clinic	1,000 s.f.	4.530	\$2,734.05	
Office					
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$2,394.25	
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,071.29	
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$824.44	
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$739.94	
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$695.28	
	> 800,000 s.f.	1,000 s.f.	1.124	\$678.38	
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$1,624.13	
Retail					
812	Lumber Yard	1,000 s.f.	0.544	\$328.33	
814	Specialty Center	1,000 s.f.	1.507	\$909.54	
815	Discount Store	1,000 s.f.	1.016	\$613.20	
816	Hardware Store	1,000 s.f.	0.587	\$354.28	
817	Nursery	1,000 s.f.	0.461	\$278.23	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.337	\$806.94	
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$879.36	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$914.37	
	>1,000,000 s.f.	1,000 s.f.	1.601	\$966.27	
931	Quality Restaurant	1,000 s.f.	2.929	\$1,767.78	
932	High Turnover Restaurant	1,000 s.f.	3.188	\$1,924.09	
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$2,603.08	
934	Fast Food Drive-In	1,000 s.f.	5.582	\$3,368.98	
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,132.85	
942	Automobile Care Center	1,000 s.f.	1.222	\$737.53	
841	New Car Sales	1,000 s.f.	0.935	\$564.31	
843	Automobile Parts Sales	1,000 s.f.	3.325	\$2,006.78	
944	Gas Station	Fueling Position	1.044	\$630.10	
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$607.77	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$633.12	
848	Tire Store	1,000 s.f.	1.446	\$872.72	
850	Supermarket	1,000 s.f.	1.697	\$1,024.21	
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$2,067.13	
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$1,363.40	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$2,354.42	
861	Discount Club	1,000 s.f.	1.526	\$921.01	
862	Home Improvement Superstore	1,000 s.f.	0.439	\$264.96	
863	Electronics Superstore	1,000 s.f.	0.962	\$580.61	
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$633.12	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$851.60	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$1,135.26	
890	Furniture Store	1,000 s.f.	0.250	\$150.89	
911	Walk-In Bank	1,000 s.f.	2.959	\$1,785.88	
912	Drive-In Bank	1,000 s.f.	4.663	\$2,814.32	

SPRTA Impact Fees					UPDATED: 6/9/2015
Jurisdiction:		Placer County			
District:		Granite Bay			
Cost per DUE:		\$587		2015 Annual Adjustment Factor for Inflation = 1.0246904	
					Cost per DUE With Inflation = \$601
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial					
110	Light Industrial	1,000 s.f.	0.901	\$541.95	
120	Heavy Industrial	1,000 s.f.	0.177	\$106.46	
130	Industrial Park	1,000 s.f.	0.799	\$480.59	
140	Manufacturing	1,000 s.f.	0.678	\$407.81	
150	Warehousing	1,000 s.f.	0.297	\$178.64	
151	Mini-Warehousing	1,000 s.f.	0.147	\$88.42	
Residential					
210	Single Family	DU	1.000	\$601.49	
220	Apartment	DU	0.614	\$369.32	
231	Attached Condominium/Townhome	DU	0.772	\$464.35	
240	Mobile Home Park	DU	0.584	\$351.27	
251	Senior Adult Housing - Detached	DU	0.267	\$160.60	
252	Senior Adult Housing - Attached	DU	0.158	\$95.04	
253	Congregate Care	DU	0.070	\$42.10	
260	Recreational Home	DU	0.108	\$64.96	
Lodging					
310	Hotel	Room	0.531	\$319.39	
311	All Suites Hotel	Room	0.360	\$216.54	
312	Business Hotel	Room	0.558	\$335.63	
320	Motel	Room	0.351	\$211.12	
Recreational					
411	City Park	Acre	0.182	\$109.47	
430	Golf Course	Hole	3.518	\$2,116.05	
444	Movie Theater	1,000 s.f.	1.471	\$884.80	
492	Health/Fitness Club	1,000 s.f.	1.573	\$946.15	
493	Athletic Club	1,000 s.f.	2.655	\$1,596.96	
495	Recreational Community Center	1,000 s.f.	0.646	\$388.56	
Institutional					
520	Elementary School	1,000 s.f.	0.824	\$495.63	
536	Private School (K - 12)	1,000 s.f.	1.158	\$696.53	
530	High School	1,000 s.f.	0.743	\$446.91	
560	Church	1,000 s.f.	0.382	\$229.77	
565	Day Care Center	1,000 s.f.	3.652	\$2,196.65	
590	Library	1,000 s.f.	5.074	\$3,051.98	
Medical					
610	Hospital	1,000 s.f.	1.112	\$668.86	
620	Nursing Home	1,000 s.f.	0.308	\$185.26	
630	Clinic	1,000 s.f.	4.530	\$2,724.76	
Office					
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$2,386.12	
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,067.65	
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$821.64	
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$737.43	
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$692.92	
	> 800,000 s.f.	1,000 s.f.	1.124	\$676.08	
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$1,618.62	
Retail					
812	Lumber Yard	1,000 s.f.	0.544	\$327.21	
814	Specialty Center	1,000 s.f.	1.507	\$906.45	
815	Discount Store	1,000 s.f.	1.016	\$611.12	
816	Hardware Store	1,000 s.f.	0.587	\$353.08	
817	Nursery	1,000 s.f.	0.461	\$277.29	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.337	\$804.20	
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$876.38	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$911.26	
	>1,000,000 s.f.	1,000 s.f.	1.601	\$962.99	
931	Quality Restaurant	1,000 s.f.	2.929	\$1,761.77	
932	High Turnover Restaurant	1,000 s.f.	3.188	\$1,917.56	
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$2,594.24	
934	Fast Food Drive-In	1,000 s.f.	5.582	\$3,357.54	
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,129.00	
942	Automobile Care Center	1,000 s.f.	1.222	\$735.02	
841	New Car Sales	1,000 s.f.	0.935	\$562.40	
843	Automobile Parts Sales	1,000 s.f.	3.325	\$1,999.97	
944	Gas Station	Fueling Position	1.044	\$627.96	
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$605.70	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$630.97	
848	Tire Store	1,000 s.f.	1.446	\$869.76	
850	Supermarket	1,000 s.f.	1.697	\$1,020.73	
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$2,060.11	
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$1,358.77	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$2,346.43	
861	Discount Club	1,000 s.f.	1.526	\$917.88	
862	Home Improvement Superstore	1,000 s.f.	0.439	\$264.06	
863	Electronics Superstore	1,000 s.f.	0.962	\$578.64	
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$630.97	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$848.71	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$1,131.41	
890	Furniture Store	1,000 s.f.	0.250	\$150.37	
911	Walk-In Bank	1,000 s.f.	2.959	\$1,779.82	
912	Drive-In Bank	1,000 s.f.	4.663	\$2,804.76	

