SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

A G E N D A

Wednesday, December 9, 2026
10:30 AM ← **NEW TIME**

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

PUBLIC PARTICIPATION PROCEDURES

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

Agendas, Supplemental Materials and Minutes of the Board of Directors are available on the internet at: https://www.pctpa.net/sprta-meetings. Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at the Agency office located at 2260 Douglas Blvd., Suite 130, Roseville, California and will be made available to the public on the Agency website.

Remote access: https://placer-ca-gov.zoom.us/j/97427143975
You dial in toll free: +1 877 853 5247 US Toll Free or 888 788 0099
Webinar ID: 97427143975

A. Flag Salute

B. Roll Call

C. Meeting Procedures
Solvi Sabol, Clerk to the Board

D. Agenda Review **Info**
Matt Click, Executive Director

E. Approval of Minutes: October 28, 2026 **Action**

F. Public Comment
Persons may address the Board on items not on this agenda. Please limit comments to three (3) minutes.

G. Consent Calendar — **Action** — Pg. 3
These items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. Any Board member, staff member, or interested citizen may request an item be removed from the consent calendar for discussion.
1. Approval of the 2027 SPRTA Board Meeting Schedule — Pg. 4

H. Transfer of One Grant Deed and Two Easement Deeds to Caltrans for the State Route 49 Sidewalk Gap Closure Project — **Action** — Pg. 5
- Adopt Resolution No. 26-08 authorizing the transfer of one Grant Deed and two Easement Deeds to the California Department of Transportation for the State Route 49 Sidewalk Gap Closure Project.
- Authorize the Executive Director to execute the deeds and related documents, and deliver them to Caltrans for acceptance and recordation.

I. FY 2025/26 Regional Transportation and Air Quality Mitigation Fee Annual Report and Five-Year Report for FY 2021/22 – FY 2025/26 — **Action** — Pg. 21
- Accept the Regional Transportation and Air Quality Mitigation Fee Annual Report for FY 2025/26 and Five-Year report for FY 2021/22-2025/26.

J. Selection of Chair and Vice Chair for 2027 — **Action** — Pg. 44
Matt Click, Executive Director

K. Executive Director's Report — **Info**

L. Board Reports / Board Direction to Staff — **Info**

M. Informational Items — **Info**
1. SPRTA TAC Minutes: November 17, 2026 — Pg. 45

Next regularly scheduled SPRTA Board Meeting
January 27, 2027

ACTION MINUTES
October 28, 2026

A meeting of the South Placer Regional Transportation Authority (SPRTA) Board convened on Wednesday, October 28, 2026, at approximately 10:00 AM at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, Auburn, California.

Board of Directors Roll Call
Present: Ken Broadway, Vice Chair – City of Rocklin; Bruce Houdesheldt – City of Roseville; Suzanne Jones – Placer County; Holly Andreatta (Alternate) – City of Lincoln **Absent:** Ben Brown, Chair – City of Lincoln

Vice Chair Broadway presided in the absence of Chair Brown.

Staff in Attendance
- Matt Click
- David Melko
- Jodi LaCosse
- Cory Peterson
- Solvi Sabol

Agenda Review
There were no changes to the October 28, 2026 SPRTA Board of Directors agenda.

Approval of Action Minutes: September 23, 2026
A motion to approve the September 23, 2026, Action Minutes was made by Houdesheldt and seconded by Andreatta. The motion passed unanimously.

Public Comment
No public comment was provided.

Regional Transportation and Air Quality Mitigation Fee Allocation Request for SR 65 Construction and Mitigation
Presenter: David Melko, Principal Transportation Planner
Staff reported that, as outlined in the PCTPA Board item earlier that day, PCTPA is requesting a $10 million allocation: $6.27 million for construction and $3.73 million for habitat mitigation for the full 6.3-mile project. David noted that the recommendation on page four of the staff report incorrectly stated $7 million; the correct amount is $10 million. He clarified that the full amount will not be needed at once: Caltrans deposits under the construction cooperative agreement total approximately $2.5 million, the mitigation estimate is a conservative upper bound, and spending will extend into FY 2027/28.

Director Jones departed at 10:11 AM.

A motion to adopt Resolution No. 26-07 approving PCTPA's Regional Transportation and Air Quality Mitigation Fee (Tier 1) allocation request in an amount not to exceed $10 million for

construction and mitigation of the SR 65 Phase 1 Project was made by Andreatta and seconded by Houdesheldt. The motion passed by the following roll call vote:

AYES: Vice Chair Broadway, Directors Andreatta and Houdesheldt
NOES: None
ABSENT: Director Jones

Executive Director's Report
Matt had no report.

Board Reports / Board Direction to Staff
None.

Vice Chair Broadway adjourned the meeting at 10:12 a.m. A video of this meeting can be viewed here: Oct_28_2026_SPRTA_Board_Meeting

Next Regularly Scheduled Board Meeting: December 9, 2026

_____
Matt Click, Executive Director

_____
Ben Brown, Chair

_____
Solvi Sabol, Board Secretary III

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

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

TO: **SPRTA Board of Directors** **DATE: December 9, 2026**

FROM: **Matt Click, Executive Director**

SUBJECT: **CONSENT CALENDAR**

Below is the Consent Calendar item for the December 9, 2027, agenda for your review and action.

1. **Approval of 2027 SPRTA Board Meeting Schedule**
   Section 7, Paragraph B(1) of the SPRTA Amended and Restated Joint Exercise of Powers Agreement, as amended in March 2024, requires the Board to establish the number, date, time, and location of its regular meetings each year, and to meet at least semiannually. Staff recommends the Board approve the 2027 regular meeting schedule as provided.

ss:mbc

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

TO: **SPRTA Board Members** **DATE: December 9, 2026**

FROM: **Solvi Sabol, Board Secretary III**

SUBJECT: **2027 SPRTA BOARD MEETING SCHEDULE**

Following is the 2026 SPRTA Board meeting schedule which occurs at 10:45 AM unless otherwise rescheduled.

Board Meetings

Placer County Board of Supervisors Chambers

Wednesday, January 27
Wednesday, February 24
Wednesday, March 24
Wednesday, April 28
Wednesday, May 26
Wednesday, June 23
Wednesday, July 28 (Typically cancelled unless deemed necessary)
Wednesday, August 25
Wednesday, September 22
Wednesday, October 27
Wednesday, December 8

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

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

TO: **SPRTA Board of Directors** **DATE: December 9, 2026**

FROM: **Cory Peterson, Senior Transportation Planner**

SUBJECT: **TRANSFER OF ONE GRANT DEED AND TWO EASEMENT DEEDS TO CALTRANS FOR THE STATE ROUTE 49 SIDEWALK GAP CLOSURE PROJECT**

ACTION REQUESTED

The requested action is for the SPRTA Board to approve the following:

- Adopt Resolution 26-08 authorizing the transfer of one Grant Deed and two Easement Deeds to the State of California, Department of Transportation, for the State Route 49 Sidewalk Gap Closure Project
- Authorize the Executive Director to execute said Grant Deed and Easement Deeds, and any related documents to carry out the conveyances and deliver the executed deeds to Caltrans for acceptance and recordation

BACKGROUND

In 2018, PCTPA was awarded a $14.4 million state Active Transportation Program grant to construct sidewalk and accessible curb ramps at various locations between I-80 and Dry Creek Road along State Route 49 (SR 49). The purpose of the SR 49 Sidewalk Gap Closure Project (Project) is to improve pedestrian accessibility on SR 49 and provide a continuous path along the corridor. Approximately 3/4 of the Project limits are within unincorporated Placer County and 1/4 within the City of Auburn. PCTPA was the implementing agency for the environmental, design, and right of way phases of Project while Caltrans advertised, awarded, and administered (AAA) the construction of the Project. Construction began in April 2025 and was completed in October 2026.

As PCTPA lacks the authority to acquire Right-of-Way (ROW), a Memorandum of Understanding (MOU) was executed between SPRTA and PCTPA to allow SPRTA to acquire ROW on behalf of PCTPA for the Project. The Project was also added to the list of SPRTA Improvements to facilitate the ROW process. These were both approved by the SPRTA Board in May 2022. SPRTA then acquired ROW for a total of 34 parcels on behalf of the project, the majority of which were Temporary Construction Easements (TCEs).

DISCUSSION

During the ROW process for the Project, SPRTA obtained one Grant Deed from portions of two properties (APN 051-180-046 and APN 051-211-021) totaling 3,767 sq ft, and two Easement

Deeds from APN 051-180-088 (portion) and APN 051-220-044 (portion). APN 051-180-088 is a slope easement totaling 53 sq ft, while APN 051-220-044 is a maintenance easement totaling 17,298 sq ft. These were obtained to provide sufficient right-of-way for the construction of the subject improvements, as well as providing long term maintenance access to a retaining wall built alongside the Elders Mobile Home Park on SR 49 at Dry Creek Road. Now that construction is complete, the deeds must be transferred to Caltrans who will own, operate, and maintain the improvements. If approved by the Board, SPRTA staff will execute the grant and easement deeds and transfer them to Caltrans for acceptance and recordation with the Placer County Clerk-Recorder. The Deeds as well as the Record of Survey are attached to Resolution 26-08 as Attachments 1, 2, and 3. Staff recommends approval of the transfer. The SPRTA TAC concurred with this recommendation at their November 17, 2026 meeting.

CP:ss:mbc

RESOLUTION #26-08 OF THE BOARD OF DIRECTORS

IN THE MATTER OF: APPROVING THE TRANSFER OF ONE GRANT DEED AND TWO EASEMENT DEEDS TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, FOR THE STATE ROUTE 49 SIDEWALK GAP CLOSURE PROJECT

The following resolution was duly passed by the South Placer Regional Transportation Authority Board of Directors at a regular meeting held December 9, 2026, by the following vote on roll call:

AYES:

NOES:

ABSTAIN:

ABSENT:

WHEREAS, the South Placer Regional Transportation Authority (SPRTA) is a joint powers authority authorized under its Joint Powers Agreement to acquire, hold, and convey interests in real property for regional transportation projects; and

WHEREAS, the State Route 49 Sidewalk Gap Closure Project (Project) constructed new sidewalks, curb ramps, crosswalks, and a pedestrian bridge along State Route 49 between I-80 and Dry Creek Road to close gaps in the pedestrian network; and

WHEREAS, the Board of Directors of SPRTA, by Resolution #22-10, added the SR 49 Sidewalk Gap Closure Project to the list of transportation improvements and authorized the execution of a Memorandum of Understanding (MOU) with PCTPA for the acquisition of rights of way for the project; and

WHEREAS, the Board of Directors of SPRTA, by Resolution #22-12, established an administrative process for right-of-way acquisition for the Project, which designated the Executive Director or designee as the officer authorized to accept and execute deeds and grants; and

WHEREAS, SPRTA acquired right-of-way for the Project on behalf of PCTPA, consisting of one Grant Deed and two Easement Deeds, as follows:

- Grant Deed from portion of two previous APNs: Auburn Area Recreation and Park District to SPRTA, recorded August 23, 2023, as Document No. 2023-0044983-00, Placer County Records (APN 051-180-046 portion) and Rock Creek Mobile Home Park to SPRTA, recorded July 31, 2023, as Document No. 2023-0040256-00, Placer County Recorder (APN 051-211-021 portion);

Easement Deed from Rock Creek Self Storage LLC, to SPRTA, recorded November 1, 2023, as Document No. 2023-0058446-00, Placer County Recorder (APN 051-180-088 portion); and

- Easement Deed from Darleen G. Elder, Successor Trustee of the Elder Family Trust, as to an undivided ½ interest; and Jimmie O. Nevill, Trustee of the Betty J. Nevill Revocable Trust UTA dated October 5, 1995, as to an undivided ½ interest to SPRTA, recorded August 8, 2023, as Document No. 2023-0051894-00, Placer County Recorder (APN 051-220-044 portion); and

WHEREAS, the Project improvements lie within the State highway right-of-way and will be owned, operated, and maintained by the State of California, Department of Transportation (Caltrans) upon completion; and

WHEREAS, SPRTA is required to transfer the right-of-way acquired for the Project to the State of California by Grant Deed and Easement Deeds upon completion of the Project; and

WHEREAS, the property interests to be conveyed are no longer necessary for SPRTA's purposes, and their transfer to the State of California is in the public interest; and

WHEREAS, the Grant Deed and Easement Deeds conveying said Grant Deed and Easement Deed interests to the State of California are described, depicted, and attached to the staff report.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Placer Regional Transportation Authority as follows:

1. The foregoing recitals are true and correct and are incorporated herein.
2. The Grant Deed to the State of California, acting by and through the Department of Transportation, of SPRTA's interest in the Grant Deed property (APN 051-180-046 portion and APN 051-211-021 portion), shown Attachment 1, is approved.
3. The Easement Deeds to the State of California, acting by and through the Department of Transportation, of SPRTA's interests in the two Easement Deeds (APNs 051-180-088 portion and 051-220-044 portion), shown as Attachments 2 and 3, is approved.
4. The Executive Director or designee is authorized to execute said Grant Deed and Easement Deeds, and any related documents, and to take all necessary action to carry out the conveyances, including making minor, non-substantive changes approved by SPRTA legal counsel.
5. The Executive Director or designee shall deliver the executed Grant Deed and Easement Deeds to Caltrans for acceptance and recordation at the Clerk-Recorder of Placer County.

