



A G E N D A

Wednesday, April 23, 2025

10:00 AM

⇐ **NEW TIME!**

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

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/94597695547>

You can also dial in using your phone: +1 669 900 6833

Webinar ID: 945 9769 5547

A. Flag Salute

B. Roll Call

C. Agenda Review

Matt Click, Executive Director

Info

D. AB 2449

Matt Click, Executive Director

Action

- If necessary, the Board will consider approval of any Directors' request to participate remotely and utilize a "just cause" or "emergency circumstance" exception for remote meeting participation pursuant to AB 2449 (Gov. Code 54953(f)).

- E. Approval of Minutes:** December 4, 2024 **Action**
Pg. 1
- 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. SPRTA Audited TDA Compliance
 2. FY 2024/25 Administrative Budget Amendment #1 **Pg. 4**
 3. Closing SPRTA Allocations on Completed Projects **Pg. 5**
- H. 10:00 AM - PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Fee Adjustment** **Action**
Pg. 8
Rick Carter, Deputy Executive Director
- Adopt Resolution #25-02 to adopt the fee adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee Program
- I. Regional Transportation and Air Quality Mitigation Fee Allocation Request for the SR 65 Express Lane Project** **Action**
Pg. 28
Rick Carter, Deputy Executive Director
- Adopt Resolution #25-03 allocating \$500,000 of Regional Transportation and Air Quality Mitigation Fee program (Tier I) funds to the SR 65 Express Lanes Project for the planning phase.
- J. Executive Director's Report** **Info**
- K. Board Direction to Staff**
- L. Informational Items** **Info**
1. SPRTA TAC Minutes **Pg. 31**
 - a. March 11, 2025 **Pg. 32**
 - b. April 8, 2025 **Separate Cover**
 2. Statement of Revenues, Expenditures, and Change in Net Position – December 2024

**Next scheduled SPRTA Board Meeting
May 28, 2025**



ACTION MINUTES December 4, 2024

A meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, December 4, at 10:45 AM at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, California.

BOARD IN

ATTENDANCE: Ken Broadway
Paul Joiner
Suzanne Jones

STAFF: Matt Click
Rick Carter
Mike Costa
Jodi LaCosse
David Melko
Cory Peterson

Approval of Action Minutes: August 28, 2024

Upon motion by Joiner and second Broadway, the August 28, 2024 meeting minutes were approved.

Agenda Review

The agenda for the December 4, 2024 SPRTA Board meeting remained unchanged from the agenda that was posted.

AB 2449

All Board Members were present and there was no Board action required.

Public Comment

No public comment was provided.

Consent Calendar

Upon motion by Broadway and second by Joiner the SPRTA Consent Calendar items as shown below were unanimously approved.

1. Accept the Annual Report for Fiscal Year 2023/24
2. Approve the 2025 SPRTA Board Meetings

Authorize the Negotiation and Execution of Amendments to Temporary Construction Easements for the Highway 49 Sidewalk Gap Closure Project

Item presented by Rick Carter, Deputy Executive Director

Upon motion by Broadway and second by Joiner the Board authorized the Executive Director to negotiate and execute amendments to 22 temporary construction easements (TCEs) for the noted parcels provided in as Attachment 1 to the staff report, for an amount not to exceed \$38,000.

Selection of Chair and Vice Chair for 2025

Upon motion by Joiner and second by Broadway the Board designated the Board Member representing Placer County as Chair and the Board Member representing the City of Lincoln as Vice Chair.

ADJOURN

The SPRTA Board meeting concluded at approximately 10:55 AM.

NEXT REGULARLY SCHEDULED BOARD MEETING: Wednesday, January 22, 2025.

Matt Click, Executive Director

Suzanne Jones, Chair

Solvi Sabol, Clerk of the Board

ss:



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

TO: SPRTA Board of Directors

DATE: April 23, 2025

FROM: Matt Click, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the April 23, 2025, agenda for your review and action.

