



A G E N D A

Wednesday, May 24, 2006
10:45 am

Board of Supervisors Chambers
175 Fulweiler Avenue
Auburn, California 95603

- A. Roll Call
- B. Approval of Minutes: January 25, 2006 Action
Pg. 1
- C. Agenda Review
- D. Public Comment
- E. Consent Calendar Action
Pg. 3
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 06-01 for Auditing Services for FY 2006/07 - R. J. Ricciardi Pg. 4
 2. Letter of Task Agreement 06-01 for Traffic Modeling Services for FY 2006/07 - Fehr & Peers Associates Pg. 6
 3. Letter of Task Agreement 06-01 for Legal Services for FY 2006/07 - Miller, Owen & Trost Pg. 8
 4. Letter of Task Agreement 06-01 for CPA Services for FY 2006/07 - Hal Weber, CPA Pg. 10
- F. **PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary Adjustment** Action
Pg. 11
- G. FY 2006/07 Administrative Budget Action
Pg. 25

Board of Directors Meeting Agenda
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
May 24, 2006
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| H. | Certification of the Nevada Station Operating Budget for 2006 and 2007 | Action
Pg. 27 |
| I. | Executive Director's Report | |
| J. | Board Direction to Staff | |
| K. | Informational Items | Info |
| 1. | Technical Advisory Committee Minutes: | |
| a. | March 7, 2006 | Pg. 30 |
| b. | April 11, 2006 | Pg. 31 |
| c. | May 9, 2006 | Pg. 33 |
| 2. | Status Report: Placer Parkway Corridor Preservation Project & Tier 1 EIS/EIR | Pg. 35 |

**SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
MINUTES
January 25, 2006**

The South Placer Regional Transportation Authority met on Wednesday, January 25, 2006 at 10:45 a.m. at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, California.

ATTENDANCE:	Peter Hill	Celia McAdam
	Primo Santini	Cynthia Page
	Bill Santucci	Stan Tidman

APPROVAL OF MINUTES

Upon motion by Hill and second by Santucci, the Board unanimously approved the minutes of the December 7, 2005 meeting as submitted.

PLACER PARKWAY TOLL ROAD FEASIBILITY STUDY

Celia McAdam introduced Khalid Bekka and Carl Haack from HDR/HLB Decision Economics, the consultants developing the feasibility study. This study was commissioned by the South Placer Regional Transportation Authority to assess the financial feasibility of the Placer Parkway as a toll road and its potential for success.

Mr. Bekka presented the findings overview of the study via a powerpoint presentation and answered questions from the Board. The key objectives of the study were to assess 1) whether the Parkway would generate sufficient traffic and toll revenue to cover the costs of construction, operations and maintenance, and financing, and 2) whether the Parkway would attract adequate capital in the form of debt or private equity at a reasonable cost. Mr. Bekka reviewed the study's methodology with the Board as well as the project's strengths and weaknesses. The estimated cost is \$600 million; fares were estimated at \$2.50-\$4 one way for the 11-1/2 miles. The Placer Parkway was compared with other toll roads throughout the country and was deemed very similar to the Greenway in Virginia.

The study concluded that the Parkway meets industry standards for a successful toll road – it would relieve congestion, provide quicker and more convenient connections, and provide time savings that would more than compensate for the toll. The Parkway may generate sufficient traffic and toll revenues for a private facility; public contributions will increase private investment and the probability of success. Recommended next steps include: review all forecasting assumptions for traffic and revenue potentials; develop a financial plan; and evaluate financial feasibility of investment by assessing debt service coverage under various scenarios.

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Two different approaches were offered to construct the toll road: sell a franchise to a company and have them construct and operate it, or establish a JPA that would construct the facility and then sell bonds to pay back the debt. Other toll roads throughout the country have helped to reduce the load on sales tax monies as well as reduce property taxes and assist schools. Boardmembers concurred the toll road concept be explored further.

Meeting adjourned.

Celia McAdam
Executive Director

Primo Santini, Chair



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

TO: Board of Directors

DATE: May 24, 2006

FROM: Celia McAdam, Executive Director

SUBJECT: CONSENT CALENDAR

Below are the Consent Calendar items for the May 24, 2006 agenda for your review and action.

1. Letter of Task Agreement 06-01 for Auditing Services for FY 2006/07 – R. J. Ricciardi
Staff recommends Board approval of Letter of Task Agreement 06-01 for auditing services from R. J. Ricciardi for FY 2006-07 for an amount not to exceed \$2,000.
2. Letter of Task Agreement 06-01 for Traffic Modeling Services for FY 2006/07 - Fehr & Peers Associates
Staff recommends Board approval of Letter of Task Agreement 06-01 for traffic modeling services from Fehr & Peers Associates for FY 2006-07 on a time and materials contract.
3. Letter of Task Agreement 06-01 for Legal Services for FY 2006/07 - Miller, Owen & Trost
Staff recommends Board approval of Letter of Task Agreement 06-01 for legal services from Miller, Owen & Trost for FY 2006-07 at a rate of \$210 per hour.
4. Letter of Task Agreement 06-01 for CPA Services for FY 2006/07 - Hal Weber, CPA
Staff recommends Board approval of Letter of Task Agreement 06-01 for CPA services from Hal Weber, CPA for FY 2006-07 at a rate of \$75 per hour.

May 24, 2006

Ralph J. Ricciardi
Certified Public Accountant
1000 Fourth Street Suite 400
San Rafael, CA 94901

**SUBJECT: LETTER OF TASK AGREEMENT 06-01 BETWEEN R. J. RICCIARDI
AND THE SOUTH PLACER REGIONAL TRANSPORTATION
AUTHORITY (SPRTA)**

Dear Mr. Ricciardi:

This letter, when countersigned, authorizes work under the PCTPA/R. J. Ricciardi Master Agreement dated May 23, 2002.

- 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 R. J. Ricciardi in fiscal year 2006-07 for the South Placer Regional Transportation Authority (SPRTA). This signed Letter of Task Agreement comprises the contract between R. J. Ricciardi and SPRTA, with PCTPA acting as contract administrator. The purpose of the agreement is to perform a fiscal audit of SPRTA.
- 2) Term: Consultant services are to commence July 1, 2006 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 February 28, 2007.
- 3) Scope of Services: Consultant will perform a financial audit for SPRTA for FY 2005/06 in accordance with standard accounting practices and standards for government entities.
- 4) Personnel: Consultant shall provide its own personnel to perform the work in the proposal. Consultant shall provide administrative support and overhead expenses.
- 5) Compensation: For services rendered in FY 2006-07, consultant will receive a sum not to exceed \$2,000. Consultant will invoice on a monthly basis for work completed and reference the appropriate work completed and the cost of each task. Invoices will be paid within 30 days of receipt.

May 24, 2006

Alan D. Telford
Fehr & Peers Associates
2990 Lava Ridge Court, Suite 200
Roseville, CA 95661

SUBJECT: LETTER OF TASK AGREEMENT 06-01 BETWEEN FEHR & PEERS ASSOCIATES AND THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY (SPRTA)

Dear Mr. Telford:

This letter, when countersigned, authorizes work under the SPRTA/Fehr & Peers Associates Master Agreement dated June 22, 2005.

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, 2006 and shall be completed in such a sequence as to assure that timelines are met. This contract shall end on June 30, 2007. 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. The Executive Director will act as Project Manager.

Tasks

- Revisions and/or updates to traffic model, as needed
 - Revisions and/or updates to impact fee levels based on modeling updates, as needed
 - Meetings with technical staff, policy makers, and other appropriate parties to gather and/or disseminate information on traffic modeling efforts, as required
4. Personnel: The consultant team, as outlined in the consultant Statement of Qualifications dated July 1, 2002 is to perform the work outlined above.