SPRTA Impact Fees				
Jurisdiction: Lincoln		UPDATED: 6/9/2015		
District: Lincoln		2015 Annual Adjustment Factor for Inflation = 1.0246904		
Cost per DUE: \$1,369		Cost per DUE With Inflation = \$1,403		
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,263.92
120	Heavy Industrial	1,000 s.f.	0.177	\$248.30
130	Industrial Park	1,000 s.f.	0.799	\$1,120.84
140	Manufacturing	1,000 s.f.	0.678	\$951.10
150	Warehousing	1,000 s.f.	0.297	\$416.63
151	Mini-Warehousing	1,000 s.f.	0.147	\$206.21
Residential				
210	Single Family	DU	1.000	\$1,402.80
220	Apartment	DU	0.614	\$861.32
231	Attached Condominium/Townhome	DU	0.772	\$1,082.96
240	Mobile Home Park	DU	0.584	\$819.24
251	Senior Adult Housing - Detached	DU	0.267	\$374.55
252	Senior Adult Housing - Attached	DU	0.158	\$221.64
253	Congregate Care	DU	0.070	\$98.20
260	Recreational Home	DU	0.108	\$151.50
Lodging				
310	Hotel	Room	0.531	\$744.89
311	All Suites Hotel	Room	0.360	\$505.01
312	Business Hotel	Room	0.558	\$782.76
320	Motel	Room	0.351	\$492.38
Recreational				
411	City Park	Acre	0.182	\$255.31
430	Golf Course	Hole	3.518	\$4,935.05
444	Movie Theater	1,000 s.f.	1.471	\$2,063.52
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,206.61
493	Athletic Club	1,000 s.f.	2.655	\$3,724.44
495	Recreational Community Center	1,000 s.f.	0.646	\$906.21
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,155.91
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,624.44
530	High School	1,000 s.f.	0.743	\$1,042.28
560	Church	1,000 s.f.	0.382	\$535.87
565	Day Care Center	1,000 s.f.	3.652	\$5,123.03
590	Library	1,000 s.f.	5.074	\$7,117.81
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,559.91
620	Nursing Home	1,000 s.f.	0.308	\$432.06
630	Clinic	1,000 s.f.	4.530	\$6,354.69
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$5,564.91
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,489.97
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,916.23
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,719.83
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,616.03
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,576.75
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,774.94
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$763.12
814	Specialty Center	1,000 s.f.	1.507	\$2,114.02
815	Discount Store	1,000 s.f.	1.016	\$1,425.25
816	Hardware Store	1,000 s.f.	0.587	\$823.44
817	Nursery	1,000 s.f.	0.461	\$646.69
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,875.55
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,043.88
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,125.24
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,245.88
931	Quality Restaurant	1,000 s.f.	2.929	\$4,108.80
932	High Turnover Restaurant	1,000 s.f.	3.188	\$4,472.13
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$6,050.28
934	Fast Food Drive-In	1,000 s.f.	5.582	\$7,830.44
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,633.06
942	Automobile Care Center	1,000 s.f.	1.222	\$1,714.22
841	New Car Sales	1,000 s.f.	0.935	\$1,311.62
843	Automobile Parts Sales	1,000 s.f.	3.325	\$4,664.31
944	Gas Station	Fueling Position	1.044	\$1,464.52
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,412.62
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,471.54
848	Tire Store	1,000 s.f.	1.446	\$2,028.45
850	Supermarket	1,000 s.f.	1.697	\$2,380.55
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$4,804.59
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$3,168.93
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$5,472.33
861	Discount Club	1,000 s.f.	1.526	\$2,140.67
862	Home Improvement Superstore	1,000 s.f.	0.439	\$615.83
863	Electronics Superstore	1,000 s.f.	0.962	\$1,349.49
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,471.54
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$1,979.35
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,638.67
890	Furniture Store	1,000 s.f.	0.250	\$350.70
911	Walk-In Bank	1,000 s.f.	2.959	\$4,150.89
912	Drive-In Bank	1,000 s.f.	4.663	\$6,541.26

SPRTA Impact Fees				
UPDATED: 6/9/2015				
Jurisdiction:		Placer County		
District:		Newcastle/Horseshoe Bar		
Cost per DUE:		\$1,440		
2015 Annual Adjustment Factor for Inflation = 1.0246904				
Cost per DUE With Inflation = \$1,476				
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$1,329.47
120	Heavy Industrial	1,000 s.f.	0.177	\$261.17
130	Industrial Park	1,000 s.f.	0.799	\$1,178.97
140	Manufacturing	1,000 s.f.	0.678	\$1,000.43
150	Warehousing	1,000 s.f.	0.297	\$438.24
151	Mini-Warehousing	1,000 s.f.	0.147	\$216.91
Residential				
210	Single Family	DU	1.000	\$1,475.55
220	Apartment	DU	0.614	\$905.99
231	Attached Condominium/Townhome	DU	0.772	\$1,139.13
240	Mobile Home Park	DU	0.584	\$861.72
251	Senior Adult Housing - Detached	DU	0.267	\$393.97
252	Senior Adult Housing - Attached	DU	0.158	\$233.14
253	Congregate Care	DU	0.070	\$103.29
260	Recreational Home	DU	0.108	\$159.36
Lodging				
310	Hotel	Room	0.531	\$783.52
311	All Suites Hotel	Room	0.360	\$531.20
312	Business Hotel	Room	0.558	\$823.36
320	Motel	Room	0.351	\$517.92
Recreational				
411	City Park	Acre	0.182	\$268.55
430	Golf Course	Hole	3.518	\$5,191.00
444	Movie Theater	1,000 s.f.	1.471	\$2,170.54
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,321.05
493	Athletic Club	1,000 s.f.	2.655	\$3,917.60
495	Recreational Community Center	1,000 s.f.	0.646	\$953.21
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$1,215.86
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,708.69
530	High School	1,000 s.f.	0.743	\$1,096.34
560	Church	1,000 s.f.	0.382	\$563.66
565	Day Care Center	1,000 s.f.	3.652	\$5,388.72
590	Library	1,000 s.f.	5.074	\$7,486.96
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,640.82
620	Nursing Home	1,000 s.f.	0.308	\$454.47
630	Clinic	1,000 s.f.	4.530	\$6,684.26
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$5,853.52
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,619.11
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,015.61
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,809.03
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,699.84
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,658.52
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,970.72
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$802.70
814	Specialty Center	1,000 s.f.	1.507	\$2,223.66
815	Discount Store	1,000 s.f.	1.016	\$1,499.16
816	Hardware Store	1,000 s.f.	0.587	\$866.15
817	Nursery	1,000 s.f.	0.461	\$680.23
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,972.82
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,149.88
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,235.46
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,362.36
931	Quality Restaurant	1,000 s.f.	2.929	\$4,321.90
932	High Turnover Restaurant	1,000 s.f.	3.188	\$4,704.07
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$6,364.07
934	Fast Food Drive-In	1,000 s.f.	5.582	\$8,236.54
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,769.62
942	Automobile Care Center	1,000 s.f.	1.222	\$1,803.13
841	New Car Sales	1,000 s.f.	0.935	\$1,379.64
843	Automobile Parts Sales	1,000 s.f.	3.325	\$4,906.22
944	Gas Station	Fueling Position	1.044	\$1,540.48
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,485.88
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,547.86
848	Tire Store	1,000 s.f.	1.446	\$2,133.65
850	Supermarket	1,000 s.f.	1.697	\$2,504.02
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$5,053.77
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$3,333.28
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$5,756.14
861	Discount Club	1,000 s.f.	1.526	\$2,251.70
862	Home Improvement Superstore	1,000 s.f.	0.439	\$647.77
863	Electronics Superstore	1,000 s.f.	0.962	\$1,419.48
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,547.86
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,082.01
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,775.52
890	Furniture Store	1,000 s.f.	0.250	\$368.89
911	Walk-In Bank	1,000 s.f.	2.959	\$4,366.16
912	Drive-In Bank	1,000 s.f.	4.663	\$6,880.51