1. SPRTA Audited TDA Compliance
Staff recommends acceptance of SPRTA's Audited Financial Statements for fiscal year 2023/24. Financial Statements and Governance Letter are available for [public review online](#). Hard copies are available upon request
2. FY 2024/25 Administrative Budget Amendment #1
Staff recommends approval of the FY 2024/25 Administrative Budget Amendment #1 (Attachment 1) for the administration of the South Placer Regional Transportation Authority (SPRTA). The Board adopted an annual administrative budget of \$146,396 in June 2024 for FY2024/25. The intent is for that amount to cover administrative contracts, including traffic modeling, legal services, and PCTPA's expenses to administer the Authority on an actual cost basis. This adjustment increases the budget by \$6,639, to \$118,535, consistent with the increase to Work Element 100 of PCTPA's FY 2024/25 Overall Work Program (OWP) and Budget Amendment #2, which was adopted by the PCTPA Board of Directors in March 2025. The administrative budget is for additional staff time for a comprehensive review and clean-up of prior year's allocations and the review and establishment of a process to track Tier 2 fee deferrals. The SPRTA Technical Advisory Committee (TAC) has reviewed this proposed budget and concurs with eh change.
3. Closing SPRTA Allocations on Completed Projects
Staff is bringing forward an item to review and clean-up old SPRTA allocations for projects that are complete but either carry a small unspent balance on the allocation and/or have not been formally closed out. The purpose of this is to free up SPRTA's obligated cash flow for projects that will not be invoicing for further expenses. There are seven projects with a remaining balance on the allocation that staff is recommending to close out the project and rescinding unspent funds, and an additional five projects with a zero balance that staff is recommending to formally close out. Staff recommends approval of Resolution 25-01 rescinding any remaining balance to seven projects and closing out 12 projects.

Attachment 1

SPRTA Administrative Budget Summary Amendment 1 FY 2024/25

April 23, 2025

Expenditures	FY 2024/25	FY 2024/25	
	Amend #1 Budget	Adopted June 2025 Budget	Difference
PCTPA Administrative Contract	\$118,535	\$111,896	\$6,639
Legal Services	\$5,000	\$5,000	\$0
On-Call Model and Fee Assistance Consultant	\$20,000	\$20,000	\$0
Financial Audits	\$7,000	\$7,000	\$0
Direct Expenses (note 1)	\$2,000	\$2,000	\$0
Accounting Services	\$500	\$500	\$0
Contingency funds	\$0	\$0	\$0
Total	\$153,035	\$146,396	\$6,639

Revenues	FY 2024/25	FY 2024/25	
	Amend #1 Budget	Adopted June 2025 Budget	Difference
SPRTA Fees	\$153,035	\$146,396	\$6,639
SPRTA Fees/Carryover	\$0	\$0	\$0
Total	\$153,035	\$146,396	\$6,639

Contingency Funds	Budget	Budget	Actual
	\$0	\$0	\$0

Revenue to Expenditure Comparison	Budget	Budget	Actual
Surplus/(Deficit)	\$0	\$0	\$0

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



RESOLUTION #25-01 OF THE BOARD OF DIRECTORS

IN THE MATTER OF: CLOSING SPRTA ALLOCATIONS ON COMPLETED PROJECTS

The following resolution was duly passed by the South Placer Regional Transportation Authority Board of Directors at a regular meeting held April 23, 2025 by the following vote on roll call:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

WHEREAS, the Authority adopted the Regional Transportation and Air Quality Mitigation Fee to finance specified transportation facilities, as most recently amended in Authority Resolution #24-01 dated January 24, 2024; and

WHEREAS, since the Authority’s inception in 2002, \$52,741,505.24 has been allocated to 12 projects that have since been completed with varying amounts of leftover unspent funding; and

WHEREAS, the Authority desires to formally rescind the unspent funds of seven projects and close out all 12 completed projects

NOW, THEREFORE, BE IT RESOLVED THAT the Authority formally rescinds any remaining unspent allocations to seven completed projects with unspent funds according to the table attached to this resolution.

BE IT FURTHER RESOLVED THAT the Authority formally closes out 12 completed projects in total, seven with unspent funding and five that were fully expended according to the table attached to this resolution.