Signed and approved by me after its passage

_____

Ben Brown, Chair

_____

Matt Click, AICP
Executive Director

_____

Solvi Sabol
Board Secretary III

RECORDING REQUESTED BY
DEPARTMENT OF TRANSPORTATION
When Recorded Mail Deed & Applicable
Tax Documents to:
California Department of Transportation
North Region Right of Way
703 B Street, Marysville, California 95901
Fee Exempt Gov. Agency
R & T Code: 11922
DOCUMENTARY TRANSFER TAX $0
Calif. Dept. of Transportation

Documentary Recording Fee
Exempt Per G.C. 27383 $0

Portion of previous APNs:051-180-046, 051-211-021

Space above this line for Recorder's Use

GRANT DEED

District	County	Route	Postmile	Number
03	PLA	49	6.91	042128-1

South Placer Regional Transportation Authority, a California Joint Powers Authority,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, all that real property in City of Auburn, County of Placer, State of California, described as follows:

See Exhibit "A" and Exhibit "B", attached.

Number
042128-1

The GRANTOR further understands that the present intention of the STATE is to construct and maintain a public highway on the lands hereby conveyed and the GRANTOR, for itself and its successors and assigns, hereby waive any and all claims for damages to GRANTOR's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of the highway.

Dated: _____

_____
[Name of Grantor]

_____
[Name of Grantor]

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By _____
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"
Legal Description of PARCEL 042128-1

All that real property described in those Grant Deeds recorded in Document #2023-0040256 and Document #2023-0044983, Official Records of Placer County, also being a portion of the east Section 29, Township 13 North, Range 8 East, M.D.H &M., County of Placer, State of California, Lying easterly of the following described line:

COMMENCING at a point on the existing westerly right-of-way line of State Highway 49, marked by a PK Nail on top of an asphalt curb, said point marking the southerly terminus of the course shown as "N17°48'46"W, 329.284 meters" on Sheet 13 of 14 of that certain Record of Survey, filed in Book 22 of Surveys, at page 47, said County Records, said PK Nail being South 61°43'41" East, a distance of 387.16 feet from a 3/4" rebar, accepted as property point number "WB93", as shown on Sheet 13 of 14 of said Record of Survey; thence leaving said **POINT OF COMMENCEMENT**, along said westerly right-of-way line, North 17°48'23" West, a distance of 949.91 feet to the **POINT OF BEGINNING**; thence leaving said **POINT OF BEGINNING** and said westerly right-of-way line, the following three (3) courses and distances:

1. North 47°37'50" West, a distance of 41.25 feet;
2. North 17°32'47" West, a distance of 106.93 feet;
3. North 03°03'47" East, a distance of 90.15 feet to a point on said westerly right-of-way line and the **POINT OF TERMINUS** ;

This conveyance is made for the purposes of a freeway and the GRANTOR hereby releases and relinquishes any and all abutter's rights of access, appurtenant to GRANTOR's remaining property, in and to the freeway.

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch 1991.35. To obtain ground distances divide distances shown by 0.999853.

END OF DESCRIPTION

October 15, 2026

Antonio A. Alvarado, PLS. 9573



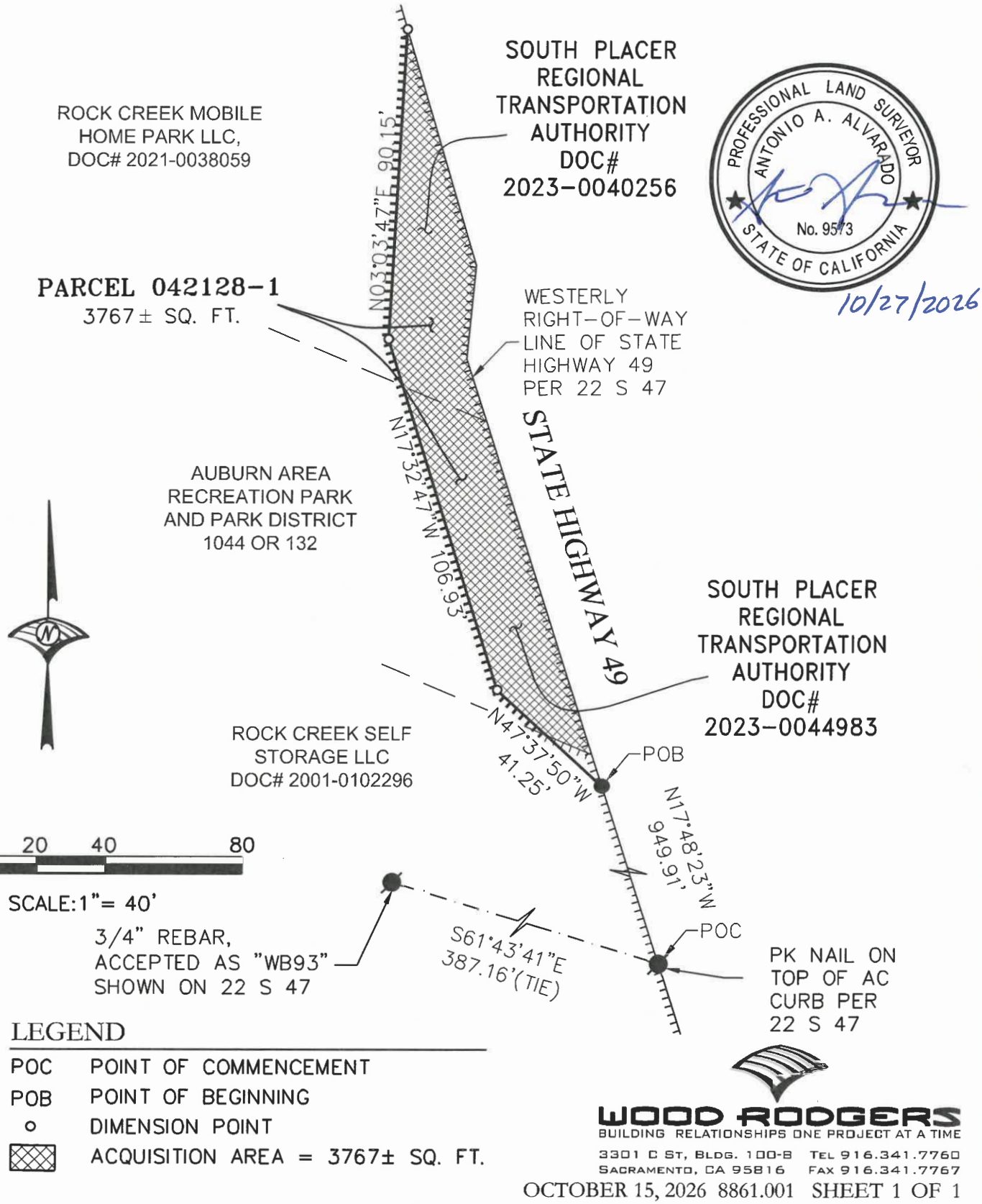
PREPARED BY WOOD-RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT 'B'

PLAT TO ACCOMPANY DESCRIPTION

FEE ACQUISITION FOR HIGHWAY SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

COUNTY OF PLACER STATE OF CALIFORNIA



PROFESSIONAL LAND SURVEYOR
ANTONIO A. ALVARADO
No. 9573
STATE OF CALIFORNIA

10/27/2026

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
o	DIMENSION POINT
▨	ACQUISITION AREA = 3767± SQ. FT.

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

OCTOBER 15, 2026 8861.001 SHEET 1 OF 1

RECORDING REQUESTED BY
DEPARTMENT OF TRANSPORTATION
When Recorded Mail Deed & Applicable
Tax Documents to:
California Department of Transportation
North Region Right of Way
703 B Street, Marysville, California 95901
Fee Exempt Gov. Agency
R & T Code: 11922
DOCUMENTARY TRANSFER TAX $0
Calif. Dept. of Transportation

Documentary Recording Fee
Exempt Per G.C. 27383 $0

Portion of APN:051-180-088

Space above this line for Recorder's Use

EASEMENT DEED

District	County	Route	Postmile	Number
03	PLA	49	6.91	042128-2

South Placer Regional Transportation Authority, a California Joint Powers Authority,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, a Permanent Slope Easement,
upon, over and across that real property in the City of Auburn, County of Placer, State of California, described as follows:

TOGETHER with the right to construct, remove, alter, and maintain said highway slopes as necessary for the protection and maintenance of the highway. Together with all necessary or convenient means of ingress to or egress from the above-described easement area for the above-described purposes, provided however, that grantor, his successors, and assigns, may use the surface of said easement area without, however, the right to construct permanent structures thereon.

See Exhibit "A" and Exhibit "B", attached.

Number
042128-2

Dated: _____

[Name of Corporation]

_____
[Name of Grantor]
[Title]

_____
[Name of Grantor]
[Title]

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By _____
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"
Permanent Slope Easement
Legal Description of PARCEL 042128-2

All that permanent slope easement described in that easement deed recorded as Document #2023-0058446, Official Records of Placer County, also being a portion of the east Section 29, Township 13 North, Range 8 East, M.D.H &M., County of Placer, State of California, Lying easterly of the following described line:

COMMENCING at a point on the existing westerly right-of-way line of State Highway 49, marked by a PK Nail on top of an asphalt curb, said point marking the southerly terminus of the course shown as "N17°48'46"W, 329.284 meters" on Sheet 13 of 14 of that certain Record of Survey, filed in Book 22 of Surveys, at page 47, said County Records, said PK Nail being South 61°43'41" East, a distance of 387.16 feet from a 3/4" rebar, accepted as property point number "WB93", as shown on Sheet 13 of 14 of said Record of Survey; thence leaving said **POINT OF COMMENCEMENT**, along said westerly right-of-way line, North 17°48'23" West, a distance of 949.91 feet to the **POINT OF BEGINNING**; thence leaving said **POINT OF BEGINNING** and said westerly right-of-way line, the following three (3) courses and distances:

1. North 47°37'50" West, a distance of 41.25 feet;
2. North 17°32'47" West, a distance of 106.93 feet;
3. North 03°03'47" East, a distance of 90.15 feet to a point on said westerly right-of-way line and the **POINT OF TERMINUS** ;

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch 1991.35. To obtain ground distances divide distances shown by 0.999853.

END OF DESCRIPTION

October 15, 2026

Antonio A. Alvarado, PLS. 9573



10/27/2026

PREPARED BY WOOD-RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT 'B'

PLAT TO ACCOMPANY
DESCRIPTION

PERMANENT SLOPE EASEMENT
ROCK CREEK SELF STORAGE LLC

COUNTY OF PLACER STATE OF CALIFORNIA



10/27/2026

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
o	DIMENSION POINT
▨	SLOPE EASEMENT = 53± SQ. FT.

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

OCTOBER 15, 2026 8861.001 SHEET 1 OF 1

RECORDING REQUESTED BY
DEPARTMENT OF TRANSPORTATION
When Recorded Mail Deed & Applicable
Tax Documents to:
California Department of Transportation
North Region Right of Way
703 B Street, Marysville, California 95901
Fee Exempt Gov. Agency
R & T Code: 11922
DOCUMENTARY TRANSFER TAX $0
Calif. Dept. of Transportation

Documentary Recording Fee
Exempt Per G.C. 27383 $0

Portion of APN:051-220-044

Space above this line for Recorder's Use

EASEMENT DEED

District	County	Route	Postmile	Number
03	PLA	49	6.91	042129-1

South Placer Regional Transportation Authority, a California Joint Powers Authority,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, a Permanent Maintenance Easement, upon, over and across that real property in the City of Auburn, County of Placer, State of California, described as follows:

See Exhibit "A" and Exhibit "B", attached.

Number
042129-1

Dated: _____

[Name of Corporation]

_____
[Name of Grantor]
[Title]

_____
[Name of Grantor]
[Title]

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By _____
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"
Maintenance Easement
Legal description of Parcel 042129-1

All that permanent maintenance easement described in that easement deed recorded as Document #2023-0041894, Official Records of Placer County, also being a portion of the east half of Section 29, Township 13 North, Range 8 East, M.D.H &M., County of Placer, State of California, Lying easterly of the following described line:

COMMENCING at a 1-1/2" brass disk in monument well, accepted as the north quarter corner of said Section 29, as shown on that certain Parcel Map, file in Book 27 of Parcel Map, at page 30, said County Records, said 1-1/2" brass disk being South 88°27'26" West, a distance of 2649.87 feet from a 1-1/2" iron pipe with cap, accepted as the northeast corner of said Section 29, as shown on said Parcel Map; thence leaving said **POINT OF COMMENCEMENT**, South 70°39'02" East, a distance of 1871.62 feet to a point on the westerly right-of-way line of State Highway 49 as described in that certain Grant Deed recorded in Volume 1820 of Official Records, at Page 687, said County Records and said point being the **POINT OF BEGINNING**; thence leaving said **POINT OF BEGINNING** and said westerly right-of-way line, the following three (3) courses and distances:

1. South 88°08'24" West, a distance of 48.64 feet;
2. North 06°48'57" West, a distance of 562.33 feet;
3. North 79°00'51" East, a distance of 11.34 feet to a point on said westerly right-of-way and the **POINT OF TERMINUS**;

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch 1991.35. To obtain ground distances divide distances shown by 0.999853.