SPRTA Impact Fees					UPDATED: 6/9/2015
Jurisdiction:		Placer County			
District:		Placer Central			
Cost per DUE:		\$1,815		2015 Annual Adjustment Factor for Inflation = 1.0246904	
					Cost per DUE With Inflation = \$1,860
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial					
110	Light Industrial	1,000 s.f.	0.901	\$1,675.69	
120	Heavy Industrial	1,000 s.f.	0.177	\$329.19	
130	Industrial Park	1,000 s.f.	0.799	\$1,485.99	
140	Manufacturing	1,000 s.f.	0.678	\$1,260.95	
150	Warehousing	1,000 s.f.	0.297	\$552.36	
151	Mini-Warehousing	1,000 s.f.	0.147	\$273.39	
Residential					
210	Single Family	DU	1.000	\$1,859.81	
220	Apartment	DU	0.614	\$1,141.93	
231	Attached Condominium/Townhome	DU	0.772	\$1,435.78	
240	Mobile Home Park	DU	0.584	\$1,086.13	
251	Senior Adult Housing - Detached	DU	0.267	\$496.57	
252	Senior Adult Housing - Attached	DU	0.158	\$293.85	
253	Congregate Care	DU	0.070	\$130.19	
260	Recreational Home	DU	0.108	\$200.86	
Lodging					
310	Hotel	Room	0.531	\$987.56	
311	All Suites Hotel	Room	0.360	\$669.53	
312	Business Hotel	Room	0.558	\$1,037.78	
320	Motel	Room	0.351	\$652.79	
Recreational					
411	City Park	Acre	0.182	\$338.49	
430	Golf Course	Hole	3.518	\$6,542.82	
444	Movie Theater	1,000 s.f.	1.471	\$2,735.79	
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,925.49	
493	Athletic Club	1,000 s.f.	2.655	\$4,937.80	
495	Recreational Community Center	1,000 s.f.	0.646	\$1,201.44	
Institutional					
520	Elementary School	1,000 s.f.	0.824	\$1,532.49	
536	Private School (K - 12)	1,000 s.f.	1.158	\$2,153.66	
530	High School	1,000 s.f.	0.743	\$1,381.84	
560	Church	1,000 s.f.	0.382	\$710.45	
565	Day Care Center	1,000 s.f.	3.652	\$6,792.04	
590	Library	1,000 s.f.	5.074	\$9,436.69	
Medical					
610	Hospital	1,000 s.f.	1.112	\$2,068.11	
620	Nursing Home	1,000 s.f.	0.308	\$572.82	
630	Clinic	1,000 s.f.	4.530	\$8,424.95	
Office					
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$7,377.88	
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$3,301.17	
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,540.50	
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$2,280.13	
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$2,142.50	
	> 800,000 s.f.	1,000 s.f.	1.124	\$2,090.43	
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$5,004.76	
Retail					
812	Lumber Yard	1,000 s.f.	0.544	\$1,011.74	
814	Specialty Center	1,000 s.f.	1.507	\$2,802.74	
815	Discount Store	1,000 s.f.	1.016	\$1,889.57	
816	Hardware Store	1,000 s.f.	0.587	\$1,091.71	
817	Nursery	1,000 s.f.	0.461	\$857.37	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.337	\$2,486.57	
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,709.75	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,817.62	
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,977.56	
931	Quality Restaurant	1,000 s.f.	2.929	\$5,447.39	
932	High Turnover Restaurant	1,000 s.f.	3.188	\$5,929.08	
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$8,021.37	
934	Fast Food Drive-In	1,000 s.f.	5.582	\$10,381.48	
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$3,490.87	
942	Automobile Care Center	1,000 s.f.	1.222	\$2,272.69	
841	New Car Sales	1,000 s.f.	0.935	\$1,738.93	
843	Automobile Parts Sales	1,000 s.f.	3.325	\$6,183.88	
944	Gas Station	Fueling Position	1.044	\$1,941.64	
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,872.83	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,950.94	
848	Tire Store	1,000 s.f.	1.446	\$2,689.29	
850	Supermarket	1,000 s.f.	1.697	\$3,156.10	
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$6,369.86	
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$4,201.32	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$7,255.13	
861	Discount Club	1,000 s.f.	1.526	\$2,838.07	
862	Home Improvement Superstore	1,000 s.f.	0.439	\$816.46	
863	Electronics Superstore	1,000 s.f.	0.962	\$1,789.14	
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,950.94	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,624.20	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$3,498.31	
890	Furniture Store	1,000 s.f.	0.250	\$464.95	
911	Walk-In Bank	1,000 s.f.	2.959	\$5,503.19	
912	Drive-In Bank	1,000 s.f.	4.663	\$8,672.31	