5. Compensation: For services rendered, Consultant will be compensated for time and materials as outlined in the July 1, 2002 Statement of Qualifications. Documented mileage for this assignment will be reimbursed at a rate of \$.445 per mile. Other actual and necessary telephone costs will also be reimbursed. Telephone bills, invoices, etc. must be provided for any reimbursements.

Consultant will invoice on a monthly basis for work completed. Such invoices shall include tasks completed, hours associated with each task, staff member completing the task, and hourly rate. Invoices will be paid within 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 Celia McAdam, Executive Director, at (530) 823-4030.

Sincerely,

Celia McAdam Date
Executive Director

Alan D. Telford Date
Consultant

Attachments

CM/cp

May 24, 2006

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

SUBJECT: LETTER OF TASK AGREEMENT 06-01 BETWEEN MILLER, OWEN, & TROST AND THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY (SPRTA)

Dear Ms. Miller:

This letter, when countersigned, authorizes work under the SPRTA/Miller, Owen, & Trost Master Agreement dated March 1, 2002.

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, & Trost to provide legal counsel to SPRTA.
2. Term: Consultant services are to commence July 1, 2006 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, 2007. 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. The 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.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.d. Other legal services as may be needed and requested by the Executive Director or the Board of Directors.

Miller, Owen, & Trost
LETTER OF TASK AGREEMENT 06-01
May 24, 2006
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4. Personnel: Nancy Miller will provide primary legal counsel; Consultant will provide additional personnel to perform above noted services as needed.

5. Compensation: For services rendered by Nancy Miller, Consultant will be compensated at a rate of \$210 per hour. Documented mileage for this assignment will be reimbursed at a rate of \$.445 per mile. Other actual and necessary telephone costs will also be reimbursed. Telephone bills, invoices, etc. must be provided for any reimbursements. Consultant will invoice on a monthly basis for work completed. Such invoices shall includes tasks completed, hours associated with each task, and hourly rate. Invoices will be paid within 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 Celia McAdam, Executive Director, at (530) 823-4030.

Sincerely,

Celia McAdam
Executive Director

Date

Nancy Miller
Miller, Owen, & Trost

Date

CM/cp

May 24, 2006

Hal Weber, CPA
9223 Whittemore Drive
Elk Grove, CA 95624

**SUBJECT: LETTER OF TASK AGREEMENT 06-01 BETWEEN HAL WEBER &
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY**

Dear Hal:

This letter, when countersigned, authorizes work under the attached PCTPA/Hal Weber Master Agreement dated June 28, 2005.

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 Hal Weber, CPA to oversee the accounting functions of the South Placer Regional Transportation Authority.
2. Term: Consultant services are to commence immediately and shall be completed in such a sequence as to assure that timelines are met. This contract shall end on June 30, 2007. Extensions to this contract may be made with the agreement of both parties.
3. Scope of Services: Consultant will perform accounting tasks as required in consultation with the Fiscal/Administrative Officer. Such duties include: reviewing accuracy of SPRTA accounting functions and information gathered for annual fiscal audit, etc. Consultant shall also act as an advisor on accounting software updates and processes.
4. Personnel: The sole consultant is to perform the work outlined above.
5. Compensation: For services rendered, Consultant will be compensated at a rate of \$75 per hour. Consultant will invoice on a quarterly basis for work completed. Invoices will be paid within 30 days of receipt. Documented mileage for this assignment will be reimbursed at a rate of \$.445 per mile. Other actual and necessary telephone costs will also be reimbursed. Telephone bills, invoices, etc. must be provided for any reimbursements.

If this Letter of Task Agreement meets with your approval, please sign and return one copy.

Sincerely,

Celia McAdam
Executive Director

Date

Hal Weber, CPA

Date



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

TO: Board of Directors **DATE: May 10, 2006**

FROM: Celia McAdam, Executive Director

SUBJECT: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT

Action Requested

1. Conduct a public hearing to consider the inflationary adjustment to the South Placer Regional Transportation and Air Quality Mitigation Fee
2. Approve Resolution #06-01, 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. The adopted Fee Program, which went into effect on July 1, 2002, provides for an annual inflationary adjustment to the fees, based on the published Construction Cost Index.

Discussion

Based on the most current Construction Cost Index figures, as shown in Attachment A, the annual inflationary adjustment has been calculated to be 3.052%.

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 #06-01. Once adopted, the fees will go into effect July 1, 2006.

CM:ss

Construction Cost Index Inflation

SPRTA	Date	20 Cities	San Fran.	Average	% Change
	May-03	6641.98	7822.94	7232.46	
	May-04	7064.14	8106.55	7585.345	4.87918% <i>Percent change applied to SPRTA fees in 2004</i>
	May-05	7398.03	8260.41	7829.22	3.21508% <i>Percent change applied to SPRTA fees in 2005</i>
	May-06	7690.72	8445.69	8068.205	3.05248% <i>Percent change applied to SPRTA fees in 2006</i>

2006 Summary

2.2% *Percent change for San Francisco*

4.0% *Percent change for 20 City Average*

Notes:

CCI based on May 12, 2003, May 10, 2004, May 2, 2005, May 8, 2006 ENR.

Table updated May 8, 2006.

**SPRTA Impact Fees
Detailed DUE Rates**

UPDATED: May 2006

2003 Annual Adjustment Factor for Inflation = 1.02065

2004 Annual Adjustment Factor for Inflation = 1.04879

2005 Annual Adjustment Factor for Inflation = 1.03215

2006 Annual Adjustment Factor for Inflation = 1.03052

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length	% New Trips ²	VMT per Unit	DUE per Unit
Industrial							
110	Light Industrial	0.98	0.98/1,000 s.f.	5.1	92	4.60	0.911
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	0.74	0.74/1,000 s.f.	5.1	92	3.47	0.688
150	Warehousing	0.61	0.61/1,000 s.f.	5.1	92	2.86	0.567
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	0.26	0.26/DU	5	100	1.30	0.257
252	Senior Adult Housing - Attached	0.11	0.11/DU	5	100	0.55	0.109
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	2.74	2.74/Hole	7.1	90	17.51	3.467
444	Movie Theater	3.80	3.80/1000 sf	2.3	85	7.43	1.471
492	Health/Fitness Club	4.05	4.05/1000 s.f.	3	75	9.11	1.804
493	Athletic Club	5.26	5.26/1000 s.f.	3	75	11.84	2.344
495	Recreational Community Center	1.64	1.64/1,000 s.f.	3	75	3.69	0.731
Institutional							
520	Elementary School	1.20	1.20/1000 s.f.	4.3	80	4.13	0.817
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	0.66	0.66/1,000 s.f.	3.9	90	2.32	0.459
565	Day Care Center	13.18	13.18/1,000 s.f.	2	74	19.51	3.863
590	Library	7.09	7.09/1,000 s.f.	3.9	90	24.89	4.928
Medical							
610	Hospital	1.18	1.18/1,000 s.f.	6.4	77	5.82	1.151
620	Nursing Home	0.42	0.42/1,000 s.f.	2.8	75	0.88	0.175
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.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.134
720	Medical - Dental Office Building	3.72	3.72/1000 s.f.	5.1	77	14.61	2.893
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	5.06	5.06/1,000 s.f.	1.8	57	5.19	1.028
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.	6.26	6.26/1,000 s.f.	1.8	59	6.65	1.316
	200,001-500,000 s.f.	4.09	4.09/1,000 s.f.	2.3	76	7.15	1.416
	500,000s.f.-1,000,000 s.f.	3.16	3.16/1,000 s.f.	3	78	7.39	1.464
	>1,000,000 s.f.	2.49	2.49/1,000 s.f.	3.6	78	6.99	1.385
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.929
932	High Turnover Restaurant	10.92	10.92/1,000 s.f.	1.9	76	15.77	3.122
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	34.64	34.64/1,000 s.f.	1.7	49	28.86	5.714
941	Quick Lube Vehicle Shop	5.19	5.19/Srv. 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	2.64	2.64/1,000 s.f.	2.4	76	4.82	0.954
843	Automobile Parts Sales	5.98	5.98/1000 s.f.	3.6	78	16.79	3.325