END OF DESCRIPTION

October 15, 2026

Antonio A. Alvarado, PLS. 9573



10/27/2026

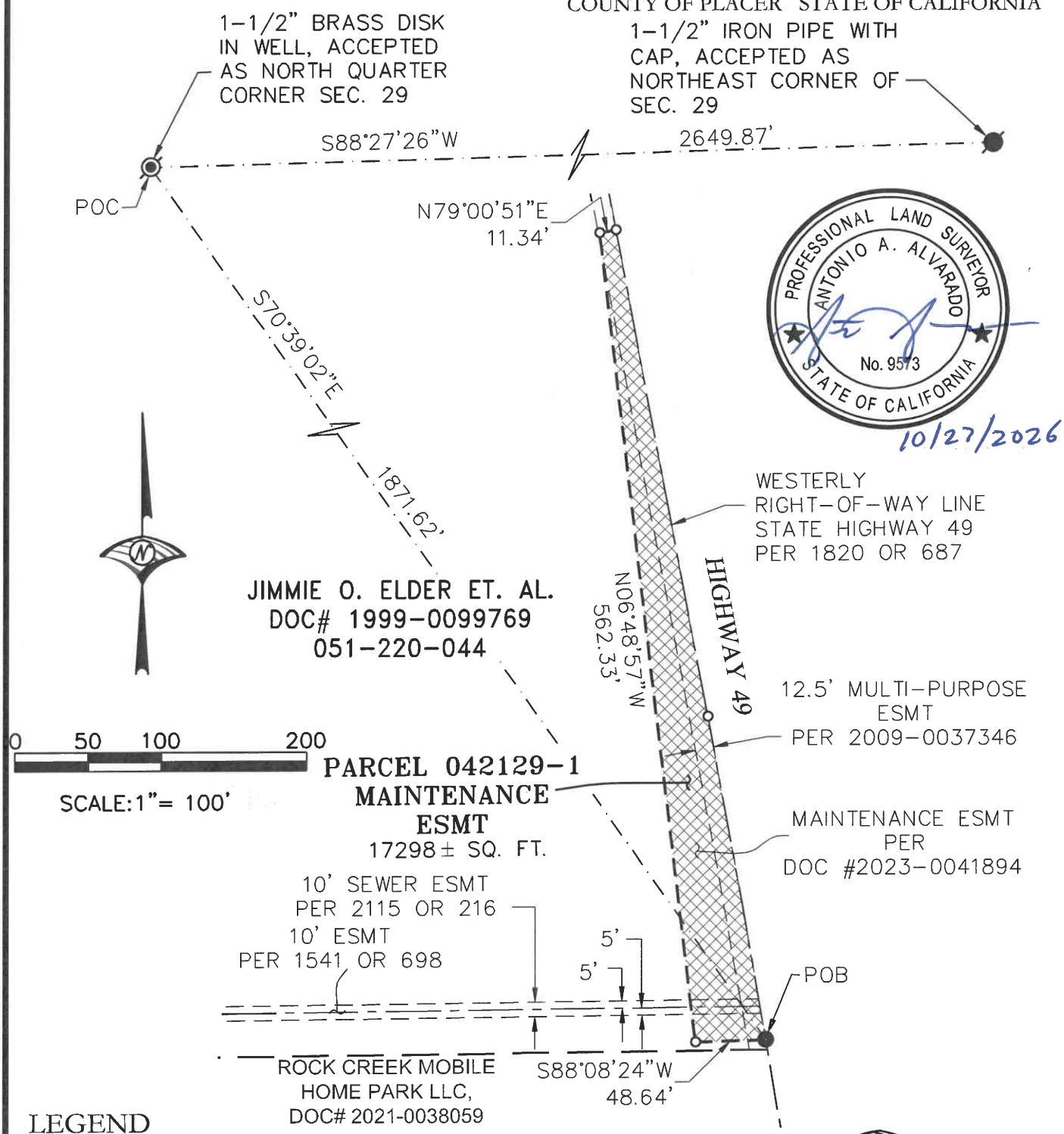
PREPARED BY WOOD-RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT 'B'

PLAT TO ACCOMPANY DESCRIPTION

MAINTENANCE EASEMENT
JIMMIE O. ELDER ET. AL.

COUNTY OF PLACER STATE OF CALIFORNIA



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
o	DIMENSION POINT
ESMT	EASEMENT
	MAINTENANCE ESMT = 17298± SQ. FT.

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B SACRAMENTO, CA 95816
TEL 916.341.7760 FAX 916.341.7767

OCTOBER 15, 2026 8861.001 SHEET 1 OF 1

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

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

TO: **SPRTA Board of Directors** **DATE: December 9, 2026**

FROM: **Cory Peterson, Senior Transportation Planner**

SUBJECT: **FY 2025/26 REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ANNUAL REPORT AND FIVE-YEAR REPORT FOR FY 2021/22-2025/26**

ACTION REQUESTED

Staff recommends that the SPRTA Board accept the Regional Transportation and Air Quality Mitigation Fee Annual Report for FY 2025/26 and Five-Year report for FY 2021/22-2025/26.

BACKGROUND

In April 2002 the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee (SPRTA Tier 1 Fee) to provide funding for various regional transportation projects needed as a result of local development. In May 2009 the SPRTA Board and local jurisdictions established a second fee, the SPRTA Tier 2 Fee, to provide additional funding for Placer Parkway and the I-80/SR-65 Interchange. As a fee program for public improvements under the State Mitigation Fee Act, California Government Code 66000-66008 (CGC) requires the Authority make available to the public an Annual Report. The Authority is also required to complete a Five-Year Report every five years. The last five-year report was completed following FY 2020/21, meaning that the next report must be submitted following FY 2025/26.

DISCUSSION

The Annual Report for FY 2025/26-and-Five-Year Report for FY 2021/22-2025/26 were made publicly available on the SPRTA website on November 18, 2026, and are included as Attachment 1. In summary, the SPRTA program collected $5.8 million in Tier 1 fees and $9.3 million in Tier 2 fees in FY 25/26. Major expenses included the Placer Parkway project ($3.9 million), Whitney Ranch/University Ave Intersection ($2.2 million), and I-80/Rocklin Road Interchange ($885k). The Tier 1 and Tier 2 fees had balances of $21.1 million and $20.1 million respectively at the end of the fiscal year. In the Five-Year Report, there are planned expenses of $24.8 million in FY 26/27, $13.1 million in FY 27/28, and $6.8 million in FY 28/29. With current fund balances and expected revenue, there is sufficient capacity to fund all needed near-term projects. Staff recommends that the SPRTA Board accept the Regional Transportation and Air Quality Mitigation Fee annual report for FY 25/26. The TAC concurred with this recommendation at their November 17, 2026 meeting.

ATTACHMENTS:

- Attachment 1: FY 25/26 Regional Transportation and Air Quality Mitigation Fee Annual Report and Five-Year Report for FY 2021/22-2025/26

CP:ss:mbc

2260 Douglas Blvd. Suite 130 · Roseville, CA 95661 ▪ (530) 823-4030



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Regional Transportation and Air Quality Mitigation Fee

Annual Report for Fiscal Year 2025/26
Five-Year Report for FY 2021/22 - 2025/26

December 9, 2026



South Placer Regional Transportation Authority
Regional Transportation and Air Quality Mitigation Fee
FY 2025/26 Annual Report

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Figure 1: I-80/SR 65 Interchange



Brief description of the type of fee in the fund:

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

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

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

Amount of the fee: See the attached SPRTA fee schedules (Pages 10-23) that were in place on July 1, 2025.

Table 1: SPRTA Income and Expenditures (FY 2025/26)

	Tier 1	Tier 2	Total
Beginning Fund Balance (7/1/25)	***$17,153,886.83***	***$16,889,651.13***	***$34,043,537.96***
Amount of Fees Collected	$5,761,869.01	$9,293,188.10	$15,055,057.11
Interest Earned	$736,745.97	$202,350.78	$939,096.75
Other Income (BOLD Fees)	$2,500.00	-	$2,500.00
Expenses (See breakdown in **Tables 2 and 3**)	$2,296,835.17	$6,207,023.49	$8,503,858.66
Agency Administration	$165,107.87	-	$165,107.87
Ending Fund Balance (6/30/26)	***$21,193,058.77***	***$20,178,166.52***	***$41,371,225.29***
Net Change	*$4,039,171.94*	*$3,288,515.39*	*$7,327,687.33*

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

Table 2: Tier 1 Fee Expenditures (FY 2025/26)

Public Improvement Project Title	SPRTA Expenditures FY 2025/26	% Funded With SPRTA Fees
Tier 1		
Placer Parkway Tier II EIR/EIS	$3,921.50	100%
I-80/SR 65 Interchange Phase 1	$138,232.95	100%
SR 65 Widening	$534,640.19	100%
I-80 Auxiliary Lanes	$391,335.68	100%
I-80/Rocklin Road Interchange	$885,937.87	93%
South Placer Transit Project	$65,611.30	2%
SR 65 Express Toll Lanes	$277,155.68	100%
Tier 1 Total Expenditures	*$2,296,835.17*	

Table 3: Tier 2 Fee Expenditures (FY 2025/26)

Public Improvement Project Title	SPRTA Expenditures FY 2025/26	% Funded With SPRTA Fees
Tier 2		
Placer Parkway	$3,964,190.67	79%
Whitney Ranch/University Ave	$2,242,832.82	86%
Tier 2 Total Expenditures	*$6,207,023.49*	

Table 4: Summary of Fee Expenditures (FY 2025/26)

Summary	SPRTA Expenditures FY 2025/26
Sub-Total Tier 1 & Tier 2 Expenditures FY 2025/26	$8,503,858.66
Agency Administration	$165,107.87
Total SPRTA Expenditures FY 2025/26	***$8,668,966.53***

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

Construction on the I-80 Auxiliary Lanes project began in August 2023 and was completed in August 2025. Placer Parkway Phase 1 construction began in July 2026. The Phase 1 Widening of SR 65 is anticipated to commence construction in 2027.

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

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

None.

The amount of any SPRTA Fee refunds made FY 2025/26:

None.

Figure 2: Rendering of Placer Parkway



SPRTA Five-Year Report for
Fiscal Years 2021/22 through 2025/26

Identify the SPRTA Fee's Purpose:

The South Placer Regional Transportation Authority (SPRTA) Regional Transportation and Air Quality Mitigation Fee (SPRTA Fees) program was established to fund improvements to the region's major roadway, transit, and rail facilities needed to accommodate travel demand generated by new land development in the fee district portion of Placer County. SPRTA Tier 1 fees are calculated by fee district (see Map Page 7) based on the development land use category; this provides a relationship to the relative impacts on the transportation system. SPRTA Tier 2 fees are imposed through development agreements and are based on the development land use category. The fee program provides an equitable means of ensuring that future development contributes their fair share towards future growth impacts on certain regional transportation infrastructure.

Demonstrate a reasonable relationship between the fee and the purpose for which it is charged:

The roadway improvements identified in the SPRTA Program are intended to meet new travel demand associated with future development forecasts. This projected growth will increase travel demand throughout the fee district and thereby require infrastructure improvements to sustain an acceptable level of service. The reasonable relationship between the Tier 1 fee and the purpose for which it is charged is demonstrated in the Regional Transportation and Air Quality Mitigation Fee documents approved by the Board on April 10, 2002, and most recently amended with the Regional Transportation and Air Quality Mitigation Fee Comprehensive Update 2024, approved by the Board on January 24, 2024. The reasonable relationship between the Tier 2 fee and the purpose for which it is charged is demonstrated in the documents executed by the Board on May 27, 2009. These documents include the data and methodology used to determine the anticipated development, change in traffic, projects included in the fee program, and cost share of new development for those projects.

Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in the SPRTA Program:

The sources and amounts of funding anticipated to complete the roadway facilities are in the Regional Transportation and Air Quality Mitigation Fee Comprehensive Update 2024, approved by the Board on January 24, 2024 (shown in 2022 dollars) and the Tier 2 Development Fee

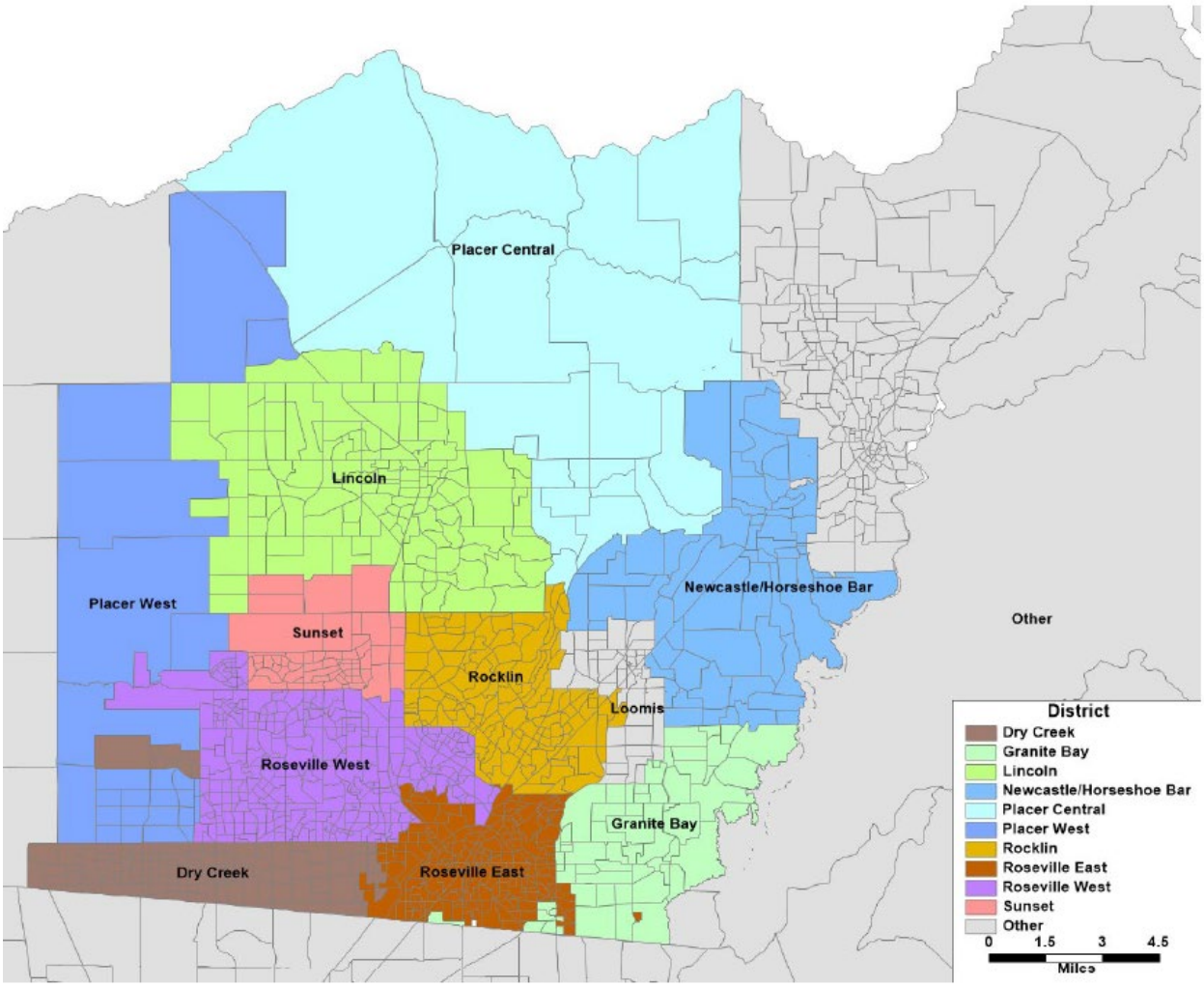
Program adopted May 27, 2009 (shown in 2009 dollars). The sources of funding in addition to the SPRTA fees may include state and federal grants, Gas Taxes, Community Facilities Districts, other development impact fees, etc. The table below indicates the SPRTA fee funding plan for the Tier 1 and Tier 2 fees. Note that this is subject to change based on funding availability and project readiness. Completed projects are not included in this list.