SPRTA Impact Fees					UPDATED: 6/9/2015
Jurisdiction:		Placer County			
District:		Placer West			
Cost per DUE:		\$1,387		2015 Annual Adjustment Factor for Inflation = 1.0246904	
					Cost per DUE With Inflation = \$1,421
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial					
110	Light Industrial	1,000 s.f.	0.901	\$1,280.54	
120	Heavy Industrial	1,000 s.f.	0.177	\$251.56	
130	Industrial Park	1,000 s.f.	0.799	\$1,135.58	
140	Manufacturing	1,000 s.f.	0.678	\$963.60	
150	Warehousing	1,000 s.f.	0.297	\$422.11	
151	Mini-Warehousing	1,000 s.f.	0.147	\$208.92	
Residential					
210	Single Family	DU	1.000	\$1,421.25	
220	Apartment	DU	0.614	\$872.64	
231	Attached Condominium/Townhome	DU	0.772	\$1,097.20	
240	Mobile Home Park	DU	0.584	\$830.01	
251	Senior Adult Housing - Detached	DU	0.267	\$379.47	
252	Senior Adult Housing - Attached	DU	0.158	\$224.56	
253	Congregate Care	DU	0.070	\$99.49	
260	Recreational Home	DU	0.108	\$153.49	
Lodging					
310	Hotel	Room	0.531	\$754.68	
311	All Suites Hotel	Room	0.360	\$511.65	
312	Business Hotel	Room	0.558	\$793.06	
320	Motel	Room	0.351	\$498.86	
Recreational					
411	City Park	Acre	0.182	\$258.67	
430	Golf Course	Hole	3.518	\$4,999.94	
444	Movie Theater	1,000 s.f.	1.471	\$2,090.65	
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,235.62	
493	Athletic Club	1,000 s.f.	2.655	\$3,773.41	
495	Recreational Community Center	1,000 s.f.	0.646	\$918.12	
Institutional					
520	Elementary School	1,000 s.f.	0.824	\$1,171.11	
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,645.80	
530	High School	1,000 s.f.	0.743	\$1,055.99	
560	Church	1,000 s.f.	0.382	\$542.92	
565	Day Care Center	1,000 s.f.	3.652	\$5,190.39	
590	Library	1,000 s.f.	5.074	\$7,211.40	
Medical					
610	Hospital	1,000 s.f.	1.112	\$1,580.43	
620	Nursing Home	1,000 s.f.	0.308	\$437.74	
630	Clinic	1,000 s.f.	4.530	\$6,438.24	
Office					
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$5,638.08	
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,522.71	
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,941.42	
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,742.45	
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,637.27	
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,597.48	
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,824.57	
Retail					
812	Lumber Yard	1,000 s.f.	0.544	\$773.16	
814	Specialty Center	1,000 s.f.	1.507	\$2,141.82	
815	Discount Store	1,000 s.f.	1.016	\$1,443.99	
816	Hardware Store	1,000 s.f.	0.587	\$834.27	
817	Nursery	1,000 s.f.	0.461	\$655.19	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,900.21	
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,070.75	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,153.19	
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,275.41	
931	Quality Restaurant	1,000 s.f.	2.929	\$4,162.83	
932	High Turnover Restaurant	1,000 s.f.	3.188	\$4,530.93	
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$6,129.83	
934	Fast Food Drive-In	1,000 s.f.	5.582	\$7,933.39	
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,667.68	
942	Automobile Care Center	1,000 s.f.	1.222	\$1,736.76	
841	New Car Sales	1,000 s.f.	0.935	\$1,328.86	
843	Automobile Parts Sales	1,000 s.f.	3.325	\$4,725.64	
944	Gas Station	Fueling Position	1.044	\$1,483.78	
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,431.19	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,490.89	
848	Tire Store	1,000 s.f.	1.446	\$2,055.12	
850	Supermarket	1,000 s.f.	1.697	\$2,411.85	
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$4,867.77	
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$3,210.59	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$5,544.28	
861	Discount Club	1,000 s.f.	1.526	\$2,168.82	
862	Home Improvement Superstore	1,000 s.f.	0.439	\$623.93	
863	Electronics Superstore	1,000 s.f.	0.962	\$1,367.24	
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,490.89	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,005.38	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,673.36	
890	Furniture Store	1,000 s.f.	0.250	\$355.31	
911	Walk-In Bank	1,000 s.f.	2.959	\$4,205.47	
912	Drive-In Bank	1,000 s.f.	4.663	\$6,627.27	

SPRTA Impact Fees					UPDATED: 6/9/2015
Jurisdiction: Rocklin					
District: Rocklin					
Cost per DUE: \$1,739		2015 Annual Adjustment Factor for Inflation = 1.0246904			
					Cost per DUE With Inflation = \$1,782
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial					
110	Light Industrial	1,000 s.f.	0.901	\$1,605.52	
120	Heavy Industrial	1,000 s.f.	0.177	\$315.40	
130	Industrial Park	1,000 s.f.	0.799	\$1,423.77	
140	Manufacturing	1,000 s.f.	0.678	\$1,208.15	
150	Warehousing	1,000 s.f.	0.297	\$529.24	
151	Mini-Warehousing	1,000 s.f.	0.147	\$261.94	
Residential					
210	Single Family	DU	1.000	\$1,781.94	
220	Apartment	DU	0.614	\$1,094.11	
231	Attached Condominium/Townhome	DU	0.772	\$1,375.66	
240	Mobile Home Park	DU	0.584	\$1,040.65	
251	Senior Adult Housing - Detached	DU	0.267	\$475.78	
252	Senior Adult Housing - Attached	DU	0.158	\$281.55	
253	Congregate Care	DU	0.070	\$124.74	
260	Recreational Home	DU	0.108	\$192.45	
Lodging					
310	Hotel	Room	0.531	\$946.21	
311	All Suites Hotel	Room	0.360	\$641.50	
312	Business Hotel	Room	0.558	\$994.32	
320	Motel	Room	0.351	\$625.46	
Recreational					
411	City Park	Acre	0.182	\$324.31	
430	Golf Course	Hole	3.518	\$6,268.85	
444	Movie Theater	1,000 s.f.	1.471	\$2,621.23	
492	Health/Fitness Club	1,000 s.f.	1.573	\$2,802.99	
493	Athletic Club	1,000 s.f.	2.655	\$4,731.04	
495	Recreational Community Center	1,000 s.f.	0.646	\$1,151.13	
Institutional					
520	Elementary School	1,000 s.f.	0.824	\$1,468.32	
536	Private School (K - 12)	1,000 s.f.	1.158	\$2,063.48	
530	High School	1,000 s.f.	0.743	\$1,323.98	
560	Church	1,000 s.f.	0.382	\$680.70	
565	Day Care Center	1,000 s.f.	3.652	\$6,507.63	
590	Library	1,000 s.f.	5.074	\$9,041.55	
Medical					
610	Hospital	1,000 s.f.	1.112	\$1,981.51	
620	Nursing Home	1,000 s.f.	0.308	\$548.84	
630	Clinic	1,000 s.f.	4.530	\$8,072.17	
Office					
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$7,068.94	
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$3,162.94	
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,434.13	
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$2,184.65	
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$2,052.79	
	> 800,000 s.f.	1,000 s.f.	1.124	\$2,002.90	
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$4,795.19	
Retail					
812	Lumber Yard	1,000 s.f.	0.544	\$969.37	
814	Specialty Center	1,000 s.f.	1.507	\$2,685.38	
815	Discount Store	1,000 s.f.	1.016	\$1,810.45	
816	Hardware Store	1,000 s.f.	0.587	\$1,046.00	
817	Nursery	1,000 s.f.	0.461	\$821.47	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.337	\$2,382.45	
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$2,596.28	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$2,699.63	
	>1,000,000 s.f.	1,000 s.f.	1.601	\$2,852.88	
931	Quality Restaurant	1,000 s.f.	2.929	\$5,219.29	
932	High Turnover Restaurant	1,000 s.f.	3.188	\$5,680.81	
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$7,685.49	
934	Fast Food Drive-In	1,000 s.f.	5.582	\$9,946.77	
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$3,344.70	
942	Automobile Care Center	1,000 s.f.	1.222	\$2,177.53	
841	New Car Sales	1,000 s.f.	0.935	\$1,666.11	
843	Automobile Parts Sales	1,000 s.f.	3.325	\$5,924.94	
944	Gas Station	Fueling Position	1.044	\$1,860.34	
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,794.41	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,869.25	
848	Tire Store	1,000 s.f.	1.446	\$2,576.68	
850	Supermarket	1,000 s.f.	1.697	\$3,023.95	
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$6,103.13	
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$4,025.39	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$6,951.33	
861	Discount Club	1,000 s.f.	1.526	\$2,719.24	
862	Home Improvement Superstore	1,000 s.f.	0.439	\$782.27	
863	Electronics Superstore	1,000 s.f.	0.962	\$1,714.22	
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,869.25	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$2,514.31	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$3,351.82	
890	Furniture Store	1,000 s.f.	0.250	\$445.48	
911	Walk-In Bank	1,000 s.f.	2.959	\$5,272.75	
912	Drive-In Bank	1,000 s.f.	4.663	\$8,309.17	