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Dry Creek
 Cost per DUE: \$384.00

2003 Annual Adjustment Factor for Inflation = 1.02065
 2004 Annual Adjustment Factor for Inflation = 1.04879
 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$437.22

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$398.31
120	Heavy Industrial	1,000 s.f.	0.177	\$77.39
130	Industrial Park	1,000 s.f.	0.799	\$349.34
140	Manufacturing	1,000 s.f.	0.688	\$300.81
150	Warehousing	1,000 s.f.	0.567	\$247.90
151	Mini-Warehousing	1,000 s.f.	0.147	\$64.27
Residential				
210	Single Family	DU	1.000	\$437.22
220	Apartment	DU	0.614	\$268.45
231	Attached Condominium/Townhome	DU	0.772	\$337.53
240	Mobile Home Park	DU	0.584	\$255.34
251	Senior Adult Housing - Detached	DU	0.257	\$112.37
252	Senior Adult Housing - Attached	DU	0.109	\$47.66
253	Congregate Care	DU	0.070	\$30.61
260	Recreational Home	DU	0.108	\$47.22
Lodging				
310	Hotel	Room	0.531	\$232.16
311	All Suites Hotel	Room	0.360	\$157.40
312	Business Hotel	Room	0.558	\$243.97
320	Motel	Room	0.351	\$153.46
Recreational				
411	City Park	Acre	0.182	\$79.57
430	Golf Course	Hole	3.467	\$1,515.84
444	Movie Theater	1,000 s.f.	1.471	\$643.15
492	Health/Fitness Club	1,000 s.f.	1.804	\$788.74
493	Athletic Club	1,000 s.f.	2.344	\$1,024.84
495	Recreational Community Center	1,000 s.f.	0.731	\$319.61
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$357.21
536	Private School (K - 12)	1,000 s.f.	1.158	\$506.30
530	High School	1,000 s.f.	0.743	\$324.85
560	Church	1,000 s.f.	0.459	\$200.68
565	Day Care Center	1,000 s.f.	3.863	\$1,688.97
590	Library	1,000 s.f.	4.928	\$2,154.61
Medical				
610	Hospital	1,000 s.f.	1.151	\$503.24
620	Nursing Home	1,000 s.f.	0.175	\$76.51
630	Clinic	1,000 s.f.	4.530	\$1,980.60
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$1,734.44
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$776.06
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$597.24
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$536.03
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$503.68
	> 800,000 s.f.	1,000 s.f.	1.134	\$495.81
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$1,264.87
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$237.85
814	Specialty Center	1,000 s.f.	1.507	\$658.89
815	Discount Store	1,000 s.f.	1.028	\$449.46
816	Hardware Store	1,000 s.f.	0.587	\$256.65
817	Nursery	1,000 s.f.	0.461	\$201.56
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$575.38
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$619.10
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$640.09
	>1,000,000 s.f.	1,000 s.f.	1.385	\$605.55
931	Quality Restaurant	1,000 s.f.	2.929	\$1,280.61
932	High Turnover Restaurant	1,000 s.f.	3.122	\$1,364.99
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$1,885.72
934	Fast Food Drive-In	1,000 s.f.	5.714	\$2,498.26
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$820.66
942	Automobile Care Center	1,000 s.f.	1.222	\$534.28

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Granite Bay
 Cost per DUE: \$734.00

2003 Annual Adjustment Factor for Inflation = 1.02065
 2004 Annual Adjustment Factor for Inflation = 1.04879
 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$835.72

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$761.34
120	Heavy Industrial	1,000 s.f.	0.177	\$147.92
130	Industrial Park	1,000 s.f.	0.799	\$667.74
140	Manufacturing	1,000 s.f.	0.688	\$574.98
150	Warehousing	1,000 s.f.	0.567	\$473.86
151	Mini-Warehousing	1,000 s.f.	0.147	\$122.85
Residential				
210	Single Family	DU	1.000	\$835.72
220	Apartment	DU	0.614	\$513.13
231	Attached Condominium/Townhome	DU	0.772	\$645.18
240	Mobile Home Park	DU	0.584	\$488.06
251	Senior Adult Housing - Detached	DU	0.257	\$214.78
252	Senior Adult Housing - Attached	DU	0.109	\$91.09
253	Congregate Care	DU	0.070	\$58.50
260	Recreational Home	DU	0.108	\$90.26
Lodging				
310	Hotel	Room	0.531	\$443.77
311	All Suites Hotel	Room	0.360	\$300.86
312	Business Hotel	Room	0.558	\$466.33
320	Motel	Room	0.351	\$293.34
Recreational				
411	City Park	Acre	0.182	\$152.10
430	Golf Course	Hole	3.467	\$2,897.46
444	Movie Theater	1,000 s.f.	1.471	\$1,229.35
492	Health/Fitness Club	1,000 s.f.	1.804	\$1,507.65
493	Athletic Club	1,000 s.f.	2.344	\$1,958.94
495	Recreational Community Center	1,000 s.f.	0.731	\$610.91
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$682.79
536	Private School (K - 12)	1,000 s.f.	1.158	\$967.77
530	High School	1,000 s.f.	0.743	\$620.94
560	Church	1,000 s.f.	0.459	\$383.60
565	Day Care Center	1,000 s.f.	3.863	\$3,228.40
590	Library	1,000 s.f.	4.928	\$4,118.45
Medical				
610	Hospital	1,000 s.f.	1.151	\$961.92
620	Nursing Home	1,000 s.f.	0.175	\$146.25
630	Clinic	1,000 s.f.	4.530	\$3,785.83
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$3,315.32
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,483.41
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,141.60
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,024.60
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$962.75
	> 800,000 s.f.	1,000 s.f.	1.134	\$947.71
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$2,417.75
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$454.63
814	Specialty Center	1,000 s.f.	1.507	\$1,259.44
815	Discount Store	1,000 s.f.	1.028	\$859.12
816	Hardware Store	1,000 s.f.	0.587	\$490.57
817	Nursery	1,000 s.f.	0.461	\$385.27
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$1,099.81
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$1,183.39
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$1,223.50
	>1,000,000 s.f.	1,000 s.f.	1.385	\$1,157.48
931	Quality Restaurant	1,000 s.f.	2.929	\$2,447.84
932	High Turnover Restaurant	1,000 s.f.	3.122	\$2,609.13
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$3,604.48
934	Fast Food Drive-In	1,000 s.f.	5.714	\$4,775.33
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,568.65
942	Automobile Care Center	1,000 s.f.	1.222	\$1,021.25

SPRTA Impact Fees

Jurisdiction: Lincoln
 District: Lincoln
 Cost per DUE: \$1,084.00

2003 Annual Adjustment Factor for Inflation = 1.02065
 2004 Annual Adjustment Factor for Inflation = 1.04879
 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$1,234.23