Table 5: Projected SPRTA Funding Plan (x $1,000)

Project	Prior Year Expenses	Planned FY 26/27	Planned FY 27/28	Planned FY 28/29	Planned FY 29/30+	Planned Total
Placer Parkway	$21,976	$5,200	$5,200	$5,200	$617,404	**$654,980**
Sierra College Blvd Widening	$8,108	$5,000	$3,000	-	$20,216	**$36,324**
Lincoln Bypass	$23,275	-	-	-	$9,125	**$32,400**
I-80/SR 65 Interchange	$3,598	$100	$20	-	$131,282	**$135,000**
Highway 65 Widening & Express Toll Lanes	$3,395	$8,100	$2,500	$1,600	$64,805	**$80,400**
I-80/Rocklin Rd Interchange	$5,984	$6,385	$2,404	-	$8,637	**$23,410**
Bus and Transit Projects	$1,811	-	-	-	$8,189	**$10,000**
TOTAL	**$68,147**	**$24,785**	**$13,124**	**$6,800**	**$859,658**	**$972,514**

Designate approximate dates when revenue in Table 5 (above) is expected:
As shown in the table above, the SPRTA revenue needed to fund work through the FY 2028/29 is $44,709,000. At the end of fiscal year 2025/26, there was a SPRTA fund balance of $41,371,225.29. Over the prior 5 years, revenue for Tier 1 and Tier 2 fees combined has averaged about $13 million per year, which will be sufficient to fund the needed projects. This revenue will be used to fund project needs in FY26/27-FY28/29 and beyond.

Figure 3: Map of SPRTA Tier 1 Fee Districts



SPRTA Tier 1 and Tier 2 Fee Schedules

As of 7/1/2025

ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit[1] (A)	Trip Length[2] (B)	% New Trips[2] (C)	VMT per Unit (D)=(A)*(B)*(C)	2023 SPRTA DUE per Unit (E)=(D)/4.70 (normalized to Average SFD)
	Residential[3]					
210	Single Family	0.94 / Dwelling Unit	5.0	100	4.70	1.000
220	Apartment	0.51 / Dwelling Unit	5.0	100	2.55	0.543
230	Low-Rise w/ Ground Floor Commercial	0.36 / Dwelling Unit	5.0	100	1.80	0.383
231	Medium-Rise w/ Ground Floor Commercial	0.17 / Dwelling Unit	5.0	100	0.85	0.181
240	Mobile Home Park	0.58 / Dwelling Unit	5.0	100	2.90	0.617
251	Senior, Single-Family	0.30 / Dwelling Unit	5.0	100	1.50	0.319
252	Senior, Multi-Family	0.25 / Dwelling Unit	5.0	100	1.25	0.266
	Industrial					
110	Light Industrial	0.65 / 1,000 s.f.	5.1	92	3.05	0.649
130	Industrial Park	0.34 / 1,000 s.f.	5.1	92	1.60	0.339
140	Manufacturing	0.74 / 1,000 s.f.	5.1	92	3.47	0.739
150	Warehousing	0.18 / 1,000 s.f.	5.1	92	0.84	0.180
151	Mini-Warehousing	0.15 / 1,000 s.f.	3.1	92	0.43	0.091
	Lodging					
310	Hotel	0.59 / Room	6.4	71	2.68	0.570
311	All Suites Hotel	0.36 / Room	6.4	71	1.64	0.348
312	Business Hotel	0.31 / Room	6.4	71	1.41	0.300
320	Motel	0.36 / Room	6.4	59	1.36	0.289
	Recreational					
411	City Park	0.11 / Acre	6.4	90	0.63	0.135
430	Golf Course	2.91 / Hole	7.1	90	18.59	3.956
444	Movie Theater	6.17 / 1,000 s.f.	2.3	85	12.06	2.566
492	Health/Fitness Club	1.31 / 1,000 s.f.	3.0	75	2.95	0.627
493	Athletic Club	6.29 / 1,000 s.f.	3.0	75	14.15	3.011
495	Recreational Community Center	2.50 / 1,000 s.f.	3.0	75	5.63	1.197
	Institutional					
532	Private School (K - 12)	0.17 / Student	4.3	80	0.58	0.124
560	Church	0.49 / 1,000 s.f.	3.9	90	1.72	0.366
565	Day Care Center	11.12 / 1,000 s.f.	2.0	74	16.46	3.502
	Medical					
254	Assisted Living	0.24 / Bed	2.8	74	0.50	0.106
255	Continuing Care Community	0.19 / Unit	2.8	74	0.39	0.084
610	Hospital	1.69 / 1,000 s.f.	6.4	77	8.33	1.772
620	Nursing Home	0.59 / 1,000 s.f.	2.8	75	1.24	0.264
630	Clinic	3.69 / 1,000 s.f.	4.8	92	16.30	3.467
	Office					
710	Up to 50,000 s.f.	1.94 / 1,000 s.f.	5.1	92	9.10	1.937
	50,001 - 150,000 s.f.	1.66 / 1,000 s.f.	5.1	92	7.79	1.657
	150,001 - 300,000 s.f.	1.45 / 1,000 s.f.	5.1	92	6.80	1.448
	300,001 - 500,000 s.f.	1.31 / 1,000 s.f.	5.1	92	6.15	1.308
	500,000 - 800,000 s.f.	1.21 / 1,000 s.f.	5.1	92	5.68	1.208
	> 800,000 s.f.	1.12 / 1,000 s.f.	5.1	92	5.26	1.118
720	Medical - Dental Office Building	3.93 / 1,000 s.f.	5.1	77	15.43	3.284
	Retail					
812	Building Materials & Lumber Yard	2.25 / 1,000 s.f.	1.7	36	1.38	0.293
815	Discount Store	4.86 / 1,000 s.f.	1.8	57	4.99	1.061
816	Hardware Store	2.98 / 1,000 s.f.	1.7	36	1.82	0.388
817	Nursery	6.94 / 1,000 s.f.	1.7	36	4.25	0.904
820	Shopping Center					
	< 200,000 s.f.	5.04 / 1,000 s.f.	1.8	59	5.35	1.138
	200,001-500,000 s.f.	3.97 / 1,000 s.f.	2.3	76	6.95	1.478
	500,000s.f.-1,000,000 s.f.	3.21 / 1,000 s.f.	3.0	78	7.51	1.598
	>1,000,000 s.f.	2.64 / 1,000 s.f.	3.6	78	7.42	1.580
931	Quality Restaurant	7.80 / 1,000 s.f.	2.5	79	15.41	3.278
932	High Turnover Restaurant	9.05 / 1,000 s.f.	1.9	76	13.07	2.780
933	Fast Food w/o Drive-In	33.21 / 1,000 s.f.	1.7	49	27.66	5.886
934	Fast Food Drive-In	33.03 / 1,000 s.f.	1.7	49	27.51	5.854
941	Quick Lube Vehicle Shop	4.85 / Srvc. Pos.	2.2	83	8.86	1.884
942	Automobile Care Center	2.25 / 1,000 s.f.	2.2	83	4.11	0.874
841	New Car Sales	3.75 / 1,000 s.f.	2.4	76	6.84	1.455
843	Automobile Parts Sales	4.90 / 1,000 s.f.	3.6	78	13.76	2.927
944	Gasoline/Service Station	13.91 / Pump	1.9	20	5.29	1.125
945	Gas/Serv. Stn. W/Conv. Market	18.42 / Pump	1.9	20	7.00	1.489
848	Tire Store	3.75 / 1,000 s.f.	2.2	80	6.60	1.404
850	Supermarket	8.95 / 1,000 s.f.	1.7	48	7.30	1.554
851	Convenience Market	49.11 / 1,000 s.f.	1.5	22	16.21	3.448
857	Discount Club	4.19 / 1,000 s.f.	2.3	79	7.61	1.620
862	Home Improvement Superstore	2.29 / 1,000 s.f.	1.8	52	2.14	0.456
863	Electronics Superstore	4.25 / 1,000 s.f.	1.8	60	4.59	0.977
864	Toy/Childrens Superstore	5.00 / 1,000 s.f.	1.8	59	5.31	1.130
880	Drugstore W/O Drive-Thru	8.51 / 1,000 s.f.	1.8	47	7.20	1.532
881	Drugstore W/Drive-Thru	10.25 / 1,000 s.f.	1.8	51	9.41	2.002
890	Furniture Store	0.52 / 1,000 s.f.	3.6	78	1.46	0.311
911	Walk-In Bank	12.41 / 1,000 s.f.	1.6	77	15.29	3.253
912	Drive-In Bank	21.01 / 1,000 s.f.	1.6	57	19.16	4.077

1) Source: ITE Trip Generation, 11th Edition
2) Source: ITE Journal, May 1992
3) The ITE rates shown are for units with national average floor areas for the housing type. Average size is "Medium, 1,500-2,500 sq.ft." for SFD and Senior SFD, and "Small, < 1,500 sq.ft." for all other types

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Dry Creek
Fee: $1,160

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $1,179

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$979	$1,179	$1,273	$1,344
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$531	$637	$696	$731
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$377	$448	$483	$519
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$177	$212	$236	$248
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$601	$731	$790	$825
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$307	$377	$401	$424
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$259	$318	$342	$354

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$765
130	Industrial Park	1,000 s.f.	0.34	$400
140	Manufacturing	1,000 s.f.	0.74	$871
150	Warehousing	1,000 s.f.	0.18	$212
151	Mini-Warehousing	1,000 s.f.	0.09	$107
	Lodging			
310	Hotel	Room	0.57	$672
311	All Suites Hotel	Room	0.35	$410
312	Business Hotel	Room	0.30	$354
320	Motel	Room	0.29	$341
	Recreational			
430	Golf Course	Hole	3.96	$4,664
444	Movie Theater	1,000 s.f.	2.57	$3,025
492	Health/Fitness Club	1,000 s.f.	0.63	$739
493	Athletic Club	1,000 s.f.	3.01	$3,550
495	Recreational Community Center	1,000 s.f.	1.20	$1,411
	Institutional			
532	Private School (K - 12)	Student	0.12	$146
560	Church	1,000 s.f.	0.37	$432
565	Day Care Center	1,000 s.f.	3.50	$4,129
	Medical			
254	Assisted Living	Bed	0.11	$125
255	Continuing Care Community	Unit	0.08	$99
610	Hospital	1,000 s.f.	1.77	$2,089
620	Nursing Home	1,000 s.f.	0.26	$311
630	Clinic	1,000 s.f.	3.47	$4,088
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$2,284
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$1,954
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$1,707
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$1,542
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$1,424
	> 800,000 s.f.	1,000 s.f.	1.12	$1,318
720	Medical - Dental Office Building	1,000 s.f.	3.28	$3,872
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$345
815	Discount Store	1,000 s.f.	1.06	$1,251
816	Hardware Store	1,000 s.f.	0.39	$457
817	Nursery	1,000 s.f.	0.90	$1,066
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$1,342
	200,001-500,000 s.f.	1,000 s.f.	1.48	$1,743
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$1,884
	>1,000,000 s.f.	1,000 s.f.	1.58	$1,863
931	Quality Restaurant	1,000 s.f.	3.28	$3,865
932	High Turnover Restaurant	1,000 s.f.	2.78	$3,278
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$6,940
934	Fast Food Drive-In	1,000 s.f.	5.85	$6,902
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$2,221
942	Automobile Care Center	1,000 s.f.	0.87	$1,030
841	New Car Sales	1,000 s.f.	1.46	$1,715
843	Automobile Parts Sales	1,000 s.f.	2.93	$3,451
944	Gasoline/Service Station	Pump	1.13	$1,326
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$1,756
848	Tire Store	1,000 s.f.	1.40	$1,655
850	Supermarket	1,000 s.f.	1.55	$1,832
851	Convenience Market	1,000 s.f.	3.45	$4,065
857	Discount Club	1,000 s.f.	1.62	$1,910
862	Home Improvement Superstore	1,000 s.f.	0.46	$538
863	Electronics Superstore	1,000 s.f.	0.98	$1,152
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$1,332
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$1,806
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$2,360
890	Furniture Store	1,000 s.f.	0.31	$367
911	Walk-In Bank	1,000 s.f.	3.25	$3,835
912	Drive-In Bank	1,000 s.f.	4.08	$4,807