Signed and approved by me after its passage:

Suzanne Jones, Chair
South Placer Regional Transportation Authority

Matt Click, AICP
Executive Director

ATTEST:

Solvi Sabol
Clerk of the Board

Attachment to Resolution 25-01

Projects to be Closed Out

Project	Agency	Total Allocations	Total Expenditures
Lincoln Bypass	PCTPA, City of Lincoln, Placer County, Caltrans	\$23,307,000.24	\$23,275,689.38
Clipper Gap Park and Ride Lighting	Placer County	\$40,000.00	\$39,992.57
Bus Rapid Transit Study	PCTPA	\$50,000.00	\$49,402.21
Sierra College Blvd Widening Segments 3, 5, and 6	City of Rocklin	\$6,068,770.00	\$5,742,253.12
Placer Parkway Tier I EIR/EIS	Placer County	\$3,000,000.00	\$2,474,735.13
Placer Parkway Tier II EIR/EIS	Placer County	\$2,000,000	\$1,891,790.17
I-80/Atlantic Street IC	City of Roseville	\$650,000.00	\$611,038.02
Sierra College Blvd Widening Segment 7	City of Roseville	\$2,569,604.00	\$2,569,604.00
I-80 Capacity Improvements	Caltrans/PCTPA	\$1,090,000.00	\$1,090,000.00
I-80/Douglas Blvd IC	City of Roseville	\$5,116,131.00	\$5,116,131.00
SR 65/Whitney Ranch IC	City of Rocklin	\$850,000.00	\$850,000.00
Auburn Folsom Rd Widening	Placer County	\$8,000,000.00	\$8,000,000.00
TOTAL		\$52,741,505.24	\$51,710,635.60



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

TO: SPRTA Board of Directors

DATE: April 23, 2025

**FROM: Rick Carter, Deputy Executive Director
Cory Peterson, Senior Transportation Planner**

**SUBJECT: 10:00 A.M. PUBLIC HEARING: SOUTH PLACER REGIONAL
TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM FEE
ADJUSTMENT 2025**

Action Requested

1. Conduct a public hearing to consider the fee adjustment to the South Placer Regional Transportation and Air Quality Mitigation Fee Program
2. Approve Resolution #25-02, adopting the fee adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee Program

Background

In April 2002, the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee (commonly known as the Tier 1 Fee Program), which assessed new development for its impacts on specified regional transportation facilities. These fees went into effect on July 1, 2002. The SPRTA Joint Powers Agreement (JPA), amended most recently on March 27, 2024, provides that fees may be revised by the Board for changes in project costs, including an annual inflationary adjustment.

Discussion

The proposed adjustment in fees contains three changes.

In August 2024, the Board approved Resolution #24-08 modifying the scope and costs to Sierra College Boulevard Segment 5 to include widening of a bridge and removing frontage lanes in that segment, but deferring the increase in fees until this annual fee adjustment. As shown in Attachment 1, this change increases the fee between \$0 and \$39 per Dwelling Unit Equivalent (DUE), depending on the fee district.

Per the JPA, PCTPA determines the annual inflationary adjustment based on the average of the ENR Construction Cost Indexes for "20 Cities" and "San Francisco". The annual inflationary adjustment has been calculated to be 0.105%. The resulting fee increases between \$0 and \$5 per district as shown in Attachment 1. The updated fee schedules are included with Resolution #25-02.

The trip generation rate and units used to calculate fees for Private Schools (K-12) has been changes from "4.026 DUE per 1,000 square feet" to "0.124 DUE per student" to conform to the 11th edition of the ITE Trip Generation Manual. The comprehensive update to the fee program in 2024 used the 11th edition ITE Trip Generation Manual values for all land uses except Private Schools (K-12). The 11th edition dropped the "per square foot" rates for schools and only uses "per student" or "per employee" rates for schools. Roseville staff had originally requested use of the 10th edition rates on a square foot basis as this is easier to implement at the permit counter than a per student basis because the

SPRTA Board of Directors
REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE
ADJUSTMENT
April 23, 2025
Page 2

improvement plans clearly show the building size but the student capacity requires additional inquiry. Upon further review, it was determined that the 10th edition per square foot rate had significantly increased from the 9th edition rate and used a sample size of 1 school which is too small to be statistically meaningful. As such, the staff and PCTPA TAC recommended using the “per student” rates in the 11th edition of the ITE Trip Generation Manual.