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$1,124.38
120	Heavy Industrial	1,000 s.f.	0.177	\$218.46
130	Industrial Park	1,000 s.f.	0.799	\$986.15
140	Manufacturing	1,000 s.f.	0.688	\$849.15
150	Warehousing	1,000 s.f.	0.567	\$699.81
151	Mini-Warehousing	1,000 s.f.	0.147	\$181.43
Residential				
210	Single Family	DU	1.000	\$1,234.23
220	Apartment	DU	0.614	\$757.82
231	Attached Condominium/Townhome	DU	0.772	\$952.83
240	Mobile Home Park	DU	0.584	\$720.79
251	Senior Adult Housing - Detached	DU	0.257	\$317.20
252	Senior Adult Housing - Attached	DU	0.109	\$134.53
253	Congregate Care	DU	0.070	\$86.40
260	Recreational Home	DU	0.108	\$133.30
Lodging				
310	Hotel	Room	0.531	\$655.38
311	All Suites Hotel	Room	0.360	\$444.32
312	Business Hotel	Room	0.558	\$688.70
320	Motel	Room	0.351	\$433.21
Recreational				
411	City Park	Acre	0.182	\$224.63
430	Golf Course	Hole	3.467	\$4,279.08
444	Movie Theater	1,000 s.f.	1.471	\$1,815.55
492	Health/Fitness Club	1,000 s.f.	1.804	\$2,226.55
493	Athletic Club	1,000 s.f.	2.344	\$2,893.04
495	Recreational Community Center	1,000 s.f.	0.731	\$902.22
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$1,008.37
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,429.24
530	High School	1,000 s.f.	0.743	\$917.03
560	Church	1,000 s.f.	0.459	\$566.51
565	Day Care Center	1,000 s.f.	3.863	\$4,767.83
590	Library	1,000 s.f.	4.928	\$6,082.29
Medical				
610	Hospital	1,000 s.f.	1.151	\$1,420.60
620	Nursing Home	1,000 s.f.	0.175	\$215.99
630	Clinic	1,000 s.f.	4.530	\$5,591.06
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$4,896.19
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,190.76
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,685.96
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,513.17
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,421.83
	> 800,000 s.f.	1,000 s.f.	1.134	\$1,399.62
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$3,570.63
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$671.42
814	Specialty Center	1,000 s.f.	1.507	\$1,859.98
815	Discount Store	1,000 s.f.	1.028	\$1,268.79
816	Hardware Store	1,000 s.f.	0.587	\$724.49
817	Nursery	1,000 s.f.	0.461	\$568.98
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$1,624.25
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$1,747.67
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$1,806.91
	>1,000,000 s.f.	1,000 s.f.	1.385	\$1,709.41
931	Quality Restaurant	1,000 s.f.	2.929	\$3,615.06
932	High Turnover Restaurant	1,000 s.f.	3.122	\$3,853.27
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$5,323.23
934	Fast Food Drive-In	1,000 s.f.	5.714	\$7,052.39
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,316.65
942	Automobile Care Center	1,000 s.f.	1.222	\$1,508.23

SPRTA Impact Fees

Jurisdiction: Placer County 2003 Annual Adjustment Factor for Inflation = 1.02065
 District: Newcastle/Horseshoe Bar 2004 Annual Adjustment Factor for Inflation = 1.04879
 Cost per DUE: \$932.00 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$1,061.16

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$966.72
120	Heavy Industrial	1,000 s.f.	0.177	\$187.83
130	Industrial Park	1,000 s.f.	0.799	\$847.87
140	Manufacturing	1,000 s.f.	0.688	\$730.08
150	Warehousing	1,000 s.f.	0.567	\$601.68
151	Mini-Warehousing	1,000 s.f.	0.147	\$155.99
Residential				
210	Single Family	DU	1.000	\$1,061.16
220	Apartment	DU	0.614	\$651.56
231	Attached Condominium/Townhome	DU	0.772	\$819.22
240	Mobile Home Park	DU	0.584	\$619.72
251	Senior Adult Housing - Detached	DU	0.257	\$272.72
252	Senior Adult Housing - Attached	DU	0.109	\$115.67
253	Congregate Care	DU	0.070	\$74.28
260	Recreational Home	DU	0.108	\$114.61
Lodging				
310	Hotel	Room	0.531	\$563.48
311	All Suites Hotel	Room	0.360	\$382.02
312	Business Hotel	Room	0.558	\$592.13
320	Motel	Room	0.351	\$372.47
Recreational				
411	City Park	Acre	0.182	\$193.13
430	Golf Course	Hole	3.467	\$3,679.06
444	Movie Theater	1,000 s.f.	1.471	\$1,560.97
492	Health/Fitness Club	1,000 s.f.	1.804	\$1,914.34
493	Athletic Club	1,000 s.f.	2.344	\$2,487.37
495	Recreational Community Center	1,000 s.f.	0.731	\$775.71
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$866.97
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,228.83
530	High School	1,000 s.f.	0.743	\$788.45
560	Church	1,000 s.f.	0.459	\$487.07
565	Day Care Center	1,000 s.f.	3.863	\$4,099.28
590	Library	1,000 s.f.	4.928	\$5,229.42
Medical				
610	Hospital	1,000 s.f.	1.151	\$1,221.40
620	Nursing Home	1,000 s.f.	0.175	\$185.70
630	Clinic	1,000 s.f.	4.530	\$4,807.08
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$4,209.64
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$1,883.57
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,449.55
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,300.99
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,222.46
	> 800,000 s.f.	1,000 s.f.	1.134	\$1,203.36
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$3,069.95
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$577.27
814	Specialty Center	1,000 s.f.	1.507	\$1,599.18
815	Discount Store	1,000 s.f.	1.028	\$1,090.88
816	Hardware Store	1,000 s.f.	0.587	\$622.90
817	Nursery	1,000 s.f.	0.461	\$489.20
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$1,396.49
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$1,502.61
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$1,553.55
	>1,000,000 s.f.	1,000 s.f.	1.385	\$1,469.71
931	Quality Restaurant	1,000 s.f.	2.929	\$3,108.15
932	High Turnover Restaurant	1,000 s.f.	3.122	\$3,312.96
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$4,576.80
934	Fast Food Drive-In	1,000 s.f.	5.714	\$6,063.50
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$1,991.81
942	Automobile Care Center	1,000 s.f.	1.222	\$1,296.74

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Placer Central
 Cost per DUE: \$2,084.00

2003 Annual Adjustment Factor for Inflation = 1.02065
 2004 Annual Adjustment Factor for Inflation = 1.04879
 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$2,372.82

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$2,161.64
120	Heavy Industrial	1,000 s.f.	0.177	\$419.99
130	Industrial Park	1,000 s.f.	0.799	\$1,895.88
140	Manufacturing	1,000 s.f.	0.688	\$1,632.50
150	Warehousing	1,000 s.f.	0.567	\$1,345.39
151	Mini-Warehousing	1,000 s.f.	0.147	\$348.80
Residential				
210	Single Family	DU	1.000	\$2,372.82
220	Apartment	DU	0.614	\$1,456.91
231	Attached Condominium/Townhome	DU	0.772	\$1,831.82
240	Mobile Home Park	DU	0.584	\$1,385.73
251	Senior Adult Housing - Detached	DU	0.257	\$609.81
252	Senior Adult Housing - Attached	DU	0.109	\$258.64
253	Congregate Care	DU	0.070	\$166.10
260	Recreational Home	DU	0.108	\$256.26
Lodging				
310	Hotel	Room	0.531	\$1,259.97
311	All Suites Hotel	Room	0.360	\$854.21
312	Business Hotel	Room	0.558	\$1,324.03
320	Motel	Room	0.351	\$832.86
Recreational				
411	City Park	Acre	0.182	\$431.85
430	Golf Course	Hole	3.467	\$8,226.56
444	Movie Theater	1,000 s.f.	1.471	\$3,490.42
492	Health/Fitness Club	1,000 s.f.	1.804	\$4,280.57
493	Athletic Club	1,000 s.f.	2.344	\$5,561.89
495	Recreational Community Center	1,000 s.f.	0.731	\$1,734.53
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$1,938.59
536	Private School (K - 12)	1,000 s.f.	1.158	\$2,747.72
530	High School	1,000 s.f.	0.743	\$1,763.00
560	Church	1,000 s.f.	0.459	\$1,089.12
565	Day Care Center	1,000 s.f.	3.863	\$9,166.20
590	Library	1,000 s.f.	4.928	\$11,693.25
Medical				
610	Hospital	1,000 s.f.	1.151	\$2,731.11
620	Nursing Home	1,000 s.f.	0.175	\$415.24
630	Clinic	1,000 s.f.	4.530	\$10,748.87
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$9,412.97
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$4,211.75
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$3,241.27
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$2,909.08
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$2,733.49
	> 800,000 s.f.	1,000 s.f.	1.134	\$2,690.78
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$6,864.57
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$1,290.81
814	Specialty Center	1,000 s.f.	1.507	\$3,575.84
815	Discount Store	1,000 s.f.	1.028	\$2,439.26
816	Hardware Store	1,000 s.f.	0.587	\$1,392.84
817	Nursery	1,000 s.f.	0.461	\$1,093.87
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$3,122.63
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$3,359.91
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$3,473.81
	>1,000,000 s.f.	1,000 s.f.	1.385	\$3,286.35
931	Quality Restaurant	1,000 s.f.	2.929	\$6,949.99
932	High Turnover Restaurant	1,000 s.f.	3.122	\$7,407.94
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$10,233.97
934	Fast Food Drive-In	1,000 s.f.	5.714	\$13,558.29
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$4,453.78
942	Automobile Care Center	1,000 s.f.	1.222	\$2,899.58