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Granite Bay
Fee: $318

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $323

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$268	$323	$349	$368
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$145	$174	$191	$200
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$103	$123	$132	$142
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$48	$58	$65	$68
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$165	$200	$216	$226
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$84	$103	$110	$116
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$71	$87	$94	$97

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$210
130	Industrial Park	1,000 s.f.	0.34	$109
140	Manufacturing	1,000 s.f.	0.74	$239
150	Warehousing	1,000 s.f.	0.18	$58
151	Mini-Warehousing	1,000 s.f.	0.09	$29
	Lodging			
310	Hotel	Room	0.57	$184
311	All Suites Hotel	Room	0.35	$112
312	Business Hotel	Room	0.30	$97
320	Motel	Room	0.29	$93
	Recreational			
430	Golf Course	Hole	3.96	$1,278
444	Movie Theater	1,000 s.f.	2.57	$829
492	Health/Fitness Club	1,000 s.f.	0.63	$203
493	Athletic Club	1,000 s.f.	3.01	$973
495	Recreational Community Center	1,000 s.f.	1.20	$387
	Institutional			
532	Private School (K - 12)	Student	0.12	$40
560	Church	1,000 s.f.	0.37	$118
565	Day Care Center	1,000 s.f.	3.50	$1,131
	Medical			
254	Assisted Living	Bed	0.11	$34
255	Continuing Care Community	Unit	0.08	$27
610	Hospital	1,000 s.f.	1.77	$572
620	Nursing Home	1,000 s.f.	0.26	$85
630	Clinic	1,000 s.f.	3.47	$1,120
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$626
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$535
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$468
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$422
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$390
	> 800,000 s.f.	1,000 s.f.	1.12	$361
720	Medical - Dental Office Building	1,000 s.f.	3.28	$1,061
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$95
815	Discount Store	1,000 s.f.	1.06	$343
816	Hardware Store	1,000 s.f.	0.39	$125
817	Nursery	1,000 s.f.	0.90	$292
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$368
	200,001-500,000 s.f.	1,000 s.f.	1.48	$477
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$516
	>1,000,000 s.f.	1,000 s.f.	1.58	$510
931	Quality Restaurant	1,000 s.f.	3.28	$1,059
932	High Turnover Restaurant	1,000 s.f.	2.78	$898
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$1,901
934	Fast Food Drive-In	1,000 s.f.	5.85	$1,891
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$609
942	Automobile Care Center	1,000 s.f.	0.87	$282
841	New Car Sales	1,000 s.f.	1.46	$470
843	Automobile Parts Sales	1,000 s.f.	2.93	$945
944	Gasoline/Service Station	Pump	1.13	$363
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$481
848	Tire Store	1,000 s.f.	1.40	$453
850	Supermarket	1,000 s.f.	1.55	$502
851	Convenience Market	1,000 s.f.	3.45	$1,114
857	Discount Club	1,000 s.f.	1.62	$523
862	Home Improvement Superstore	1,000 s.f.	0.46	$147
863	Electronics Superstore	1,000 s.f.	0.98	$316
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$365
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$495
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$647
890	Furniture Store	1,000 s.f.	0.31	$100
911	Walk-In Bank	1,000 s.f.	3.25	$1,051
912	Drive-In Bank	1,000 s.f.	4.08	$1,317

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Lincoln
Fee: $3,941

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $4,006

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$3,325	$4,006	$4,326	$4,567
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$1,803	$2,163	$2,364	$2,484
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$1,282	$1,522	$1,642	$1,763
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$601	$721	$801	$841
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$2,043	$2,484	$2,684	$2,804
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$1,042	$1,282	$1,362	$1,442
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$881	$1,082	$1,162	$1,202

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$2,600
130	Industrial Park	1,000 s.f.	0.34	$1,358
140	Manufacturing	1,000 s.f.	0.74	$2,960
150	Warehousing	1,000 s.f.	0.18	$721
151	Mini-Warehousing	1,000 s.f.	0.09	$365
	Lodging			
310	Hotel	Room	0.57	$2,283
311	All Suites Hotel	Room	0.35	$1,394
312	Business Hotel	Room	0.30	$1,202
320	Motel	Room	0.29	$1,158
	Recreational			
430	Golf Course	Hole	3.96	$15,848
444	Movie Theater	1,000 s.f.	2.57	$10,279
492	Health/Fitness Club	1,000 s.f.	0.63	$2,512
493	Athletic Club	1,000 s.f.	3.01	$12,062
495	Recreational Community Center	1,000 s.f.	1.20	$4,795
	Institutional			
532	Private School (K - 12)	Student	0.12	$497
560	Church	1,000 s.f.	0.37	$1,466
565	Day Care Center	1,000 s.f.	3.50	$14,029
	Medical			
254	Assisted Living	Bed	0.11	$425
255	Continuing Care Community	Unit	0.08	$337
610	Hospital	1,000 s.f.	1.77	$7,099
620	Nursing Home	1,000 s.f.	0.26	$1,058
630	Clinic	1,000 s.f.	3.47	$13,889
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$7,760
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$6,638
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$5,801
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$5,240
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$4,839
	> 800,000 s.f.	1,000 s.f.	1.12	$4,479
720	Medical - Dental Office Building	1,000 s.f.	3.28	$13,156
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$1,174
815	Discount Store	1,000 s.f.	1.06	$4,250
816	Hardware Store	1,000 s.f.	0.39	$1,554
817	Nursery	1,000 s.f.	0.90	$3,621
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$4,559
	200,001-500,000 s.f.	1,000 s.f.	1.48	$5,921
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$6,402
	>1,000,000 s.f.	1,000 s.f.	1.58	$6,329
931	Quality Restaurant	1,000 s.f.	3.28	$13,132
932	High Turnover Restaurant	1,000 s.f.	2.78	$11,137
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$23,579
934	Fast Food Drive-In	1,000 s.f.	5.85	$23,451
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$7,547
942	Automobile Care Center	1,000 s.f.	0.87	$3,501
841	New Car Sales	1,000 s.f.	1.46	$5,829
843	Automobile Parts Sales	1,000 s.f.	2.93	$11,726
944	Gasoline/Service Station	Pump	1.13	$4,507
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$5,965
848	Tire Store	1,000 s.f.	1.40	$5,624
850	Supermarket	1,000 s.f.	1.55	$6,225
851	Convenience Market	1,000 s.f.	3.45	$13,813
857	Discount Club	1,000 s.f.	1.62	$6,490
862	Home Improvement Superstore	1,000 s.f.	0.46	$1,827
863	Electronics Superstore	1,000 s.f.	0.98	$3,914
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$4,527
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$6,137
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$8,020
890	Furniture Store	1,000 s.f.	0.31	$1,246
911	Walk-In Bank	1,000 s.f.	3.25	$13,032
912	Drive-In Bank	1,000 s.f.	4.08	$16,332

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Newcastle/Horseshoe Bar
Fee: $2,092

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $2,127

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$1,765	$2,127	$2,297	$2,425
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$957	$1,149	$1,255	$1,319
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$681	$808	$872	$936
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$319	$383	$425	$447
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$1,085	$1,319	$1,425	$1,489
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$553	$681	$723	$766
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$468	$574	$617	$638

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$1,380
130	Industrial Park	1,000 s.f.	0.34	$721
140	Manufacturing	1,000 s.f.	0.74	$1,572
150	Warehousing	1,000 s.f.	0.18	$383
151	Mini-Warehousing	1,000 s.f.	0.09	$194
	Lodging			
310	Hotel	Room	0.57	$1,212
311	All Suites Hotel	Room	0.35	$740
312	Business Hotel	Room	0.30	$638
320	Motel	Room	0.29	$615
	Recreational			
430	Golf Course	Hole	3.96	$8,414
444	Movie Theater	1,000 s.f.	2.57	$5,458
492	Health/Fitness Club	1,000 s.f.	0.63	$1,334
493	Athletic Club	1,000 s.f.	3.01	$6,404
495	Recreational Community Center	1,000 s.f.	1.20	$2,546
	Institutional			
532	Private School (K - 12)	Student	0.12	$264
560	Church	1,000 s.f.	0.37	$778
565	Day Care Center	1,000 s.f.	3.50	$7,449
	Medical			
254	Assisted Living	Bed	0.11	$225
255	Continuing Care Community	Unit	0.08	$179
610	Hospital	1,000 s.f.	1.77	$3,769
620	Nursing Home	1,000 s.f.	0.26	$562
630	Clinic	1,000 s.f.	3.47	$7,374
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$4,120
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$3,524
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$3,080
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$2,782
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$2,569
	> 800,000 s.f.	1,000 s.f.	1.12	$2,378
720	Medical - Dental Office Building	1,000 s.f.	3.28	$6,985
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$623
815	Discount Store	1,000 s.f.	1.06	$2,257
816	Hardware Store	1,000 s.f.	0.39	$825
817	Nursery	1,000 s.f.	0.90	$1,923
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$2,421
	200,001-500,000 s.f.	1,000 s.f.	1.48	$3,144
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$3,399
	>1,000,000 s.f.	1,000 s.f.	1.58	$3,361
931	Quality Restaurant	1,000 s.f.	3.28	$6,972
932	High Turnover Restaurant	1,000 s.f.	2.78	$5,913
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$12,520
934	Fast Food Drive-In	1,000 s.f.	5.85	$12,451
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$4,007
942	Automobile Care Center	1,000 s.f.	0.87	$1,859
841	New Car Sales	1,000 s.f.	1.46	$3,095
843	Automobile Parts Sales	1,000 s.f.	2.93	$6,226
944	Gasoline/Service Station	Pump	1.13	$2,393
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$3,167
848	Tire Store	1,000 s.f.	1.40	$2,986
850	Supermarket	1,000 s.f.	1.55	$3,305
851	Convenience Market	1,000 s.f.	3.45	$7,334
857	Discount Club	1,000 s.f.	1.62	$3,446
862	Home Improvement Superstore	1,000 s.f.	0.46	$970
863	Electronics Superstore	1,000 s.f.	0.98	$2,078
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$2,404
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$3,259
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$4,258
890	Furniture Store	1,000 s.f.	0.31	$661
911	Walk-In Bank	1,000 s.f.	3.25	$6,919
912	Drive-In Bank	1,000 s.f.	4.08	$8,672

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Placer Central
Fee: $3,218

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $3,271

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$2,715	$3,271	$3,533	$3,729
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$1,472	$1,766	$1,930	$2,028
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$1,047	$1,243	$1,341	$1,439
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$491	$589	$654	$687
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$1,668	$2,028	$2,192	$2,290
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$850	$1,047	$1,112	$1,178
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$720	$883	$949	$981

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$2,123
130	Industrial Park	1,000 s.f.	0.34	$1,109
140	Manufacturing	1,000 s.f.	0.74	$2,417
150	Warehousing	1,000 s.f.	0.18	$589
151	Mini-Warehousing	1,000 s.f.	0.09	$298
	Lodging			
310	Hotel	Room	0.57	$1,864
311	All Suites Hotel	Room	0.35	$1,138
312	Business Hotel	Room	0.30	$981
320	Motel	Room	0.29	$945
	Recreational			
430	Golf Course	Hole	3.96	$12,940
444	Movie Theater	1,000 s.f.	2.57	$8,393
492	Health/Fitness Club	1,000 s.f.	0.63	$2,051
493	Athletic Club	1,000 s.f.	3.01	$9,849
495	Recreational Community Center	1,000 s.f.	1.20	$3,915
	Institutional			
532	Private School (K - 12)	Student	0.12	$406
560	Church	1,000 s.f.	0.37	$1,197
565	Day Care Center	1,000 s.f.	3.50	$11,455
	Medical			
254	Assisted Living	Bed	0.11	$347
255	Continuing Care Community	Unit	0.08	$275
610	Hospital	1,000 s.f.	1.77	$5,796
620	Nursing Home	1,000 s.f.	0.26	$864
630	Clinic	1,000 s.f.	3.47	$11,341
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$6,336
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$5,420
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$4,736
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$4,278
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$3,951
	> 800,000 s.f.	1,000 s.f.	1.12	$3,657
720	Medical - Dental Office Building	1,000 s.f.	3.28	$10,742
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$958
815	Discount Store	1,000 s.f.	1.06	$3,471
816	Hardware Store	1,000 s.f.	0.39	$1,269
817	Nursery	1,000 s.f.	0.90	$2,957
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$3,722
	200,001-500,000 s.f.	1,000 s.f.	1.48	$4,835
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$5,227
	>1,000,000 s.f.	1,000 s.f.	1.58	$5,168
931	Quality Restaurant	1,000 s.f.	3.28	$10,722
932	High Turnover Restaurant	1,000 s.f.	2.78	$9,093
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$19,253
934	Fast Food Drive-In	1,000 s.f.	5.85	$19,148
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$6,163
942	Automobile Care Center	1,000 s.f.	0.87	$2,859
841	New Car Sales	1,000 s.f.	1.46	$4,759
843	Automobile Parts Sales	1,000 s.f.	2.93	$9,574
944	Gasoline/Service Station	Pump	1.13	$3,680
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$4,871
848	Tire Store	1,000 s.f.	1.40	$4,592
850	Supermarket	1,000 s.f.	1.55	$5,083
851	Convenience Market	1,000 s.f.	3.45	$11,278
857	Discount Club	1,000 s.f.	1.62	$5,299
862	Home Improvement Superstore	1,000 s.f.	0.46	$1,492
863	Electronics Superstore	1,000 s.f.	0.98	$3,196
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$3,696
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$5,011
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$6,549
890	Furniture Store	1,000 s.f.	0.31	$1,017
911	Walk-In Bank	1,000 s.f.	3.25	$10,641
912	Drive-In Bank	1,000 s.f.	4.08	$13,336