Public Notice

Fee increases require a notice to be provided to the public ten days prior to the hearing. A public hearing notice was published in the Lincoln News Messenger and Roseville Press Tribune Journal on April 11th. Notice was also posted on PCTPA’s website.

Adoption of Fee Program Adjustment

The SPRTA TAC has reviewed the updated fee schedules and recommends approval by the Board. In accordance with the Joint Powers Agreement, any changes to the Mitigation Fee must be adopted by a unanimous vote of the four SPRTA members and is specified in Resolution #25-02. All legal requirements, including public notices, have been met. Additionally, the Building Industry Association’s (BIA) representative was notified of the increase on March 25, 2025 and responded that they had no questions regarding the changes. If adopted, the fees would go into effect on July 1, 2025, which exceeds the 60-day waiting period required by state law.

The Tier 2 Fee Program fee schedule (Attachment 2) has been updated to reflect the same 0.105% inflationary adjustment. It has also been updated to use the most current trip generation rates (from the Institute of Transportation Engineers Trip Generation Manual 11th Edition) to be consistent with those adopted in the Tier 1 Fee Program. Because each jurisdiction directly implements the Tier II fee, the attached fee schedule is for information only.

RC:mbc:ss

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

Date	20 Cities	San Fran.	Average	% Change
Apr-09	8528.00	9755.92	9141.96	
Apr-10	8677.00	9730.17	9203.59	0.674%
Apr-11	9027.00	10160.54	9593.77	4.239%
Apr-12	9273.00	10371.29	9822.15	2.380%
Apr-13	9484.00	10373.34	9928.67	1.085%
Apr-14	9750.00	10894.84	10322.42	3.966%
Apr-15	9992.00	11162.57	10577.29	2.469%
Apr-16	10279.94	11559.15	10919.55	3.236%
Apr-17	10678.15	11696.47	11187.31	2.452%
Apr-18	10971.87	12014.72	11493.30	2.735%
Apr-19	11228.07	12322.23	11775.15	2.452%
Apr-20	11412.67	12816.67	12114.67	2.883%
Apr-21	11849.31	13157.41	12503.36	3.208%
Apr-22	12898.96	15103.81	14001.39	11.981%
Apr-23	13229.57	15319.85	14274.71	1.952%
Mar-24	13532.01	15458.96	14495.49	1.547%
Mar-25	13782.50	15238.98	14510.74	0.105%
<u>2025 Summary</u>				
<u>2024-2025 Summary</u>				0.105%
<u>2025 Summary</u>				1.851% Percent change for 20 City Average
<u>2025 Summary</u>				-1.423% Percent change for San Francisco

Notes:
 CCI based on Mar 2025 Engineering News-Record
 Table updated March 11, 2025

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

SPRTA	Date	20 Cities	San Fran.	Average	% Change
	Mar-24	13532.01	15458.96	14495.49	
	Mar-25	13782.50	15238.98	14510.74	0.105%

2025 Summary
 1.851% Percent change for 20 City Average
 -1.423% Percent change for San Francisco

Notes:
 CCI based on Mar 2025 Engineering News-Record
 Table updated March 11, 2025