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Placer West
 Cost per DUE: \$1,440.00

2003 Annual Adjustment Factor for Inflation = 1.02065
 2004 Annual Adjustment Factor for Inflation = 1.04879
 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$1,639.57

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$1,493.65
120	Heavy Industrial	1,000 s.f.	0.177	\$290.20
130	Industrial Park	1,000 s.f.	0.799	\$1,310.01
140	Manufacturing	1,000 s.f.	0.688	\$1,128.02
150	Warehousing	1,000 s.f.	0.567	\$929.63
151	Mini-Warehousing	1,000 s.f.	0.147	\$241.02
Residential				
210	Single Family	DU	1.000	\$1,639.57
220	Apartment	DU	0.614	\$1,006.69
231	Attached Condominium/Townhome	DU	0.772	\$1,265.75
240	Mobile Home Park	DU	0.584	\$957.51
251	Senior Adult Housing - Detached	DU	0.257	\$421.37
252	Senior Adult Housing - Attached	DU	0.109	\$178.71
253	Congregate Care	DU	0.070	\$114.77
260	Recreational Home	DU	0.108	\$177.07
Lodging				
310	Hotel	Room	0.531	\$870.61
311	All Suites Hotel	Room	0.360	\$590.24
312	Business Hotel	Room	0.558	\$914.88
320	Motel	Room	0.351	\$575.49
Recreational				
411	City Park	Acre	0.182	\$298.40
430	Golf Course	Hole	3.467	\$5,684.38
444	Movie Theater	1,000 s.f.	1.471	\$2,411.80
492	Health/Fitness Club	1,000 s.f.	1.804	\$2,957.78
493	Athletic Club	1,000 s.f.	2.344	\$3,843.15
495	Recreational Community Center	1,000 s.f.	0.731	\$1,198.52
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$1,339.53
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,898.62
530	High School	1,000 s.f.	0.743	\$1,218.20
560	Church	1,000 s.f.	0.459	\$752.56
565	Day Care Center	1,000 s.f.	3.863	\$6,333.65
590	Library	1,000 s.f.	4.928	\$8,079.79
Medical				
610	Hospital	1,000 s.f.	1.151	\$1,887.14
620	Nursing Home	1,000 s.f.	0.175	\$286.92
630	Clinic	1,000 s.f.	4.530	\$7,427.24
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$6,504.17
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,910.23
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$2,239.65
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$2,010.11
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,888.78
	> 800,000 s.f.	1,000 s.f.	1.134	\$1,859.27
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$4,743.27
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$891.92
814	Specialty Center	1,000 s.f.	1.507	\$2,470.83
815	Discount Store	1,000 s.f.	1.028	\$1,685.48
816	Hardware Store	1,000 s.f.	0.587	\$962.43
817	Nursery	1,000 s.f.	0.461	\$755.84
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$2,157.67
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$2,321.63
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$2,400.33
	>1,000,000 s.f.	1,000 s.f.	1.385	\$2,270.80
931	Quality Restaurant	1,000 s.f.	2.929	\$4,802.29
932	High Turnover Restaurant	1,000 s.f.	3.122	\$5,118.73
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$7,071.46
934	Fast Food Drive-In	1,000 s.f.	5.714	\$9,368.49
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$3,077.47
942	Automobile Care Center	1,000 s.f.	1.222	\$2,003.55

SPRTA Impact Fees

Jurisdiction: Rocklin 2003 Annual Adjustment Factor for Inflation = 1.02065
 District: Rocklin 2004 Annual Adjustment Factor for Inflation = 1.04879
 Cost per DUE: \$1,101.00 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$1,253.59

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$1,142.02
120	Heavy Industrial	1,000 s.f.	0.177	\$221.88
130	Industrial Park	1,000 s.f.	0.799	\$1,001.62
140	Manufacturing	1,000 s.f.	0.688	\$862.47
150	Warehousing	1,000 s.f.	0.567	\$710.78
151	Mini-Warehousing	1,000 s.f.	0.147	\$184.28
Residential				
210	Single Family	DU	1.000	\$1,253.59
220	Apartment	DU	0.614	\$769.70
231	Attached Condominium/Townhome	DU	0.772	\$967.77
240	Mobile Home Park	DU	0.584	\$732.09
251	Senior Adult Housing - Detached	DU	0.257	\$322.17
252	Senior Adult Housing - Attached	DU	0.109	\$136.64
253	Congregate Care	DU	0.070	\$87.75
260	Recreational Home	DU	0.108	\$135.39
Lodging				
310	Hotel	Room	0.531	\$665.65
311	All Suites Hotel	Room	0.360	\$451.29
312	Business Hotel	Room	0.558	\$699.50
320	Motel	Room	0.351	\$440.01
Recreational				
411	City Park	Acre	0.182	\$228.15
430	Golf Course	Hole	3.467	\$4,346.18
444	Movie Theater	1,000 s.f.	1.471	\$1,844.03
492	Health/Fitness Club	1,000 s.f.	1.804	\$2,261.47
493	Athletic Club	1,000 s.f.	2.344	\$2,938.41
495	Recreational Community Center	1,000 s.f.	0.731	\$916.37
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$1,024.18
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,451.65
530	High School	1,000 s.f.	0.743	\$931.41
560	Church	1,000 s.f.	0.459	\$575.40
565	Day Care Center	1,000 s.f.	3.863	\$4,842.60
590	Library	1,000 s.f.	4.928	\$6,177.67
Medical				
610	Hospital	1,000 s.f.	1.151	\$1,442.88
620	Nursing Home	1,000 s.f.	0.175	\$219.38
630	Clinic	1,000 s.f.	4.530	\$5,678.75
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$4,972.98
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,225.12
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,712.40
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,536.90
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,444.13
	> 800,000 s.f.	1,000 s.f.	1.134	\$1,421.57
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$3,626.62
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$681.95
814	Specialty Center	1,000 s.f.	1.507	\$1,889.15
815	Discount Store	1,000 s.f.	1.028	\$1,288.69
816	Hardware Store	1,000 s.f.	0.587	\$735.86
817	Nursery	1,000 s.f.	0.461	\$577.90
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$1,649.72
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$1,775.08
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$1,835.25
	>1,000,000 s.f.	1,000 s.f.	1.385	\$1,736.22
931	Quality Restaurant	1,000 s.f.	2.929	\$3,671.75
932	High Turnover Restaurant	1,000 s.f.	3.122	\$3,913.70
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$5,406.72
934	Fast Food Drive-In	1,000 s.f.	5.714	\$7,162.99
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,352.98
942	Automobile Care Center	1,000 s.f.	1.222	\$1,531.88

SPRTA Impact Fees

Jurisdiction: Roseville
 District: Roseville
 Cost per DUE: \$317.00

2003 Annual Adjustment Factor for Inflation = 1.02065
 2004 Annual Adjustment Factor for Inflation = 1.04879
 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$360.93