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Placer West
Fee: $2,044

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $2,078

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$1,725	$2,078	$2,244	$2,369
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$935	$1,122	$1,226	$1,288
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$665	$790	$852	$914
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$312	$374	$416	$436
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$1,060	$1,288	$1,392	$1,455
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$540	$665	$707	$748
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$457	$561	$603	$623

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$1,349
130	Industrial Park	1,000 s.f.	0.34	$704
140	Manufacturing	1,000 s.f.	0.74	$1,536
150	Warehousing	1,000 s.f.	0.18	$374
151	Mini-Warehousing	1,000 s.f.	0.09	$189
	Lodging			
310	Hotel	Room	0.57	$1,184
311	All Suites Hotel	Room	0.35	$723
312	Business Hotel	Room	0.30	$623
320	Motel	Room	0.29	$601
	Recreational			
430	Golf Course	Hole	3.96	$8,221
444	Movie Theater	1,000 s.f.	2.57	$5,332
492	Health/Fitness Club	1,000 s.f.	0.63	$1,303
493	Athletic Club	1,000 s.f.	3.01	$6,257
495	Recreational Community Center	1,000 s.f.	1.20	$2,487
	Institutional			
532	Private School (K - 12)	Student	0.12	$258
560	Church	1,000 s.f.	0.37	$761
565	Day Care Center	1,000 s.f.	3.50	$7,277
	Medical			
254	Assisted Living	Bed	0.11	$220
255	Continuing Care Community	Unit	0.08	$175
610	Hospital	1,000 s.f.	1.77	$3,682
620	Nursing Home	1,000 s.f.	0.26	$549
630	Clinic	1,000 s.f.	3.47	$7,204
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$4,025
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$3,443
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$3,009
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$2,718
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$2,510
	> 800,000 s.f.	1,000 s.f.	1.12	$2,323
720	Medical - Dental Office Building	1,000 s.f.	3.28	$6,824
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$609
815	Discount Store	1,000 s.f.	1.06	$2,205
816	Hardware Store	1,000 s.f.	0.39	$806
817	Nursery	1,000 s.f.	0.90	$1,879
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$2,365
	200,001-500,000 s.f.	1,000 s.f.	1.48	$3,071
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$3,321
	>1,000,000 s.f.	1,000 s.f.	1.58	$3,283
931	Quality Restaurant	1,000 s.f.	3.28	$6,812
932	High Turnover Restaurant	1,000 s.f.	2.78	$5,777
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$12,231
934	Fast Food Drive-In	1,000 s.f.	5.85	$12,165
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$3,915
942	Automobile Care Center	1,000 s.f.	0.87	$1,816
841	New Car Sales	1,000 s.f.	1.46	$3,023
843	Automobile Parts Sales	1,000 s.f.	2.93	$6,082
944	Gasoline/Service Station	Pump	1.13	$2,338
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$3,094
848	Tire Store	1,000 s.f.	1.40	$2,918
850	Supermarket	1,000 s.f.	1.55	$3,229
851	Convenience Market	1,000 s.f.	3.45	$7,165
857	Discount Club	1,000 s.f.	1.62	$3,366
862	Home Improvement Superstore	1,000 s.f.	0.46	$948
863	Electronics Superstore	1,000 s.f.	0.98	$2,030
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$2,348
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$3,183
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$4,160
890	Furniture Store	1,000 s.f.	0.31	$646
911	Walk-In Bank	1,000 s.f.	3.25	$6,760
912	Drive-In Bank	1,000 s.f.	4.08	$8,472

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Rocklin
Fee: $4,562

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $4,637

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$3,849	$4,637	$5,008	$5,286
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$2,087	$2,504	$2,736	$2,875
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$1,484	$1,762	$1,901	$2,040
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$696	$835	$927	$974
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$2,365	$2,875	$3,107	$3,246
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$1,206	$1,484	$1,577	$1,669
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$1,020	$1,252	$1,345	$1,391

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$3,009
130	Industrial Park	1,000 s.f.	0.34	$1,572
140	Manufacturing	1,000 s.f.	0.74	$3,427
150	Warehousing	1,000 s.f.	0.18	$835
151	Mini-Warehousing	1,000 s.f.	0.09	$422
	Lodging			
310	Hotel	Room	0.57	$2,643
311	All Suites Hotel	Room	0.35	$1,614
312	Business Hotel	Room	0.30	$1,391
320	Motel	Room	0.29	$1,340
	Recreational			
430	Golf Course	Hole	3.96	$18,344
444	Movie Theater	1,000 s.f.	2.57	$11,899
492	Health/Fitness Club	1,000 s.f.	0.63	$2,907
493	Athletic Club	1,000 s.f.	3.01	$13,962
495	Recreational Community Center	1,000 s.f.	1.20	$5,550
	Institutional			
532	Private School (K - 12)	Student	0.12	$575
560	Church	1,000 s.f.	0.37	$1,697
565	Day Care Center	1,000 s.f.	3.50	$16,239
	Medical			
254	Assisted Living	Bed	0.11	$492
255	Continuing Care Community	Unit	0.08	$390
610	Hospital	1,000 s.f.	1.77	$8,217
620	Nursing Home	1,000 s.f.	0.26	$1,224
630	Clinic	1,000 s.f.	3.47	$16,076
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$8,982
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$7,684
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$6,714
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$6,065
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$5,601
	> 800,000 s.f.	1,000 s.f.	1.12	$5,184
720	Medical - Dental Office Building	1,000 s.f.	3.28	$15,228
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$1,359
815	Discount Store	1,000 s.f.	1.06	$4,920
816	Hardware Store	1,000 s.f.	0.39	$1,799
817	Nursery	1,000 s.f.	0.90	$4,192
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$5,277
	200,001-500,000 s.f.	1,000 s.f.	1.48	$6,853
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$7,410
	>1,000,000 s.f.	1,000 s.f.	1.58	$7,326
931	Quality Restaurant	1,000 s.f.	3.28	$15,200
932	High Turnover Restaurant	1,000 s.f.	2.78	$12,891
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$27,293
934	Fast Food Drive-In	1,000 s.f.	5.85	$27,145
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$8,736
942	Automobile Care Center	1,000 s.f.	0.87	$4,053
841	New Car Sales	1,000 s.f.	1.46	$6,747
843	Automobile Parts Sales	1,000 s.f.	2.93	$13,572
944	Gasoline/Service Station	Pump	1.13	$5,217
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$6,904
848	Tire Store	1,000 s.f.	1.40	$6,510
850	Supermarket	1,000 s.f.	1.55	$7,206
851	Convenience Market	1,000 s.f.	3.45	$15,988
857	Discount Club	1,000 s.f.	1.62	$7,512
862	Home Improvement Superstore	1,000 s.f.	0.46	$2,114
863	Electronics Superstore	1,000 s.f.	0.98	$4,530
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$5,240
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$7,104
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$9,283
890	Furniture Store	1,000 s.f.	0.31	$1,442
911	Walk-In Bank	1,000 s.f.	3.25	$15,084
912	Drive-In Bank	1,000 s.f.	4.08	$18,905

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Roseville West
Fee: $1,972

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $2,005

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$1,664	$2,005	$2,165	$2,286
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$902	$1,083	$1,183	$1,243
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$642	$762	$822	$882
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$301	$361	$401	$421
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$1,023	$1,243	$1,343	$1,404
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$521	$642	$682	$722
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$441	$541	$581	$602

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$1,301
130	Industrial Park	1,000 s.f.	0.34	$680
140	Manufacturing	1,000 s.f.	0.74	$1,482
150	Warehousing	1,000 s.f.	0.18	$361
151	Mini-Warehousing	1,000 s.f.	0.09	$182
	Lodging			
310	Hotel	Room	0.57	$1,143
311	All Suites Hotel	Room	0.35	$698
312	Business Hotel	Room	0.30	$602
320	Motel	Room	0.29	$579
	Recreational			
430	Golf Course	Hole	3.96	$7,932
444	Movie Theater	1,000 s.f.	2.57	$5,145
492	Health/Fitness Club	1,000 s.f.	0.63	$1,257
493	Athletic Club	1,000 s.f.	3.01	$6,037
495	Recreational Community Center	1,000 s.f.	1.20	$2,400
	Institutional			
532	Private School (K - 12)	Student	0.12	$249
560	Church	1,000 s.f.	0.37	$734
565	Day Care Center	1,000 s.f.	3.50	$7,022
	Medical			
254	Assisted Living	Bed	0.11	$213
255	Continuing Care Community	Unit	0.08	$168
610	Hospital	1,000 s.f.	1.77	$3,553
620	Nursing Home	1,000 s.f.	0.26	$529
630	Clinic	1,000 s.f.	3.47	$6,951
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$3,884
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$3,322
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$2,903
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$2,623
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$2,422
	> 800,000 s.f.	1,000 s.f.	1.12	$2,242
720	Medical - Dental Office Building	1,000 s.f.	3.28	$6,584
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$587
815	Discount Store	1,000 s.f.	1.06	$2,127
816	Hardware Store	1,000 s.f.	0.39	$778
817	Nursery	1,000 s.f.	0.90	$1,813
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$2,282
	200,001-500,000 s.f.	1,000 s.f.	1.48	$2,963
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$3,204
	>1,000,000 s.f.	1,000 s.f.	1.58	$3,168
931	Quality Restaurant	1,000 s.f.	3.28	$6,572
932	High Turnover Restaurant	1,000 s.f.	2.78	$5,574
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$11,801
934	Fast Food Drive-In	1,000 s.f.	5.85	$11,737
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$3,777
942	Automobile Care Center	1,000 s.f.	0.87	$1,752
841	New Car Sales	1,000 s.f.	1.46	$2,917
843	Automobile Parts Sales	1,000 s.f.	2.93	$5,869
944	Gasoline/Service Station	Pump	1.13	$2,256
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$2,985
848	Tire Store	1,000 s.f.	1.40	$2,815
850	Supermarket	1,000 s.f.	1.55	$3,116
851	Convenience Market	1,000 s.f.	3.45	$6,913
857	Discount Club	1,000 s.f.	1.62	$3,248
862	Home Improvement Superstore	1,000 s.f.	0.46	$914
863	Electronics Superstore	1,000 s.f.	0.98	$1,959
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$2,266
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$3,072
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$4,014
890	Furniture Store	1,000 s.f.	0.31	$624
911	Walk-In Bank	1,000 s.f.	3.25	$6,522
912	Drive-In Bank	1,000 s.f.	4.08	$8,174

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Roseville East
Fee: $930

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $945

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$784	$945	$1,021	$1,077
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$425	$510	$558	$586
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$302	$359	$387	$416
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$142	$170	$189	$198
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$482	$586	$633	$662
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$246	$302	$321	$340
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$208	$255	$274	$284

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$613
130	Industrial Park	1,000 s.f.	0.34	$320
140	Manufacturing	1,000 s.f.	0.74	$698
150	Warehousing	1,000 s.f.	0.18	$170
151	Mini-Warehousing	1,000 s.f.	0.09	$86
	Lodging			
310	Hotel	Room	0.57	$539
311	All Suites Hotel	Room	0.35	$329
312	Business Hotel	Room	0.30	$284
320	Motel	Room	0.29	$273
	Recreational			
430	Golf Course	Hole	3.96	$3,738
444	Movie Theater	1,000 s.f.	2.57	$2,425
492	Health/Fitness Club	1,000 s.f.	0.63	$593
493	Athletic Club	1,000 s.f.	3.01	$2,845
495	Recreational Community Center	1,000 s.f.	1.20	$1,131
	Institutional			
532	Private School (K - 12)	Student	0.12	$117
560	Church	1,000 s.f.	0.37	$346
565	Day Care Center	1,000 s.f.	3.50	$3,309
	Medical			
254	Assisted Living	Bed	0.11	$100
255	Continuing Care Community	Unit	0.08	$79
610	Hospital	1,000 s.f.	1.77	$1,675
620	Nursing Home	1,000 s.f.	0.26	$249
630	Clinic	1,000 s.f.	3.47	$3,276
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$1,830
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$1,566
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$1,368
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$1,236
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$1,142
	> 800,000 s.f.	1,000 s.f.	1.12	$1,057
720	Medical - Dental Office Building	1,000 s.f.	3.28	$3,103
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$277
815	Discount Store	1,000 s.f.	1.06	$1,003
816	Hardware Store	1,000 s.f.	0.39	$367
817	Nursery	1,000 s.f.	0.90	$854
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$1,075
	200,001-500,000 s.f.	1,000 s.f.	1.48	$1,397
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$1,510
	>1,000,000 s.f.	1,000 s.f.	1.58	$1,493
931	Quality Restaurant	1,000 s.f.	3.28	$3,098
932	High Turnover Restaurant	1,000 s.f.	2.78	$2,627
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$5,562
934	Fast Food Drive-In	1,000 s.f.	5.85	$5,532
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$1,780
942	Automobile Care Center	1,000 s.f.	0.87	$826
841	New Car Sales	1,000 s.f.	1.46	$1,375
843	Automobile Parts Sales	1,000 s.f.	2.93	$2,766
944	Gasoline/Service Station	Pump	1.13	$1,063
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$1,407
848	Tire Store	1,000 s.f.	1.40	$1,327
850	Supermarket	1,000 s.f.	1.55	$1,469
851	Convenience Market	1,000 s.f.	3.45	$3,258
857	Discount Club	1,000 s.f.	1.62	$1,531
862	Home Improvement Superstore	1,000 s.f.	0.46	$431
863	Electronics Superstore	1,000 s.f.	0.98	$923
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$1,068
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$1,448
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$1,892
890	Furniture Store	1,000 s.f.	0.31	$294
911	Walk-In Bank	1,000 s.f.	3.25	$3,074
912	Drive-In Bank	1,000 s.f.	4.08	$3,853