Construction Cost Index Inflation

2025 SPRTA Fees Summary Comparison

Regional Mitigation Fee Per DUE

District	2024 Fee	Increase for Bridge on Sierra College Blvd	Increase for Inflation	Adjusted 2025 Fee	Total Change
Dry Creek	\$ 1,178	\$ -	\$ 1	\$ 1,179	\$ 1
Granite Bay	\$ 315	\$ 8	\$ -	\$ 323	\$ 8
Lincoln	\$ 3,998	\$ 4	\$ 4	\$ 4,006	\$ 8
Newcastle_Horseshoe Bar	\$ 2,100	\$ 24	\$ 3	\$ 2,127	\$ 27
Placer Central	\$ 3,240	\$ 27	\$ 4	\$ 3,271	\$ 31
Placer West	\$ 2,076	\$ -	\$ 2	\$ 2,078	\$ 2
Rocklin	\$ 4,593	\$ 39	\$ 5	\$ 4,637	\$ 44
Roseville West	\$ 2,003	\$ -	\$ 2	\$ 2,005	\$ 2
Roseville East	\$ 939	\$ 5	\$ 1	\$ 945	\$ 6
Sunset	\$ 2,669	\$ -	\$ 2	\$ 2,671	\$ 2

Tier 2 Fee Per DUE

Land Use Category	2024 Fee	Inflation Adjusted 2025 Fee	Change
Residential	\$ 8,678	\$ 8,687	\$ 9
Industrial/Office/Other	\$ 2,367	\$ 2,370	\$ 2
Commercial/Retail	\$ 4,703	\$ 4,708	\$ 5
University	\$ 1,586	\$ 1,587	\$ 2

Notes:
 CCI based on March 2025 Engineering News-Record
 Table updated March 20, 2025
 0.105%

Tier 2 SPRTA Fees				UPDATED: 4/11/2025	
Land Use Categories				EFFECTIVE: 7/1/2025	
		2009 Fee Per DUE	2025 Fee		
R	Residential	\$5,473	\$8,687	2010 - 2015 Inflation Adjustment =	1.19444
I	Industrial/Office/Other	\$1,493	\$2,370	2017 Inflation Adjustment =	1.02452
C	Commercial/Retail	\$2,966	\$4,708	2018 Inflation Adjustment =	1.02735
U	University	\$1,000	\$1,587	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

RESOLUTION NO. 25-02

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

The following resolution was duly passed by the Board of the South Placer Regional Transportation Authority at a regular meeting held April 23, 2025 by the following vote on roll call:

AYES:

NOES:

**ABSENT/
ABSTAIN:**

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

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

WHEREAS, the Board of Directors of the Authority finds as follows:

- (i) The purpose of the Fee is to finance the public facilities (the "Facilities") described and identified in the Regional Transportation and Air Quality Mitigation Fee Improvement Program to reduce the impacts of increased traffic caused by New Development within the area of jurisdiction of the Authority;
- (ii) The Fee shall be used to finance the Facilities (including, without limitation, planning, design, administration, environmental compliance, and construction costs of the Facilities);
- (iii) The estimated cost of the Facilities, the need for the Facilities and the

reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the Fee is charged continues to exist.

WHEREAS, on August 28, 2025 the Board modified the Improvement Program for Sierra College Boulevard Segment 5 which revised the cost to the Facilities, but deferred the increase in fees until this update; and,

WHEREAS, the rate and unit of measure for land use category Private School (K-12) is revised to conform to values in the 11th edition of the ITE Trip Generation Manual; and

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

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

1. Fee Adjustment. The Regional Transportation and Air Quality Mitigation Fee schedule, as attached, is hereby adjusted to reflect an increase in the cost of work on Sierra College Boulevard Segment 5, the fee is further increased by 0.105% to account for inflation, and the rate and units of measure for the Private School (K-12) land use is changed.
2. Adoption. Pursuant to Section 8 of the JPA Agreement, this Resolution is adopted unanimously.
3. Judicial Review. Any judicial action or proceeding to attack, review, set aside, void, or annul this Resolution shall be brought within one hundred twenty (120) days after the effective date set forth below.
4. Effective Date. This Resolution and the Fee hereby approved shall be effective July 1, 2025, and complies with the 60-day waiting period following the action of this governing board, as required by AB 602.