SPRTA Impact Fees					UPDATED: 6/9/2015
Jurisdiction:		Roseville			
District:		Roseville East			
Cost per DUE:		\$1,074		2015 Annual Adjustment Factor for Inflation = 1.0246904	
					Cost per DUE With Inflation = \$1,101
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial					
110	Light Industrial	1,000 s.f.	0.901	\$991.57	
120	Heavy Industrial	1,000 s.f.	0.177	\$194.79	
130	Industrial Park	1,000 s.f.	0.799	\$879.31	
140	Manufacturing	1,000 s.f.	0.678	\$746.15	
150	Warehousing	1,000 s.f.	0.297	\$326.85	
151	Mini-Warehousing	1,000 s.f.	0.147	\$161.78	
Residential					
210	Single Family	DU	1.000	\$1,100.52	
220	Apartment	DU	0.614	\$675.72	
231	Attached Condominium/Townhome	DU	0.772	\$849.60	
240	Mobile Home Park	DU	0.584	\$642.70	
251	Senior Adult Housing - Detached	DU	0.267	\$293.84	
252	Senior Adult Housing - Attached	DU	0.158	\$173.88	
253	Congregate Care	DU	0.070	\$77.04	
260	Recreational Home	DU	0.108	\$118.86	
Lodging					
310	Hotel	Room	0.531	\$584.37	
311	All Suites Hotel	Room	0.360	\$396.19	
312	Business Hotel	Room	0.558	\$614.09	
320	Motel	Room	0.351	\$386.28	
Recreational					
411	City Park	Acre	0.182	\$200.29	
430	Golf Course	Hole	3.518	\$3,871.62	
444	Movie Theater	1,000 s.f.	1.471	\$1,618.86	
492	Health/Fitness Club	1,000 s.f.	1.573	\$1,731.11	
493	Athletic Club	1,000 s.f.	2.655	\$2,921.87	
495	Recreational Community Center	1,000 s.f.	0.646	\$710.93	
Institutional					
520	Elementary School	1,000 s.f.	0.824	\$906.83	
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,274.40	
530	High School	1,000 s.f.	0.743	\$817.68	
560	Church	1,000 s.f.	0.382	\$420.40	
565	Day Care Center	1,000 s.f.	3.652	\$4,019.09	
590	Library	1,000 s.f.	5.074	\$5,584.03	
Medical					
610	Hospital	1,000 s.f.	1.112	\$1,223.78	
620	Nursing Home	1,000 s.f.	0.308	\$338.96	
630	Clinic	1,000 s.f.	4.530	\$4,985.34	
Office					
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$4,365.75	
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,953.42	
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,503.31	
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,349.23	
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,267.80	
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,236.98	
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$2,961.49	
Retail					
812	Lumber Yard	1,000 s.f.	0.544	\$598.68	
814	Specialty Center	1,000 s.f.	1.507	\$1,658.48	
815	Discount Store	1,000 s.f.	1.016	\$1,118.13	
816	Hardware Store	1,000 s.f.	0.587	\$646.00	
817	Nursery	1,000 s.f.	0.461	\$507.34	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,471.39	
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$1,603.45	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$1,667.28	
	>1,000,000 s.f.	1,000 s.f.	1.601	\$1,761.93	
931	Quality Restaurant	1,000 s.f.	2.929	\$3,223.42	
932	High Turnover Restaurant	1,000 s.f.	3.188	\$3,508.45	
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$4,746.53	
934	Fast Food Drive-In	1,000 s.f.	5.582	\$6,143.09	
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,065.67	
942	Automobile Care Center	1,000 s.f.	1.222	\$1,344.83	
841	New Car Sales	1,000 s.f.	0.935	\$1,028.98	
843	Automobile Parts Sales	1,000 s.f.	3.325	\$3,659.22	
944	Gas Station	Fueling Position	1.044	\$1,148.94	
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,108.22	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,154.44	
848	Tire Store	1,000 s.f.	1.446	\$1,591.35	
850	Supermarket	1,000 s.f.	1.697	\$1,867.58	
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$3,769.27	
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$2,486.07	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$4,293.12	
861	Discount Club	1,000 s.f.	1.526	\$1,679.39	
862	Home Improvement Superstore	1,000 s.f.	0.439	\$483.13	
863	Electronics Superstore	1,000 s.f.	0.962	\$1,058.70	
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,154.44	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$1,552.83	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,070.07	
890	Furniture Store	1,000 s.f.	0.250	\$275.13	
911	Walk-In Bank	1,000 s.f.	2.959	\$3,256.43	
912	Drive-In Bank	1,000 s.f.	4.663	\$5,131.71	