UPDATED: 4/24/2025 Effective: 7/1/2025

SPRTA Impact Fees

Jurisdiction: Placer County
District: Sunset
Fee: $2,628

2024 Annual Adjustment Factor for Inflation = 1.01547
2025 Annual Adjustment Factor for Inflation = 1.00105
2026 Annual Adjustment Factor for Inflation =
2027 Annual Adjustment Factor for Inflation =
2028 Annual Adjustment Factor for Inflation =
2029 Annual Adjustment Factor for Inflation =
2030 Annual Adjustment Factor for Inflation =
2031 Annual Adjustment Factor for Inflation =

Cost per DUE with inflation = $2,671

ITE Code	Land Use Category	Unit	DUE per Unit				Fee per Unit			
	Residentail		DUEs for Small (<1,500 sq.ft)	DUEs for Medium (1,500-2,500 sq.ft)	DUEs for Large (>2,500-3,500 sq.ft)	DUEs for Very Large (>3,500 sq.ft)	Fee for Small (<1,500 sq.ft)	Fee for Medium (1,500-2,500 sq.ft)	Fees for Large (>2,500-3,500 sq.ft)	Fees for Very Large (>3,500 sq.ft)
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	$2,217	$2,671	$2,885	$3,045
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	$1,202	$1,442	$1,576	$1,656
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	$855	$1,015	$1,095	$1,175
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	$401	$481	$534	$561
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	$1,362	$1,656	$1,790	$1,870
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	$694	$855	$908	$962
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	$588	$721	$775	$801

ITE Code	Land Use Category	Unit	SPRTA DUE per Unit, Normalized to SFD	Fee per Unit
	Industrial			
110	Light Industrial	1,000 s.f.	0.65	$1,733
130	Industrial Park	1,000 s.f.	0.34	$905
140	Manufacturing	1,000 s.f.	0.74	$1,974
150	Warehousing	1,000 s.f.	0.18	$481
151	Mini-Warehousing	1,000 s.f.	0.09	$243
	Lodging			
310	Hotel	Room	0.57	$1,522
311	All Suites Hotel	Room	0.35	$930
312	Business Hotel	Room	0.30	$801
320	Motel	Room	0.29	$772
	Recreational			
430	Golf Course	Hole	3.96	$10,566
444	Movie Theater	1,000 s.f.	2.57	$6,854
492	Health/Fitness Club	1,000 s.f.	0.63	$1,675
493	Athletic Club	1,000 s.f.	3.01	$8,042
495	Recreational Community Center	1,000 s.f.	1.20	$3,197
	Institutional			
532	Private School (K - 12)	Student	0.12	$331
560	Church	1,000 s.f.	0.37	$978
565	Day Care Center	1,000 s.f.	3.50	$9,354
	Medical			
254	Assisted Living	Bed	0.11	$283
255	Continuing Care Community	Unit	0.08	$224
610	Hospital	1,000 s.f.	1.77	$4,733
620	Nursing Home	1,000 s.f.	0.26	$705
630	Clinic	1,000 s.f.	3.47	$9,260
	Office			
710	Up to 50,000 s.f.	1,000 s.f.	1.94	$5,174
	50,001 - 150,000 s.f.	1,000 s.f.	1.66	$4,426
	150,001 - 300,000 s.f.	1,000 s.f.	1.45	$3,868
	300,001 - 500,000 s.f.	1,000 s.f.	1.31	$3,494
	500,000 - 800,000 s.f.	1,000 s.f.	1.21	$3,227
	> 800,000 s.f.	1,000 s.f.	1.12	$2,986
720	Medical - Dental Office Building	1,000 s.f.	3.28	$8,772
	Retail			
812	Building Materials & Lumber Yard	1,000 s.f.	0.29	$783
815	Discount Store	1,000 s.f.	1.06	$2,834
816	Hardware Store	1,000 s.f.	0.39	$1,036
817	Nursery	1,000 s.f.	0.90	$2,415
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.14	$3,040
	200,001-500,000 s.f.	1,000 s.f.	1.48	$3,948
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$4,268
	>1,000,000 s.f.	1,000 s.f.	1.58	$4,220
931	Quality Restaurant	1,000 s.f.	3.28	$8,756
932	High Turnover Restaurant	1,000 s.f.	2.78	$7,425
933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$15,722
934	Fast Food Drive-In	1,000 s.f.	5.85	$15,636
941	Quick Lube Vehicle Shop	Srvc. Pos.	1.88	$5,032
942	Automobile Care Center	1,000 s.f.	0.87	$2,334
841	New Car Sales	1,000 s.f.	1.46	$3,886
843	Automobile Parts Sales	1,000 s.f.	2.93	$7,818
944	Gasoline/Service Station	Pump	1.13	$3,005
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49	$3,977
848	Tire Store	1,000 s.f.	1.40	$3,750
850	Supermarket	1,000 s.f.	1.55	$4,151
851	Convenience Market	1,000 s.f.	3.45	$9,210
857	Discount Club	1,000 s.f.	1.62	$4,327
862	Home Improvement Superstore	1,000 s.f.	0.46	$1,218
863	Electronics Superstore	1,000 s.f.	0.98	$2,610
864	Toy/Childrens Superstore	1,000 s.f.	1.13	$3,018
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$4,092
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$5,347
890	Furniture Store	1,000 s.f.	0.31	$831
911	Walk-In Bank	1,000 s.f.	3.25	$8,689
912	Drive-In Bank	1,000 s.f.	4.08	$10,890

UPDATED: 4/11/2025

Tier 2 SPRTA Fees
Updated for ITE Trip Generation, 11th Edition
Detailed DUE Rates

Tier 2 Fee - Land Use Categories

R = Residential I = Industrial/Office/Other

C = Commercial and Retail U = University

Tier 2 LU	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						
I	110	Light Industrial	0.65	/1,000 s.f.	5.1	92	3.05	0.649
I	130	Industrial Park	0.34	/1,000 s.f.	5.1	92	1.60	0.339
I	140	Manufacturing	0.74	/1,000 s.f.	5.1	92	3.47	0.739
I	150	Warehousing	0.18	/1,000 s.f.	5.1	92	0.84	0.180
I	151	Mini-Warehousing	0.15	/1,000 s.f.	3.1	92	0.43	0.091
		Residential						
R	210	Single Family	0.94	/DU	5	100	4.70	1.000
R	220	Apartment	0.51	/DU	5	100	2.55	0.543
R	230	Low-Rise w/ Ground Floor Commercial	0.36	/DU	5	100	1.80	0.383
R	231	Medium-Rise w/ Ground Floor Commerc	0.17	/DU	5	100	0.85	0.181
R	240	Mobile Home Park	0.58	/DU	5	100	2.90	0.617
R	251	Senior, Single-Family	0.3	/DU	5	100	1.50	0.319
R	252	Senior, Multi-Family	0.25	/DU	5	100	1.25	0.266
		Lodging						
C	310	Hotel	0.59	/Room	6.4	71	2.68	0.570
C	311	All Suites Hotel	0.36	/Room	6.4	71	1.64	0.348
C	312	Business Hotel	0.31	/Room	6.4	71	1.41	0.300
C	320	Motel	0.36	/Room	6.4	59	1.36	0.289
		Recreational						
I	411	City Park	0.11	/Acre	6.4	90	0.63	0.135
C	430	Golf Course	2.91	/Hole	7.1	90	18.59	3.956
C	444	Movie Theater	6.17	/1,000 s.f.	2.3	85	12.06	2.566
C	492	Health/Fitness Club	1.31	/1,000 s.f.	3	75	2.95	0.627
C	493	Athletic Club	6.29	/1,000 s.f.	3	75	14.15	3.011
I	495	Recreational Community Center	2.5	/1,000 s.f.	3	75	5.63	1.197
		Institutional						
U	532	Private School (K - 12)	0.17	/Student	4.3	80	0.58	0.124
I	560	Church	0.49	/1,000 s.f.	3.9	90	1.72	0.366
C	565	Day Care Center	11.12	/1,000 s.f.	2	74	16.46	3.502
		Medical						
R	254	Assisted Living	0.24	/Bed	2.8	74	0.50	0.106
R	255	Continuing Care Community	0.19	/Unit	2.8	74	0.39	0.084
I	610	Hospital	1.69	/1,000 s.f.	6.4	77	8.33	1.772
R	620	Nursing Home	0.59	/1,000 s.f.	2.8	75	1.24	0.264
I	630	Clinic	3.69	/1,000 s.f.	4.8	92	16.30	3.467
		Office						
I	710	Up to 50,000 s.f.	1.94	/1,000 s.f.	5.1	92	9.10	1.937
I		50,001 - 150,000 s.f.	1.66	/1,000 s.f.	5.1	92	7.79	1.657
I		150,001 - 300,000 s.f.	1.45	/1,000 s.f.	5.1	92	6.80	1.448
I		300,001 - 500,000 s.f.	1.31	/1,000 s.f.	5.1	92	6.15	1.308
I		500,000 - 800,000 s.f.	1.21	/1,000 s.f.	5.1	92	5.68	1.208
I		> 800,000 s.f.	1.12	/1,000 s.f.	5.1	92	5.26	1.118
I	720	Medical - Dental Office Building	3.93	/1,000 s.f.	5.1	77	15.43	3.284
		Retail						
C	812	Building Materials & Lumber Yard	2.25	/1,000 s.f.	1.7	36	1.38	0.293
C	815	Discount Store	4.86	/1,000 s.f.	1.8	57	4.99	1.061
C	816	Hardware Store	2.98	/1,000 s.f.	1.7	36	1.82	0.388
C	817	Nursery	6.94	/1,000 s.f.	1.7	36	4.25	0.904
C	820	Shopping Center						
C		< 200,000 s.f.	5.04	/1,000 s.f.	1.8	59	5.35	1.138
C		200,001-500,000 s.f.	3.974	/1,000 s.f.	2.3	76	6.95	1.478
C		500,000s.f.-1,000,000 s.f.	3.21	/1,000 s.f.	3	78	7.51	1.598
C		>1,000,000 s.f.	2.644	/1,000 s.f.	3.6	78	7.42	1.580
C	931	Quality Restaurant	7.8	/1,000 s.f.	2.5	79	15.41	3.278
C	932	High Turnover Restaurant	9.05	/1,000 s.f.	1.9	76	13.07	2.780
C	933	Fast Food w/o Drive-In	33.21	/1,000 s.f.	1.7	49	27.66	5.886
C	934	Fast Food Drive-In	33.03	/1,000 s.f.	1.7	49	27.51	5.854
C	941	Quick Lube Vehicle Shop	4.85	/Srvc. Pos.	2.2	83	8.86	1.884
C	942	Automobile Care Center	2.25	/1,000 s.f.	2.2	83	4.11	0.874
C	841	New Car Sales	3.75	/1,000 s.f.	2.4	76	6.84	1.455
C	843	Automobile Parts Sales	4.9	/1,000 s.f.	3.6	78	13.76	2.927
C	944	Gasoline/Service Station	13.91	/Pump	1.9	20	5.29	1.125
C	945	Gas/Serv. Stn. W/Conv. Market	18.42	/Pump	1.9	20	7.00	1.489
C	848	Tire Store	3.75	/1,000 s.f.	2.2	80	6.60	1.404
C	850	Supermarket	8.95	/1,000 s.f.	1.7	48	7.30	1.554
C	851	Convenience Market 24-hour	49.11	/1,000 s.f.	1.5	22	16.21	3.448
C	857	Discount Club	4.19	/1,000 s.f.	2.3	79	7.61	1.620
C	862	Home Improvement Superstore	2.29	/1,000 s.f.	1.8	52	2.14	0.456
C	863	Electronics Superstore	4.25	/1,000 s.f.	1.8	60	4.59	0.977
C	864	Toy/Childrens Superstore	5	/1,000 s.f.	1.8	59	5.31	1.130
C	880	Drugstore W/O Drive-Thru	8.51	/1,000 s.f.	1.8	47	7.20	1.532
C	881	Drugstore W/Drive-Thru	10.25	/1,000 s.f.	1.8	51	9.41	2.002
C	890	Furniture Store	0.52	/1,000 s.f.	3.6	78	1.46	0.311
C	911	Walk-In Bank	12.41	/1,000 s.f.	1.6	77	15.29	3.253
C	912	Drive-In Bank	21.01	/1,000 s.f.	1.6	57	19.16	4.077

1. Source: ITE Trip Generation, 11th Edition.

2. Source: ITE Journal, May 1992

UPDATED: 4/11/2025

Tier 2 SPRTA Fees

EFFECTIVE: 7/1/2025

Land Use Categories		2009 Fee Per DUE	2025 Fee
R	Residential	$5,473	$8,687
I	Industrial/Office/Other	$1,493	$2,370
C	Commercial/Retail	$2,966	$4,708
U	University	$1,000	$1,587