Matt Click, AICP
Executive Director

Suzanne Jones
Chair

Attest: _____
Solvi Sabol
Board Secretary

ITE Code	Land Use Category	P.M. Peak Hour	Trip	% New	VMT	2023 SPRTA DUE
		Trip Rate Per Unit ¹	Length ²	Trips ²	per Unit	per Unit
		(A)	(B)	(C)	(D)=(A)*(B)*(C)	(E)=(D)/4.70 (normalized to Average SFD)
Residential³						
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 / Srv. 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

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Srv. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Impact Fees

UPDATED: 4/24/2025

Effective: 7/1/2025

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			
			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)
Residential										
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	Svc. 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			

SPRTA Board of Directors
SR65 EXPRESS LANE PROJECT FUNDING ALLOCATION
April 2025
Page 2

increasingly so over the last few years. The construction of toll lanes offers a more reliable funding solution to building improvements on SR 65.

The SR 65 Express Lanes project concept would construct new toll lanes within the median of SR 65 on Interstate 80 and Lincoln Boulevard. The first phase would be southbound from south of Sunset Boulevard to south of Galleria Boulevard. As toll revenue accumulates, additional phases would be constructed. In addition, the revenue would also help fund the general purpose and auxiliary lanes as well as other improvements in the corridor.

The PID defines the scope, cost estimate, and schedule for the environmental clearance and design work of the ultimate project. This work is coordinated with Caltrans staff to better define the project and identify their concerns or issues early in the process. The PID includes a high-level analysis of the following items: traffic forecasts/modeling, geometric design, environmental assessment, drainage assessment, right of way assessment, geotechnical assessment, bridge widening study, vehicle miles travelled (VMT) impacts and mitigation, and stakeholder outreach needs.

Financial Analysis

Staff have analyzed this funding in conjunction with known needs for future allocations and have determined there is sufficient anticipated revenue to allocate the requested funds. The Tier 1 Capital Improvement Program has specified a total contribution of \$80,400,000 to widening of SR 65, of which \$70,050,000 remains unallocated. The SPRTA Technical Advisory Committee (TAC) concurs with the staff recommendation.

RC:ss:mbc

RESOLUTION NO. 25-03

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
ALLOCATING REGIONAL TRANSPORTATION AND AIR QUALITY
MITIGATION FEE PROGRAM FEES TO THE SR 65 EXPRESS LANES PROJECT**

The following resolution was duly passed by the Board of the South Placer Regional Transportation Authority at a regular meeting held April 23, 2025 by the following vote on roll call:

AYES:

NOES:

ABSENT:

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

WHEREAS, the Authority adopted the Regional Transportation and Air Quality Mitigation Fee to finance specified transportation facilities, as most recently amended in Authority Resolution #24-01 dated January 24, 2024; and

WHEREAS, the SR 65 Express Lanes Project is envisioned as adding new northbound and southbound toll lanes on SR 65 between Interstate 80 and Lincoln Boulevard; and

WHEREAS, the Capital Improvement Program has specified a total contribution of \$80,400,000 toward widening SR 65, of which \$70,050,000 remains unallocated; and

WHEREAS, the PCTPA is the lead agency for the SR 65 Express Lanes Project; and

NOW, THEREFORE, BE IT RESOLVED THAT the Authority finds SR 65 Express Lanes Project eligible for funding within the Tier I fee program and allocates \$500,000 to PCTPA for expenditure for the planning phase work on the project.

Matt Click, AICP
Executive Director

Suzanne Jones, Chair
South Placer Regional Transportation Authority

Attest: _____
Solvi Sabol, Board Secretary

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Technical Advisory Committee Meeting Minutes

March 11, 2025

2:00 PM

Technical Advisory Committee

Vin Cay, City of Lincoln
Amber Conboy, Placer County
Katie Jackson, Placer County
Jake Hanson, City of Roseville
Mark Johnson, City of Roseville

Staff

Rick Carter
Cory Peterson
Solvi Sabol

SPRTA Annual Fee Increase for Tier 1 and Tier 2

Rick informed the TAC that the Board will be asked to approve the annual Tier 1 fee increases at the April Board meeting. These increases would be effective July 1. He noted that the increase accounts for the added cost of the Sierra College Boulevard bridge widening.

ITE Trip Rate for Schools

Rick explained that the previous fee update used the private school trip rate from the ITE 10th edition, adopting "5.5 trips per 1,000 square feet." The data from the 11th edition was not used because it no longer includes rates per square foot for schools. We noticed this rate is significantly higher than the 9th edition. Upon further review, it is based on a sample of just 1 school, which is a poor statistical sample. He proposed updating to the fee rate shown in the 11th edition, which bases rates on student enrollment.