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$328.81
120	Heavy Industrial	1,000 s.f.	0.177	\$63.89
130	Industrial Park	1,000 s.f.	0.799	\$288.39
140	Manufacturing	1,000 s.f.	0.688	\$248.32
150	Warehousing	1,000 s.f.	0.567	\$204.65
151	Mini-Warehousing	1,000 s.f.	0.147	\$53.06
Residential				
210	Single Family	DU	1.000	\$360.93
220	Apartment	DU	0.614	\$221.61
231	Attached Condominium/Townhome	DU	0.772	\$278.64
240	Mobile Home Park	DU	0.584	\$210.78
251	Senior Adult Housing - Detached	DU	0.257	\$92.76
252	Senior Adult Housing - Attached	DU	0.109	\$39.34
253	Congregate Care	DU	0.070	\$25.27
260	Recreational Home	DU	0.108	\$38.98
Lodging				
310	Hotel	Room	0.531	\$191.66
311	All Suites Hotel	Room	0.360	\$129.94
312	Business Hotel	Room	0.558	\$201.40
320	Motel	Room	0.351	\$126.69
Recreational				
411	City Park	Acre	0.182	\$65.69
430	Golf Course	Hole	3.467	\$1,251.35
444	Movie Theater	1,000 s.f.	1.471	\$530.93
492	Health/Fitness Club	1,000 s.f.	1.804	\$651.12
493	Athletic Club	1,000 s.f.	2.344	\$846.03
495	Recreational Community Center	1,000 s.f.	0.731	\$263.84
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$294.88
536	Private School (K - 12)	1,000 s.f.	1.158	\$417.96
530	High School	1,000 s.f.	0.743	\$268.17
560	Church	1,000 s.f.	0.459	\$165.67
565	Day Care Center	1,000 s.f.	3.863	\$1,394.28
590	Library	1,000 s.f.	4.928	\$1,778.68
Medical				
610	Hospital	1,000 s.f.	1.151	\$415.43
620	Nursing Home	1,000 s.f.	0.175	\$63.16
630	Clinic	1,000 s.f.	4.530	\$1,635.02
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$1,431.82
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$640.66
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$493.03
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$442.50
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$415.79
	> 800,000 s.f.	1,000 s.f.	1.134	\$409.30
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$1,044.18
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$196.35
814	Specialty Center	1,000 s.f.	1.507	\$543.93
815	Discount Store	1,000 s.f.	1.028	\$371.04
816	Hardware Store	1,000 s.f.	0.587	\$211.87
817	Nursery	1,000 s.f.	0.461	\$166.39
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$474.99
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$511.08
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$528.41
	>1,000,000 s.f.	1,000 s.f.	1.385	\$499.89
931	Quality Restaurant	1,000 s.f.	2.929	\$1,057.17
932	High Turnover Restaurant	1,000 s.f.	3.122	\$1,126.83
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$1,556.70
934	Fast Food Drive-In	1,000 s.f.	5.714	\$2,062.37
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$677.47
942	Automobile Care Center	1,000 s.f.	1.222	\$441.06

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Sunset
 Cost per DUE: \$1,222.00

2003 Annual Adjustment Factor for Inflation = 1.02065
 2004 Annual Adjustment Factor for Inflation = 1.04879
 2005 Annual Adjustment Factor for Inflation = 1.03215
 2006 Annual Adjustment Factor for Inflation = 1.03052

Cost per DUE With Inflation = \$1,391.36

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.911	\$1,267.52
120	Heavy Industrial	1,000 s.f.	0.177	\$246.27
130	Industrial Park	1,000 s.f.	0.799	\$1,111.69
140	Manufacturing	1,000 s.f.	0.688	\$957.25
150	Warehousing	1,000 s.f.	0.567	\$788.90
151	Mini-Warehousing	1,000 s.f.	0.147	\$204.53
Residential				
210	Single Family	DU	1.000	\$1,391.36
220	Apartment	DU	0.614	\$854.29
231	Attached Condominium/Townhome	DU	0.772	\$1,074.13
240	Mobile Home Park	DU	0.584	\$812.55
251	Senior Adult Housing - Detached	DU	0.257	\$357.58
252	Senior Adult Housing - Attached	DU	0.109	\$151.66
253	Congregate Care	DU	0.070	\$97.39
260	Recreational Home	DU	0.108	\$150.27
Lodging				
310	Hotel	Room	0.531	\$738.81
311	All Suites Hotel	Room	0.360	\$500.89
312	Business Hotel	Room	0.558	\$776.38
320	Motel	Room	0.351	\$488.37
Recreational				
411	City Park	Acre	0.182	\$253.23
430	Golf Course	Hole	3.467	\$4,823.83
444	Movie Theater	1,000 s.f.	1.471	\$2,046.68
492	Health/Fitness Club	1,000 s.f.	1.804	\$2,510.01
493	Athletic Club	1,000 s.f.	2.344	\$3,261.34
495	Recreational Community Center	1,000 s.f.	0.731	\$1,017.08
Institutional				
520	Elementary School	1,000 s.f.	0.817	\$1,136.74
536	Private School (K - 12)	1,000 s.f.	1.158	\$1,611.19
530	High School	1,000 s.f.	0.743	\$1,033.78
560	Church	1,000 s.f.	0.459	\$638.63
565	Day Care Center	1,000 s.f.	3.863	\$5,374.81
590	Library	1,000 s.f.	4.928	\$6,856.60
Medical				
610	Hospital	1,000 s.f.	1.151	\$1,601.45
620	Nursing Home	1,000 s.f.	0.175	\$243.49
630	Clinic	1,000 s.f.	4.530	\$6,302.84
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.967	\$5,519.51
	50,001-150,000 s.f.	1,000 s.f.	1.775	\$2,469.66
	150,001-300,000 s.f.	1,000 s.f.	1.366	\$1,900.59
	300,001-500,000 s.f.	1,000 s.f.	1.226	\$1,705.80
	500,001-800,000 s.f.	1,000 s.f.	1.152	\$1,602.84
	> 800,000 s.f.	1,000 s.f.	1.134	\$1,577.80
720	Medical - Dental Office Building	1,000 s.f.	2.893	\$4,025.19
Retail				
812	Lumber Yard	1,000 s.f.	0.544	\$756.90
814	Specialty Center	1,000 s.f.	1.507	\$2,096.77
815	Discount Store	1,000 s.f.	1.028	\$1,430.31
816	Hardware Store	1,000 s.f.	0.587	\$816.73
817	Nursery	1,000 s.f.	0.461	\$641.41
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.316	\$1,831.02
	200,001-500,000 s.f.	1,000 s.f.	1.416	\$1,970.16
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.464	\$2,036.94
	>1,000,000 s.f.	1,000 s.f.	1.385	\$1,927.03
931	Quality Restaurant	1,000 s.f.	2.929	\$4,075.28
932	High Turnover Restaurant	1,000 s.f.	3.122	\$4,343.81
933	Fast Food w/o Drive-In	1,000 s.f.	4.313	\$6,000.92
934	Fast Food Drive-In	1,000 s.f.	5.714	\$7,950.21
941	Quick Lube Vehicle Shop	Service Pos.	1.877	\$2,611.57
942	Automobile Care Center	1,000 s.f.	1.222	\$1,700.24

RESOLUTION NO. 06-01

**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 January 23, 2002, ("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 3.052%.
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, 2006.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 24th day of May, 2006, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Primo Santini, Chair

ATTEST:

Celia McAdam, Executive Director



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

TO: Board of Directors

DATE: May 10, 2006

FROM: Celia McAdam, Executive Director

SUBJECT: 2006/07 ADMINISTRATIVE BUDGET

Action Requested

Board approval of the FY 2006/07 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 not more than \$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

The most notable issue in the FY 2006/07 budget continues to be the costs for the comprehensive traffic modeling and nexus analysis needed to develop a comprehensive update to the Regional Transportation and Air Quality Mitigation Fee Program that were approved under earlier letters of task agreement.

Costs for other consulting contracts, including legal services and financial audits, are also included.