2010 - 2015 Inflation Adjustment =	1.19444
2017 Inflation Adjustment =	1.02452
2018 Inflation Adjustment =	1.02735
2019 Inflation Adjustment =	1.02452
2020 Inflation Adjustment =	1.02883
2021 Inflation Adjustment =	1.03208
2022 Inflation Adjustment =	1.11981
2023 Inflation Adjustment =	1.01952
2024 Inflation Adjustment =	1.01547
2025 Inflation Adjustment =	1.00105
Total Inflation Adjustment =	1.58724

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
		Industrial			
I	110	Light Industrial	1,000 s.f.	0.65	$1,538
I	130	Industrial Park	1,000 s.f.	0.34	$803
I	140	Manufacturing	1,000 s.f.	0.74	$1,751
I	150	Warehousing	1,000 s.f.	0.18	$427
I	151	Mini-Warehousing	1,000 s.f.	0.09	$216
		Residential			
R	210	Single Family	DU	1.00	$8,687
R	220	Apartment	DU	0.54	$4,717
R	230	Low-Rise w/ Ground Floor Commercial	DU	0.38	$3,327
R	231	Medium-Rise w/ Ground Floor Commercial	DU	0.18	$1,572
R	240	Mobile Home Park	DU	0.62	$5,360
R	251	Senior, Single-Family	DU	0.32	$2,771
R	252	Senior, Multi-Family	DU	0.27	$2,311
		Lodging			
C	310	Hotel	Room	0.57	$2,684
C	311	All Suites Hotel	Room	0.35	$1,638
C	312	Business Hotel	Room	0.30	$1,412
C	320	Motel	Room	0.29	$1,361
		Recreational			
I	411	City Park	Acre	0.14	$320
C	430	Golf Course	Hole	3.96	$18,625
C	444	Movie Theater	1,000 s.f.	2.57	$12,081
C	492	Health/Fitness Club	1,000 s.f.	0.63	$2,952
C	493	Athletic Club	1,000 s.f.	3.01	$14,176
I	495	Recreational Community Center	1,000 s.f.	1.20	$2,837
		Institutional			
U	532	Private School (K - 12)	Student	0.12	$197
I	560	Church	1,000 s.f.	0.37	$867
C	565	Day Care Center	1,000 s.f.	3.50	$16,487
		Medical			
R	254	Assisted Living	Bed	0.11	$921
R	255	Continuing Care Community	Unit	0.08	$730
I	610	Hospital	1,000 s.f.	1.77	$4,200
R	620	Nursing Home	1,000 s.f.	0.26	$2,293
I	630	Clinic	1,000 s.f.	3.47	$8,217
		Office			
I	710	Up to 50,000 s.f.	1,000 s.f.	1.94	$4,591
I		50,001-150,000 s.f.	1,000 s.f.	1.66	$3,927
I		150,001-300,000 s.f.	1,000 s.f.	1.45	$3,432
I		300,001-500,000 s.f.	1,000 s.f.	1.31	$3,100
I		500,001-800,000 s.f.	1,000 s.f.	1.21	$2,863
I		> 800,000 s.f.	1,000 s.f.	1.12	$2,650
I	720	Medical - Dental Office Building	1,000 s.f.	3.28	$7,783
		Retail			
C	812	Lumber Yard	1,000 s.f.	0.29	$1,379
C	815	Discount Store	1,000 s.f.	1.06	$4,995
C	816	Hardware Store	1,000 s.f.	0.39	$1,827
C	817	Nursery	1,000 s.f.	0.90	$4,256
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.14	$5,358
C		200,001-500,000 s.f.	1,000 s.f.	1.48	$6,958
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60	$7,523
C		>1,000,000 s.f.	1,000 s.f.	1.58	$7,439
C	931	Quality Restaurant	1,000 s.f.	3.28	$15,433
C	932	High Turnover Restaurant	1,000 s.f.	2.78	$13,088
C	933	Fast Food w/o Drive-In	1,000 s.f.	5.89	$27,711
C	934	Fast Food Drive-In	1,000 s.f.	5.85	$27,561
C	941	Quick Lube Vehicle Shop	Service Pos.	1.88	$8,870
C	942	Automobile Care Center	1,000 s.f.	0.87	$4,115
C	841	New Car Sales	1,000 s.f.	1.46	$6,850
C	843	Automobile Parts Sales	1,000 s.f.	2.93	$13,780
C	944	Gas Station	Pump	1.13	$5,297
C	945	Gas Station w/Convenience Market	Pump	1.49	$7,010
C	848	Tire Store	1,000 s.f.	1.40	$6,610
C	850	Supermarket	1,000 s.f.	1.55	$7,316
C	851	Convenience Market 24-hour	1,000 s.f.	3.45	$16,233
C	861	Discount Club	1,000 s.f.	1.62	$7,627
C	862	Home Improvement Superstore	1,000 s.f.	0.46	$2,147
C	863	Electronics Superstore	1,000 s.f.	0.98	$4,600
C	864	Toy/Childrens Superstore	1,000 s.f.	1.13	$5,320
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53	$7,213
C	881	Drugstore W/Drive-Thru	1,000 s.f.	2.00	$9,425
C	890	Furniture Store	1,000 s.f.	0.31	$1,464
C	911	Walk-In Bank	1,000 s.f.	3.25	$15,315
C	912	Drive-In Bank	1,000 s.f.	4.08	$19,195

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

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

TO: **SPRTA Board of Directors** **DATE: December 9, 2026**

FROM: **Matt Click, Executive Director**

SUBJECT: **SELECTION OF CHAIR AND VICE CHAIR FOR 2027**

ACTION REQUESTED

Appoint the Board Member representing the City of Rocklin as Chair and the Board Member representing the City of Roseville as Vice Chair for the 2027 calendar year.

DISCUSSION

In accordance with the rotation schedule adopted in February 2008 and codified in the March 2024 Amended Joint Powers Authority (JPA) Agreement, the Chair and Vice Chair are appointed annually, with terms effective January 1. Based on the adopted rotation, the representatives from the City of Rocklin and the City of Roseville would serve as Chair and Vice Chair, respectively, for the 2027 calendar year.

The rotation for the next four years is as follows:

Year	Chair	Vice Chair	Remaining Rotation
2027	Rocklin	Roseville	Placer County, Lincoln
2028	Roseville	Placer County	Lincoln, Rocklin
2029	Placer County	Lincoln	Rocklin, Roseville
2030	Lincoln	Rocklin	Roseville, Placer County

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Summary
November 17, 2026

Technical Advisory Committee	Staff
Vin Cay, City of Lincoln	Jodi LaCosse
Matthew Medill, City of Lincoln	David Melko
Kristen Van Groningen, City of Rocklin	Cory Peterson
Ryan O'Connell, City of Rocklin	Solvi Sabol
Mark Johnson, City of Roseville	
Jake Hansen, City of Roseville	

SR 65 Phase 1 – Jacobs Construction Support Services

David Melko, Principal Transportation Planner

David presented the proposed construction support services agreement with Jacobs for the SR 65 Phase 1 project. Jacobs, the project's Engineer of Record, would support Caltrans and PCTPA through the construction phase under a Master Agreement and Letter of Task Agreement (LOTA), for an amount not to exceed $400,000 and a term of March 1, 2027, through December 31, 2029.

On October 28, 2026, the Board authorized execution of the Construction Cooperative Agreement with Caltrans, and all parties signed the agreement in November. The agreement requires PCTPA to make the final design consultant available during construction to help resolve project issues, change orders, design changes, and requests for information. Caltrans anticipates construction closeout in March 2029; however, based on staff's experience closing out the I-80 Auxiliary Lanes project, the agreement term extends to the end of 2029 to allow adequate time for closeout.

Jacobs' scope of work includes responding to requests for information from the Caltrans Resident Engineer; evaluating and resolving change orders; reviewing contractor shop drawings; preparing as-built plans; participating in site visits and weekly meetings; supporting implementation of environmental mitigation measures and compliance with applicable permits, including encroachment permits from the City of Roseville; and assisting with project closeout.

The agreement term is approximately two years and nine months. The work is funded by SPRTA, with costs anticipated primarily in FY 2027/28. The $400,000 is included in the PCTPA construction support portion of the spending plan that accompanied the Construction Cooperative Agreement approved by the Board on October 28; only the agreements themselves still require Board approval.

On December 9, staff will request that the PCTPA Board authorize the Executive Director to execute the Master Agreement and LOTA No. 27-01 with Jacobs for an amount not to exceed $400,000. Staff will also provide a project update on the Ready-to-List process; the anticipated construction bid advertisement schedule, with advertisement expected on the last Monday in December; environmental mitigation and permitting; and right-of-way activities associated with two temporary construction easements. The TAC concurred.

David explained that Phase 1 constructs a general-purpose lane between Blue Oaks Boulevard and Pleasant Grove Boulevard, an auxiliary lane between Pleasant Grove Boulevard and Galleria Boulevard, and ramp improvements, including the Galleria Boulevard off-ramp. The project must be advertised by the end of this year; otherwise, it would lose its grandfathered status and become subject to updated MASH (Manual for Assessing Safety Hardware) standards. That would require redesigning portions of the project, which would take about six months, require additional SPRTA funding for Jacobs' design work, and likely result in a higher construction cost estimate.

The schedule is very tight and requires Caltrans to approach the project somewhat differently than usual. All materials have been submitted and are under Caltrans review, engineering is close to final, and the construction cost estimate was finalized with the cooperative agreement. Staff is negotiating the two temporary construction easements. The biggest remaining issues are environmental permitting. A field visit with the U.S. Army Corps of Engineers is anticipated next week regarding the Section 404 permit, and a streambed alteration permit application has been submitted to the California Department of Fish and Wildlife. Staff will soon file for encroachment permits with the City of Roseville because the ramp work affects local roads.

The largest hurdle is the biological opinion. The project report and CEQA/NEPA environmental documents, completed in 2017–18, covered the full 6.6-mile project from the I-80 interchange to Lincoln Boulevard. Because a sales tax measure was anticipated at the time, the biological opinion Caltrans entered into with the U.S. Fish and Wildlife Service was not phased. The quickest path to implementing it is to purchase mitigation for 3.338 acres from a mitigation bank. Staff has negotiated with a bank and must now obtain U.S. Fish and Wildlife Service concurrence on its use. The cost is approximately $1 million, which was set aside as part of the funding approved by the Board on October 28. Staff noted that David is working daily, and sometimes hourly, with Caltrans to keep the project on schedule.

Fee Program – Annual and Five-Year Report
Cory Peterson, Senior Transportation Planner
Cory Peterson explained that SPRTA is required to prepare an annual report on the fee program under AB 1600, the Mitigation Fee Act, and a five-year report every five years; this year both are due. The reports will go to the SPRTA Board on December 9.

The fee program is in good financial health. The fund balance was approximately $34 million at the beginning of FY 2025/26 and approximately $41.4 million at year end. SPRTA collected about $15.1 million in Tier 1 and Tier 2 fees and had about $8.5 million in expenditures, for a net change of about $7.3 million. Fee income is increasing, and several upcoming projects will draw on these funds. The largest single expenditure was Placer Parkway at about $3.96 million, funded entirely from Tier 2 fees. The largest Tier 1 expenditure was the I-80/Rocklin Road Interchange.

The five-year report includes a projected funding plan, which reflects current information and is a snapshot in time. Staff worked with the City of Rocklin and Placer County to identify the fiscal years in which funding is needed for the I-80/Rocklin Road Interchange and Sierra College Boulevard Widening projects. With Placer Parkway now under construction, Tier 2 income will be passed through to the County since 95 percent of the Tier 2 fee goes toward that project. SR 65 Widening and Express Toll Lanes expenses are largest this fiscal year, with construction anticipated to start in the spring; Tier 1 fee revenue will provide the match for the federal BUILD grant and advance construction and pre-construction activities on the express toll lanes.

In the new year, Cory said he would like to meet with jurisdictions individually and the SPRTA TAC to review these expenses in more depth, with the goal of bringing an updated Capital Improvement Program (CIP) to the SPRTA Board, likely in the spring. SPRTA is not formally required to adopt a CIP except with fee updates, but it is prudent to provide the Board with an update every few years.

A TAC member noted that some amounts are placeholders for compliance purposes and asked whether specific segments of Sierra College Boulevard are planned. Cory replied that the near-term funding is for the signal at Sierra College Boulevard and Twelve Bridges Drive, the only near-term expense planned on Sierra College Boulevard in the next three years. He added that the "Planned FY 29/30+" column captures planned expenses in 2029 and 2030 as well as all remaining SPRTA funding contributions for each project. In response to a comment on the approximately $8 million cost, it was noted that funding for the signal project was allocated earlier this year and that most of the cost is for the substantial fill needed because the signal is located on a slope. The County hopes to reduce costs by bringing in fill from Bickford Ranch as it builds out, depending on timing, and the estimate reflects the upper end of the County's expected cost. The TAC concurred.

Highway 49 Sidewalk Gap Closure Project – Deed Transfers to Caltrans
Cory Peterson, Senior Transportation Planner
Cory reported that construction of the SR 49 Sidewalk Gap Closure Project, which fills sidewalk gaps in Auburn between I-80 and Dry Creek Road, was completed last month after about a year and a half to two years of construction. To close out the project, SPRTA must transfer one grant deed and two easement deeds it acquired during the right-of-way process to Caltrans, which requires SPRTA Board approval. SPRTA was used to acquire right-of-way for this project, even though it is outside the SPRTA area, because SPRTA has the power of eminent domain and PCTPA does not. Eminent domain was not needed for this project. The parcels are small, with the largest about 17,000 square feet, and include a maintenance easement for a retaining wall and a slope easement.

The TAC concurred.

Other Items/Upcoming Dates
December 9: SPRTA Board Meeting
January 12: SPRTA TAC

The meeting concluded at 2:50 PM

ss:mbc