He reviewed the trip rates for elementary, middle, and high schools in the 11th edition and recommended adopting a rate of 0.17 trips per student. The primary challenge is administration. The TAC agreed to update the methodology to align with the 11th edition of the ITE Trip Generation Manual.

Other Items

- a. No SPRTA Board Meeting in March
- b. April 8th - 2:00 PM: SPRTA TAC

The meeting concluded at 2:20 PM.

ss:

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Technical Advisory Committee Meeting Minutes

April 8, 2025

2:00 PM

Technical Advisory Committee

Matthew Medill, City of Lincoln
Amber Conboy, Placer County
Katie Jackson, Placer County
Justin Nartker, City of Rocklin
Jake Hanson, City of Roseville

Staff

Rick Carter
Matt Click
Solvi Sabol

SPRTA Fee Program Fee Adjustment 2025

Rick provided the draft tables for the annual SPRTA fee increase. We will be asking the Board to approve the increase at a public hearing during the April 23 Board meeting. The inflationary increase for Tier 1 is based on the average of the ENR 20-Cities and San Francisco Construction Cost Indexes. The fee adjustment includes the addition of the bridge widening on Sierra College Blvd southbound on I-80 and the change in the DUE rate for private schools. The inflationary adjustment for 2025/26 totals 0.105% - an increase of \$1 - \$5 per district. The Tier 2 Fee Program fee schedule has been updated to reflect the same 0.105% inflationary adjustment.

Matt Medill asked about revisiting the fee formula and project list in light of Measure B's failure to pass. Staff will schedule a workshop to evaluate if the current formula is appropriate. Regarding SR 65 improvements, Rick said that we are moving forward with developing a PID for tolled express lanes on SR 65. Matt Click noted that while tolling can generate revenue, it's allowable uses are limited under state law. Additionally, we have put in for \$25M BUILD grant to support the widening of Southbound 65.

The TAC concurred with taking the Fee Program adjustments to the SPRTA this month.

FY 2024/25 Administrative Budget Amendment #1

Rick said that we will be presenting the FY 2024/25 Administrative Budget Amendment #1 to the Board this month. The amendment includes an additional 40 staff hours totaling \$6,639 to cover account allocation 'clean up' costs and Tier 2 deferrals research and corrections. The TAC approved the Administrative Budget as presented.

Allocation for SR 65 Project Initiation Document (PID)

Staff is bringing an item to the Board this month to allocate \$500,000 from the Regional Transportation and Air Quality Mitigation Fee Program (Tier 1) to support the planning phase of the SR 65 Express Lanes project. These funds will be used to develop a Project Initiation Document (PID), that defines the project scope, cost estimate, and schedule for environmental clearance and design work.

The envisioned express lanes would add toll lanes in the north and southbound medians on SR 65 between I-80 and Lincoln Boulevard. The first phase would construct a southbound express lane from south of Sunset Boulevard to south of Galleria Boulevard. This would be a

separated lane, delineated from general-purpose lanes. The project is expected to be phased with future funding as revenue becomes available. Early coordination with Caltrans staff is underway.

The TAC concurred with the staff recommendation as presented.

Allocation 'Clean Up'

Rick noted that the TAC received a list of inactive projects proposed for closed out, including allocations and expenditures to date. With TAC's concurrence, a resolution will be brought to the SPRTA Board to rescind any remaining balance and close them out. Rick asked the TAC to review the list and inform staff if they intend to submit additional invoices for these identified projects.

ADUs and Patio Areas

Rick shared that in talking to Mark Johnson, there was uncertainty about whether jurisdictions are charging fees for enclosed patio spaces. He suggested this could be a topic for discussion during the next meeting on ADUs.

Other Items

- a. April 23 @ 10 AM - SPRTA Board Meeting
- b. May 13th - 2:00 PM: SPRTA TAC

The meeting concluded at 2:27 PM.

ss:rc