CM:ss

Table 1

**SPRTA Administrative Budget Summary
FY 2006/07**

Expenditures			
	Adopted		
	Proposed	FY 2005/06	Difference
PCTPA Administrative Contract	\$50,239	\$47,610	\$2,629
Legal Services	\$10,000	\$10,000	\$0
Traffic Modeling/Nexus Analysis	\$85,000	\$95,000	(\$10,000)
Financial Audits	\$3,000	\$3,000	\$0
Direct Expenses (note 1)	\$1,000	\$1,000	\$0
Contingency funds	\$0	\$0	\$0
Total	\$149,239	\$156,610	(\$7,371)

Revenues			
	Adopted		
	Proposed	FY 2005/06	Difference
SPRTA Fees	\$149,239	\$106,844	\$42,395
Carryover - traffic modeling	\$0	\$49,766	(\$49,766)
Total	\$149,239	\$156,610	(\$7,371)

Contingency Funds	Proposed	FY 2005/06	Difference
	\$0	\$0	\$0

Revenue to Expenditure Comparison			
	Proposed	Adopted FY 2005/06	
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: Board of Directors

DATE: May 10, 2006

FROM: Celia McAdam, Executive Director

SUBJECT: CERTIFICATION OF THE NEVADA STATION OPERATING BUDGET FOR 2006 AND 2007

Action Requested

Certify the attached Nevada Station Operating Budget for 2006 and 2007 includes required bond payments.

Background

Because SPRTA has certain powers that are not specifically held by the Placer County Transportation Planning Agency (PCTPA), SPRTA agreed to be the conduit for the financing of the purchase of the agency's office building, known as the Nevada Station. Under this arrangement, SPRTA is listed as the official owner of the building and fully leases it to PCTPA. PCTPA, in turn, handles all management, operations, maintenance, rental collection, and bond payments. Once the bonds have been fully repaid, SPRTA will sell the building to PCTPA for \$10.

Discussion

As part of the financing package, the bond administrator requires annual certification from both SPRTA and PCTPA that the bond payments have been included in the annual budget.

A two-year budget for 2006 and 2007 for the Nevada Station was approved by the PCTPA Board in May, and is shown in Attachment A. It not only includes the required bond payments, but shows a positive, albeit slight, cash flow.

2006 & 2007 BUDGET
Nevada Station Building

	2006	2007
Starting Cash on Hand	\$ 32,153	\$ 23,362
Gross Income		
275 - AR Associates (1776 sf)	\$ 33,633	\$ 34,450
281 - Balance Hydrologics (1328 sf)	\$ 25,869	\$ 26,507
287 - J.C. Brennan & Associates (1618 sf)	\$ 30,582	\$ 32,360
271 - Employment Enterprises (463 sf)	\$ 9,056	\$ 9,279
263 - Gateway Financial (1228 sf)	\$ 23,971	\$ 24,560
265 - J House (868 sf)	\$ 16,943	\$ 17,361
259 - MacIntosh Engineering (2265 sf)	\$ 43,936	\$ 45,009
299 - PCTPA (6231 sf)	\$ 117,766	\$ 120,626
249 - New tenant (1033 sf)	\$ 10,224	\$ 20,608
Total Gross Income	\$ 311,981	\$ 330,760
Less: 5% Vacancy & Credit Loss	\$ 15,599	\$ 16,538
Effective Income	\$ 296,382	\$ 314,222

Less: Operating Expenses	2006	2007
Accountant/Atty Fees	\$ 1,000	\$ 500
Carpet Cleaning	\$ 500	\$ 520
Elevator Maintenance/License	\$ 2,678	\$ 3,000
Fire Extinguishers	\$ 100	\$ 100
Garbage Disposal	\$ 3,300	\$ 3,400
Gutter Cleaning	\$ 500	\$ 500
HVAC Maintenance	\$ 1,500	\$ 1,040
Insurance	\$ 4,500	\$ 4,680
Janitorial	\$ 4,200	\$ 4,200
Landscaping	\$ 2,725	\$ 2,800
Lighting	\$ 200	\$ 200
Locksmith	\$ 200	\$ 200
Management Fee	\$ 10,000	\$ 10,400
Miscellaneous Repairs	\$ 1,000	\$ 1,040
Painting - Building Exterior (pro rata)	\$ 5,000	\$ 5,000
Parking Lot Paving (pro rata)	\$ 700	\$ 700
PCWA	\$ 1,225	\$ 1,274
PG&E	\$ 3,225	\$ 3,300
Phone	\$ 200	\$ 200
Plumbing/Electrical	\$ 800	\$ 1,000
Real Estate Taxes	\$ 7,000	\$ 8,000
Restroom Supplies	\$ 800	\$ 832
Roofing	\$ 3,000	\$ 3,120
Security	\$ 1,300	\$ 1,352
Sewer Fees	\$ 1,500	\$ 1,560
Window Washing	\$ 2,500	\$ 2,600
Total Operating Expenses	\$ 59,653	\$ 61,518
Net Income	\$ 236,729	\$ 252,704
Less: Debt Service	\$ 228,050	\$ 230,600
Net Operating Cash Flow	\$ 8,679	\$ 22,104
Net Cash on Hand	\$ 40,832	\$ 45,736
Less: Capital Improvements	\$ -	\$ -
Bond Counsel	\$ 2,000	\$ 2,000
Bond Admin Fee	\$ 2,200	\$ 2,200
Tenant Improvements	\$ 10,000	\$ 10,000
Commissions	\$ 3,000	\$ 3,000
	\$ 17,200	\$ 17,200
Ending Cash Balance	\$ 23,632	\$ 28,536

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Minutes
March 7, 2006

ATTENDANCE: Carl Walker, City of Lincoln
Brian Fragiao, Town of Loomis
Rick Dondro, Placer County Public Works
Larry Wing, City of Rocklin
Mike Wixon, City of Roseville

Celia McAdam, PCTPA
Cynthia Page, PCTPA
Stan Tidman, PCTPA

Upcoming Allocations and Cash Flow

The two upcoming allocations are for the Lincoln Bypass (\$3,000,000) for further embankment work and matching funds for the first phase of the I-80 improvement project (\$500,000). Celia McAdam asked if there were any other projected allocations as she is updating the cash flow charts. Rick Dondro requested an accounting of funds expended and future projections for the \$10 million for the Lincoln Bypass before an additional allocation is approved.

Tier 2 Fee Program

TAC members discussed the assumptions and timing of the nexus study for the proposed \$3000 mitigation fee in new growth areas. Staff requested and received the TAC's consensus to have Fehr & Peers move forward with this study. The resulting numbers are needed to build consensus around the expenditure plan. Upon request by Rick Dondro, Sarah Brandenburg stated that she would separate out residential and non-residential areas. A DUE calculation summary spreadsheet was distributed to TAC members. There was quite a discussion about including external trips in the nexus analysis -- including one district for new growth, a second for Placer County, and a third for external trips. Sarah Brandenburg thought the modeling should be done the same as in the past. If any problems arise, they could be addressed at that time. She will have the model run completed by the end of the month. Staff will then distribute the results to individual TAC members for review. The results and jurisdiction comments will be discussed at the next TAC meeting.

Meeting adjourned.

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Minutes
April 11, 2006

ATTENDANCE: Carl Walker, City of Lincoln
Brian Frাগiao, Town of Loomis
Rick Dondro, Placer County Public Works
Larry Wing, City of Rocklin
Rob Jensen, City of Roseville

Celia McAdam, PCTPA
Cynthia Page, PCTPA
Stan Tidman, PCTPA

Tier 2 Fee Program

Sarah Brandenburg from Fehr & Peers handed out a technical memorandum on the Tier 2 Traffic Impact Fee Study. The four major road projects included in the model were Placer Parkway, I-80/SR 65 Interchange, Highway 65 widening, and the Lincoln Bypass. Three districts were analyzed – Tier 2 Development (new developments), SPRTA (excluding Tier 2 developments), and Other (development areas outside SPRTA and Tier 2). The same methodology as used for SPRTA fees was used to calculate the Tier 2 fees.