SPRTA Impact Fees				
Jurisdiction:		Roseville		
District:		Roseville West		
Cost per DUE:		\$890		
2015 Annual Adjustment Factor for Inflation = 1.0246904				
Cost per DUE With Inflation = \$912				
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.901	\$821.69
120	Heavy Industrial	1,000 s.f.	0.177	\$161.42
130	Industrial Park	1,000 s.f.	0.799	\$728.67
140	Manufacturing	1,000 s.f.	0.678	\$618.32
150	Warehousing	1,000 s.f.	0.297	\$270.86
151	Mini-Warehousing	1,000 s.f.	0.147	\$134.06
Residential				
210	Single Family	DU	1.000	\$911.97
220	Apartment	DU	0.614	\$559.95
231	Attached Condominium/Townhome	DU	0.772	\$704.04
240	Mobile Home Park	DU	0.584	\$532.59
251	Senior Adult Housing - Detached	DU	0.267	\$243.50
252	Senior Adult Housing - Attached	DU	0.158	\$144.09
253	Congregate Care	DU	0.070	\$63.84
260	Recreational Home	DU	0.108	\$98.49
Lodging				
310	Hotel	Room	0.531	\$484.26
311	All Suites Hotel	Room	0.360	\$328.31
312	Business Hotel	Room	0.558	\$508.88
320	Motel	Room	0.351	\$320.10
Recreational				
411	City Park	Acre	0.182	\$165.98
430	Golf Course	Hole	3.518	\$3,208.33
444	Movie Theater	1,000 s.f.	1.471	\$1,341.51
492	Health/Fitness Club	1,000 s.f.	1.573	\$1,434.54
493	Athletic Club	1,000 s.f.	2.655	\$2,421.29
495	Recreational Community Center	1,000 s.f.	0.646	\$589.14
Institutional				
520	Elementary School	1,000 s.f.	0.824	\$751.47
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,056.07
530	High School	1,000 s.f.	0.743	\$677.60
560	Church	1,000 s.f.	0.382	\$348.37
565	Day Care Center	1,000 s.f.	3.652	\$3,330.53
590	Library	1,000 s.f.	5.074	\$4,627.36
Medical				
610	Hospital	1,000 s.f.	1.112	\$1,014.12
620	Nursing Home	1,000 s.f.	0.308	\$280.89
630	Clinic	1,000 s.f.	4.530	\$4,131.24
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$3,617.80
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,618.75
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,245.76
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,118.08
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,050.59
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,025.06
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$2,454.12
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$496.11
814	Specialty Center	1,000 s.f.	1.507	\$1,374.35
815	Discount Store	1,000 s.f.	1.016	\$926.57
816	Hardware Store	1,000 s.f.	0.587	\$535.33
817	Nursery	1,000 s.f.	0.461	\$420.42
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,219.31
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$1,328.75
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$1,381.64
	>1,000,000 s.f.	1,000 s.f.	1.601	\$1,460.07
931	Quality Restaurant	1,000 s.f.	2.929	\$2,671.17
932	High Turnover Restaurant	1,000 s.f.	3.188	\$2,907.37
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$3,933.35
934	Fast Food Drive-In	1,000 s.f.	5.582	\$5,090.64
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,711.78
942	Automobile Care Center	1,000 s.f.	1.222	\$1,114.43
841	New Car Sales	1,000 s.f.	0.935	\$852.70
843	Automobile Parts Sales	1,000 s.f.	3.325	\$3,032.32
944	Gas Station	Fueling Position	1.044	\$952.10
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$918.36
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$956.66
848	Tire Store	1,000 s.f.	1.446	\$1,318.72
850	Supermarket	1,000 s.f.	1.697	\$1,547.62
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$3,123.51
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$2,060.15
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$3,557.61
861	Discount Club	1,000 s.f.	1.526	\$1,391.67
862	Home Improvement Superstore	1,000 s.f.	0.439	\$400.36
863	Electronics Superstore	1,000 s.f.	0.962	\$877.32
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$956.66
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$1,286.80
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$1,715.42
890	Furniture Store	1,000 s.f.	0.250	\$227.99
911	Walk-In Bank	1,000 s.f.	2.959	\$2,698.53
912	Drive-In Bank	1,000 s.f.	4.663	\$4,252.54

SPRTA Impact Fees					UPDATED: 6/9/2015
Jurisdiction:		Placer County			
District:		Sunset			
Cost per DUE:		\$1,210		2015 Annual Adjustment Factor for Inflation = 1.0246904	
					Cost per DUE With Inflation = \$1,240
ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit	
Industrial					
110	Light Industrial	1,000 s.f.	0.901	\$1,117.13	
120	Heavy Industrial	1,000 s.f.	0.177	\$219.46	
130	Industrial Park	1,000 s.f.	0.799	\$990.66	
140	Manufacturing	1,000 s.f.	0.678	\$840.64	
150	Warehousing	1,000 s.f.	0.297	\$368.24	
151	Mini-Warehousing	1,000 s.f.	0.147	\$182.26	
Residential					
210	Single Family	DU	1.000	\$1,239.88	
220	Apartment	DU	0.614	\$761.28	
231	Attached Condominium/Townhome	DU	0.772	\$957.18	
240	Mobile Home Park	DU	0.584	\$724.09	
251	Senior Adult Housing - Detached	DU	0.267	\$331.05	
252	Senior Adult Housing - Attached	DU	0.158	\$195.90	
253	Congregate Care	DU	0.070	\$86.79	
260	Recreational Home	DU	0.108	\$133.91	
Lodging					
310	Hotel	Room	0.531	\$658.37	
311	All Suites Hotel	Room	0.360	\$446.36	
312	Business Hotel	Room	0.558	\$691.85	
320	Motel	Room	0.351	\$435.20	
Recreational					
411	City Park	Acre	0.182	\$225.66	
430	Golf Course	Hole	3.518	\$4,361.88	
444	Movie Theater	1,000 s.f.	1.471	\$1,823.86	
492	Health/Fitness Club	1,000 s.f.	1.573	\$1,950.32	
493	Athletic Club	1,000 s.f.	2.655	\$3,291.87	
495	Recreational Community Center	1,000 s.f.	0.646	\$800.96	
Institutional					
520	Elementary School	1,000 s.f.	0.824	\$1,021.66	
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,435.78	
530	High School	1,000 s.f.	0.743	\$921.23	
560	Church	1,000 s.f.	0.382	\$473.63	
565	Day Care Center	1,000 s.f.	3.652	\$4,528.02	
590	Library	1,000 s.f.	5.074	\$6,291.13	
Medical					
610	Hospital	1,000 s.f.	1.112	\$1,378.74	
620	Nursing Home	1,000 s.f.	0.308	\$381.88	
630	Clinic	1,000 s.f.	4.530	\$5,616.64	
Office					
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$4,918.59	
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,200.78	
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,693.67	
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,520.09	
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,428.34	
	> 800,000 s.f.	1,000 s.f.	1.124	\$1,393.62	
720	Medical - Dental Office Building	1,000 s.f.	2.691	\$3,336.50	
Retail					
812	Lumber Yard	1,000 s.f.	0.544	\$674.49	
814	Specialty Center	1,000 s.f.	1.507	\$1,868.49	
815	Discount Store	1,000 s.f.	1.016	\$1,259.71	
816	Hardware Store	1,000 s.f.	0.587	\$727.81	
817	Nursery	1,000 s.f.	0.461	\$571.58	
820	Shopping Center				
	< 200,000 s.f.	1,000 s.f.	1.337	\$1,657.71	
	200,001-500,000 s.f.	1,000 s.f.	1.457	\$1,806.50	
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.515	\$1,878.41	
	>1,000,000 s.f.	1,000 s.f.	1.601	\$1,985.04	
931	Quality Restaurant	1,000 s.f.	2.929	\$3,631.59	
932	High Turnover Restaurant	1,000 s.f.	3.188	\$3,952.72	
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$5,347.58	
934	Fast Food Drive-In	1,000 s.f.	5.582	\$6,920.98	
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,327.25	
942	Automobile Care Center	1,000 s.f.	1.222	\$1,515.13	
841	New Car Sales	1,000 s.f.	0.935	\$1,159.28	
843	Automobile Parts Sales	1,000 s.f.	3.325	\$4,122.59	
944	Gas Station	Fueling Position	1.044	\$1,294.43	
945	Gas Station w/Convenience Market	Fueling Position	1.007	\$1,248.55	
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.049	\$1,300.63	
848	Tire Store	1,000 s.f.	1.446	\$1,792.86	
850	Supermarket	1,000 s.f.	1.697	\$2,104.07	
851	Convenience Market 24-hour	1,000 s.f.	3.425	\$4,246.57	
852	Convenience Market < 24-hour	1,000 s.f.	2.259	\$2,800.88	
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.901	\$4,836.75	
861	Discount Club	1,000 s.f.	1.526	\$1,892.05	
862	Home Improvement Superstore	1,000 s.f.	0.439	\$544.31	
863	Electronics Superstore	1,000 s.f.	0.962	\$1,192.76	
864	Toy/Childrens Superstore	1,000 s.f.	1.049	\$1,300.63	
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.411	\$1,749.46	
881	Drugstore W/Drive-Thru	1,000 s.f.	1.881	\$2,332.21	
890	Furniture Store	1,000 s.f.	0.250	\$309.97	
911	Walk-In Bank	1,000 s.f.	2.959	\$3,668.79	
912	Drive-In Bank	1,000 s.f.	4.663	\$5,781.54	





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

TO: SPRTA Board of Directors

DATE: June 9, 2015

FROM: Celia McAdam, Executive Director

A handwritten signature in black ink, appearing to be "Celia McAdam", written over the printed name in the "FROM" field.

SUBJECT: FY 2015/16 ADMINISTRATIVE BUDGET

Action Requested

Board approval of the FY 2015/16 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 2015/16 administrative budget is proposed at \$109,554. Including FY 2015/16, this brings the costs for SPRTA administration to \$1.32 million over the past 14 years, or over \$94,500 annually.

Attachment
CM:ss

Table 1

**SPRTA Administrative Budget Summary
 FY 2015/16**

Expenditures			
		Adopted	
	Proposed	FY 2014/15	Difference
PCTPA Administrative Contract	\$73,954	\$61,771	\$12,183
Legal Services	\$2,500	\$3,000	(\$500)
Traffic Modeling/Engineering	\$25,000	\$45,000	(\$20,000)
Financial Audits	\$6,600	\$6,470	\$130
Direct Expenses (note 1)	\$1,000	\$1,000	\$0
Accounting Services	\$500	\$500	\$0
Contingency funds	\$0	\$0	\$0
Total	\$109,554	\$117,741	(\$8,187)

Revenues			
		Adopted	
	Proposed	FY 2014/15	Difference
SPRTA Fees	\$109,554	\$117,741	(\$8,187)
Total	\$109,554	\$117,741	(\$8,187)

Contingency Funds	Proposed	FY 2014/15	Difference
	\$0	\$0	\$0

Revenue to Expenditure Comparison			
	Proposed	Adopted FY 2014/15	
Surplus/(Deficit)	\$0	\$0	

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



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

TO: SPRTA Board of Directors

DATE: June 9, 2015

FROM: Celia McAdam, Executive Director 

SUBJECT: REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR ATLANTIC STREET WESTBOUND I-80 RAMP

ACTION REQUESTED

Adopt Resolution #15-02 to allocate \$600,000 of Regional Transportation and Air Quality Mitigation Fees to the City of Roseville for the Atlantic Street Westbound I-80 Ramp.

BACKGROUND

The Regional Transportation and Air Quality Mitigation Fee Program ("Fee Program") includes \$4.54 million for the Atlantic Street Westbound I-80 Ramp. This would be the first allocation for this project, which was included as part of the comprehensive Fee Program update adopted by the Board in October 2014.

DISCUSSION

Caltrans District 3 staff approached the City of Roseville on a partnership to improve the Atlantic Street Westbound I-80 Ramp. Currently, traffic is backing up from the ramp meter onto both Eureka Road and Atlantic Street causing a potential safety issue and traffic congestion on local streets.

Caltrans has agreed to nominate the design and construction of the Atlantic Street Westbound I-80 Ramps for discretionary State Highway Operations Protection Program (SHOPP), if the City of Roseville funds and completes the environmental document. If successful, this would ultimately reduce the cost required from the Fee Program.

Allocation Request

The City of Roseville proposes to use local funding to complete the Atlantic Street Westbound I-80 Ramp environmental document and then be reimbursed the \$600,000 through the Fee Program. The City of Roseville has agreed to wait for reimbursement until current reimbursements are completed.

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

LM:CM:ss

RESOLUTION NO. 15-02

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
ALLOCATING REGIONAL TRANSPORTATION AND AIR QUALITY
MITIGATION FEE PROGRAM FEES TO THE
ATLANTIC STREET WESTBOUND I-80 RAMP**

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

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

WHEREAS, the Capital Improvement Program has specified a total contribution to the Atlantic Street Westbound I-80 Ramp as \$4.54 million; and

WHEREAS, the City of Roseville is providing funding and is the lead agency for the Atlantic Street Westbound I-80 Ramp; and

WHEREAS, it has been determined there is a significant cost savings of future dollars by completing the project approval and environmental document phase for the Atlantic Street Westbound I-80 Ramp to receive funding from Caltrans for design and construction; and

NOW, THEREFORE, BE IT RESOLVED THAT the Authority allocates \$600,000 to the City of Roseville for expenditure for the project approval and environmental document phase for the Atlantic Street Westbound I-80 Ramp.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 24th day of June, 2015, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Susan Rohan, Vice Chair

ATTEST:

Celia McAdam, Executive Director



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

TO: Board of Directors

DATE: June 10, 2015

FROM: Celia McAdam, Executive Director

A handwritten signature in black ink, appearing to be "Celia McAdam", written over the printed name.

SUBJECT: REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR INTERSTATE 80/STATE ROUTE 65 INTERCHANGE PHASE 1A

ACTION REQUESTED

Adopt Resolution #15-03 to allocate \$3,000,000 of Regional Transportation and Air Quality Mitigation Fees to the Placer County Transportation Planning Agency (PCTPA) for Phase 1A of the I-80/SR 65 Interchange.

BACKGROUND

The Regional Transportation and Air Quality Mitigation Fee Program ("Fee Program") includes \$5 million for the I-80/SR 65 Interchange. This would be the first allocation for this project, which was included as part of the comprehensive Fee Program update adopted by the Board in October 2014.