Two scenarios were modeled for comparison: fair share of future roadway improvements for new growth areas compared to all vehicles traveling on the roadways (including vehicles currently traveling on South Placer County roadways).

Ms. Brandenburg reiterated that this analysis is very preliminary, and more work would have to be done to meet requirements for an AB 1600 type nexus. Rick Dondro suggested a meeting with the Building Industry Association to explain these fees. Rob Jensen also suggested an explanation of the supercumulative model at this meeting.

Public Hearing for Annual Inflationary Fee Increase

Celia McAdam stated that the May SPRTA agenda will include the annual inflationary fee increase. Larry Wing stated that the City of Rocklin is looking at using another transportation index to compute their mitigation fees. He will provide more information from the California League of Cities on this approach.

Other

Rob Jensen would like TAC members to begin thinking about reflecting the actual cost of the I-80/Douglas Blvd. interchange costs in the SPRTA fee program, which are higher than projected. Rob suggested this be part of a comprehensive fee update to the SPRTA fees without adding new projects. Sarah Brandenburg stated that the comprehensive fee update is almost complete. She will take out the Tier 2 developments and update the cost of the Douglas Blvd interchange.

Rob Jensen stated that the City of Roseville is being given lots of open space, and TAC members should start thinking about land for mitigations and coordinate their efforts. The space would need to be habitat-related, not passive recreational in order to meet Fish & Wildlife requirements.

Celia McAdam announced that Jim Gray will be replacing Gina Garbolino as Roseville's SPRTA representative.

Rob Jensen would like to explore PCTPA staff assuming administration of the Highway 65 JPA which is currently being staffed by the City of Roseville.

Meeting adjourned.

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Minutes
May 9, 2006

ATTENDANCE: Carl Walker, City of Lincoln
Brian Frাগiao, Town of Loomis
Andrew Gabor, Placer County Public Works
Larry Wing, City of Rocklin
Rob Jensen, City of Roseville

Celia McAdam, PCTPA
Cynthia Page, PCTPA
Stan Tidman, PCTPA

Administrative Budget for FY 2006-07

No comments were received regarding the SPRTA administrative budget for FY 2006/07 that was distributed to TAC members.

Nevada Station Budget

No comments were received regarding the Nevada Station budget for 2006 and 2007 that was distributed to TAC members.

Annual Inflationary Fee Increase

Celia McAdam stated that the May SPRTA agenda will include the annual inflationary fee increase. A copy of the inflated SPRTA impact fees was distributed to TAC members. Larry Wing has still not received the information about a different transportation index to compute inflationary increases to mitigation fees; he will follow up on this.

Cash Flow Projections for Future Allocations

Celia McAdam distributed two spreadsheets showing allocations and projected cash flow for SPRTA monies. She asked TAC members to review the figures and timelines for accuracy as several SPRTA certificates of deposits are maturing this week. She would like to keep as much money as possible in the CDs to allow for higher interest earnings. Larry Wing stated that the \$1 million allocation for Sierra College Blvd should be expended by the end of October. Carl Walker will check with John Pedri regarding the Lincoln Bypass allocations.

Comprehensive Fee Program Update Status

Celia McAdam will contact Sarah Brandenburg from Fehr & Peers about progress on the comprehensive fee program update.

Placer Parkway Early Mitigation Strategy

Stan Tidman followed up on a earlier email he sent to TAC members regarding acquisition of mitigation lands for the Placer Parkway during the Tier 1 environmental process, instead of waiting until the Tier 2 environmental review begins. This would

allow jurisdictions to designate such mitigation lands during development of their various community plans, developer agreements etc. Rob Jensen would like to discuss how to proceed with this strategy with John Sprague and Roseville's environmental coordinator, Mark Morris. Andrew Gabor stated that the Placer Vineyards project was probably too far along to include this concept.

Placer County Conservation Plan

Staff has been working with the project team attorney on a first draft of the Placer County Conservation Plan. This document should be finalized within the next month or two, at which time it will be brought before the Board.

Meeting adjourned.



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

TO: Board of Directors and Sutter County Board of Supervisors **DATE: May 5, 2006**

FROM: Stan Tidman, Senior Planner

SUBJECT: STATUS REPORT: PLACER PARKWAY CORRIDOR PRESERVATION PROJECT & TIER 1 EIS/EIR

Action Requested

None. For information only.

Discussion

Project Management

- Project Development Team (PDT) meeting #14 was held on April 26.
 - ✓ Carry-over items included:
 - MEPLAN. Because of their heavy workload, SACOG still had not completed MEPLAN work. MEPLAN is a tool agreed on by Federal Highway Administration (FHWA) and Caltrans to help measure the project's potential growth-inducement. According to SACOG staff, the work is to be done by April 28. Then, modeling work can begin.
 - Early Mitigation Strategy. At a March U.S. Fish and Wildlife Service meeting, the availability and cost of mitigation land in west Placer County was outlined again. An early mitigation approach was raised. It would secure Parkway mitigation as local jurisdictions (Placer County, Lincoln, Rocklin, and Roseville) process new urban development via developer's agreements. The PDT generally supported the idea as a way to secure mitigation earlier – rather than waiting to address Tier 2 project-level mitigation when it will be harder to get and more expensive.
 - Placer Ranch Specific Plan. At a recent Placer County specific plan meeting, the applicant illustrated an east-west roadway alignment that is further south in areas than the Parkway's corridor alternative. It does not contain the 500'- to 1,000'- wide corridor. This specific plan alignment could jeopardize federal resource agency coordination/buy-in for what could be the LEDPA.
 - ✓ Preliminary draft Transportation Technical Report review focused on standards of significance, 2040 condition traffic impacts, and potential mitigation strategies. Because of varying level of service (LOS) standards, for each jurisdiction, one standard/method was used. Traffic impacts were discussed for SR 70/99, several Rocklin roadways, and Sutter County's 'Measure M' area. A number of mitigation strategies were outlined including: development triggers, mitigation costs/funding, and the differences between Tier 1 vs. Tier 2. A follow-up meeting with FHWA will be set to review the draft.

SPRTA Board of Directors
STATUS REPORT – PLACER PARKWAY
May 5, 2006
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- ✓ 1st Admin. Draft Tier 1 Update. The MEPLAN delay affects all technical studies requiring growth-inducement discussions. The targeted June release for the 1st Admin. Draft has slipped to potentially as late as September. This means the public review Draft Tier 1 EIS/EIR will not be ready until May 2007 – instead of late 2006. The project team is exploring ways to reduce the number of administrative draft reviews by FHWA and Caltrans.
- PCCP. A draft first amendment to Placer County Conservation Plan was completed. In December 2005, the SPRTA Board agreed to participate in PCCP preparation costs based on executing a Planning Agreement with the County and resource agencies.
- Right-of-access letters were sent to several property owners in the vicinity of the future Parkway interchange at SR 65/Whitney Blvd. These requests were made to enter these properties and to evaluate the potential presence of archaeological resources.

Technical Studies

Work continued on the required Technical Studies –

- ✓ Traffic/Transportation. See PDT discussion (above).
- ✓ Community Impact Assessment. Completed internal draft.
- ✓ Visual Impact Assessment. Continued mapping.
- ✓ Air Quality Impact Study. Continued background work.
- ✓ Noise Impact Study. Completed field work.
- ✓ Natural Environment Study. Completed field work.
- ✓ Initial Site Assessment. Completed internal draft.
- ✓ Water Quality Report. Continued background work.
- ✓ Floodplain/Hydraulics. Completed internal draft.
- ✓ Cultural Resources. Resolved scoping concerns. Started fieldwork for historic architecture.
- ✓ Growth Inducement. See PDT discussion (above).

Environmental Document Preparation

Work continued on text template and base maps.