DISCUSSION

The PCTPA Board in December 2014 approved a strategy to provide a 50/50 match with Caltrans to fund Phase 1A of the I-80/SR 65 Interchange Improvements, which includes adding a third lane on northbound SR 65 from I-80 to Galleria Boulevard/Stanford Ranch Road. Since then, staff has worked with Caltrans to further leverage our locally controlled dollars, and has obtained agreement to widen the East Roseville Viaduct section to the ultimate project with Caltrans contributing 65% of the \$33 million total project cost. The local 35% contribution will total \$11.25 million.

In accordance with PCTPA's strategy, this local share would come from a transportation sales tax that could be considered on the November 2016 ballot. Should that not move forward, the backup plan is to use the remaining savings from the Federal earmark for the I-80 Bottleneck, along with South Placer Regional Transportation Authority (SPRTA) developer impact funds dedicated to the I-80/SR 65 Interchange.

Allocation Request

The funding arrangement needs to be formalized in a Cooperative Agreement with Caltrans to keep pace to break ground on the Phase 1A project in Spring 2017, yet will not know for some time if the potential transportation sales tax revenues will be realized. To bridge the gap, staff is recommending that the SPRTA Board allocate \$3 million towards this project. Should a transportation sales tax be enacted, the Cooperative Agreement would be amended to reflect the original funding plan, and SPRTA funds would become available for subsequent phases of the I-80/SR 65 Interchange.

LM:CM:ss

RESOLUTION NO. 15-03

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
ALLOCATING REGIONAL TRANSPORTATION AND AIR QUALITY
MITIGATION FEE PROGRAM FEES TO THE
I-80/SR 65 INTERCHANGE PHASE 1A**

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

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

WHEREAS, the Capital Improvement Program has specified a total contribution to the I-80/SR 65 Interchange of \$5 million; and

WHEREAS, the Placer County Transportation Planning Agency (PCTPA) is providing funding and is the lead agency for the I-80/SR 65 Interchange Improvements Project; and

WHEREAS, it has been determined there is a significant savings through matching dollars from Caltrans for the I-80/SR 65 Interchange Phase 1A for design, right-of-way, and construction; and

NOW, THEREFORE, BE IT RESOLVED THAT the Authority allocates \$3,000,000 to the PCTPA for expenditure for the I-80/SR 65 Interchange Phase 1A.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 24th day of June, 2015, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Susan Rohan, Vice Chair

ATTEST:

Celia McAdam, Executive Director

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Minutes
May 12, 2015

ATTENDANCE: Rhon Herndon, City of Roseville
Mark Johnson, City of Roseville
Ray Leftwich, City of Lincoln
Luke McNeel-Caird, PCTPA
Solvi Sabol, PCTPA

SPRTA FY 2015/16 Administrative Budget

SPRTA's FY 2015/16 Administrative Budget was distributed to the TAC. Luke McNeel-Caird explained that the FY 2015/16 budget is down from FY 2014/15 as the fee update has been completed. The TAC had no issue and supported taking it to the Board for approval.

Annual Inflationary Adjustment

Luke McNeel-Caird distributed the Construction Cost Index (CCI) noting that it reflects a 2.47% increase. McNeel-Caird explained that there are two fee programs -the Regional Transportation and Air Quality Mitigation Fee and the Tier II Fee. McNeel-Caird said that we are proposing increasing both fees by 2.47%. The TAC recommended taking the annual inflationary adjustment to the Board for approval.

Atlantic Street/I-80 Westbound On-Ramp – City of Roseville

Rhon Herndon, City of Roseville, explained that the WB I-80 Atlantic/Eureka On-Ramp is a project within the SPRTA fee program. Herndon said that Caltrans approached the City recently regarding the possibility of using State Highway Operations Protection Program (SHOPP) funding for this project. In order to move forward with this approach, PA&ED would need start right away. Understanding there is no money in the SPRTA fee program right now, the City is proposing that they (the City) front the money, which amounts to approximately \$600,000 and then be reimbursed by SPRTA at a later time. Herndon wanted to ensure that this arrangement not affect other member agencies reimbursements. Luke McNeel-Caird stated that if agreed to by the TAC, reimbursement for this project would not adversely affect other member agencies. With no objection from Ray Leftwich, City of Lincoln, McNeel-Caird said he would check with Placer County and Rocklin and if they were agreeable, he would bring this to the Board.

Adjourn

Meeting adjourned at 2:22 p.m.

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Minutes
June 9, 2015

ATTENDANCE: Amber Conway, Placer County
Ken Grehm, Placer County
Rhon Herndon, City of Roseville
Mark Johnson, City of Roseville
Ray Leftwich, City of Lincoln

Celia McAdam, PCTPA
Luke McNeel-Caird, PCTPA
Solvi Sabol, PCTPA

Tier 2 Annual Inflationary Adjustment

Per the Tier II Memorandum of Agreement (MOA), inflationary increases are automatically included in the fee program. Ken Grehm, Placer County, asked if the other jurisdictions have implemented the adjustment, to which the attending jurisdictions said they have. Grehm wanted to ensure that when discussing the adjustment with his Board that other jurisdictions had implemented the new fees, so he will plan on taking the Tier 2 fee to the Placer County Board.

I-80/SR 65 Cash Flow

Celia McAdam provided an update of the Summary of Potential Allocations and Cash Flow for all projects. She reminded the group that the strategy adopted by PCTPA for the I-80/SR 65 Interchange Improvement Phase 1a project has \$10M share of the project coming from a potential transportation sales tax that would be backstopped by I-80 Bottleneck savings and SPRTA funds. The cash flow projection shows how the \$3 million would be available in case the sales tax doesn't happen. This may translate to a delay in some of the reimbursements if cash flow is not at the level projected, although at the moment, we don't have to delay anything.

Sierra College Boulevard Improvements – Placer County

Ken Grehm passed out a map of the Sierra College Boulevard Widening Phasing Concept for Bickford Ranch. Grehm asked the attending jurisdictions if they would object to changing the phasing approach to the project if it was cost neutral. Celia McAdam added that this approach would actually help cash flow. The TAC supported the conceptual approach. McAdam encouraging Placer County to formalize the details of this this concept at their earliest convenience so we can bring it to the SPRTA Board for approval.

Other Issues

Ken Grehm inquired to the Tier II fee deferral program and if other jurisdictions have had inquiries from developers about the fee deferral program. Rhon Herndon noted the fee deferral program was to allow the developer projects to pencil out during a downturn in the economy. The TAC discussed the possibility of revisiting the terms of how these deferrals are implemented as part of specific development agreements.

Celia McAdam briefed the TAC on Placer Parkway and the regulatory agencies asking questions pertaining to the alignment. She will keep the TAC apprised on these discussions.

Adjourn

Meeting adjourned at 2:42 p.m.