



A G E N D A

Wednesday, December 3, 2025
10:45 AM

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

Simultaneous Teleconference Locations

- Sheraton San Diego Resort
1380 Harbor Island Drive, San Diego, CA
Marina Tower Conference Room

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/93217064652>

You can also dial in using your phone: +1 669 900 6833 **Webinar ID:** 932 1706 4652

- A. Flag Salute**
- B. Roll Call**
- C. Meeting Procedures**
Solvi Sabol, Clerk to the Board
- D. Agenda Review**
Matt Click, Executive Director

Info

- E. AB 2449** **Action**
Matt Click, Executive Director
▪ 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)).
- F. Approval of Minutes:** October 29, 2025 **Action**
Pg. 1
- G. Public Comment**
Persons may address the Board on items not on this agenda. Please limit comments to three (3) minutes.
- H. 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 I-80 / SR 65 Interchange Value Engineering Analysis – Expenditure Authorization (\$107,252.32)
2. Approval of the 2026 SPRTA Board Meetings Pg. 5
- I. PUBLIC HEARING: Amended and Restated Joint Powers Authority relating to the California Statewide Communities' Development Authority (SCDA) and Approval of the Local Financing to be Issued by CSCDA through the Statewide Community Infrastructure Program (SCIP).** **Action**
Pg. 6
Rick Carter, Deputy Executive Director
▪ Conduct a public hearing and consider approval of an agreement with CSCDA and participation in the Statewide Community Infrastructure Program (SCIP), and adopt Resolution No. 25-07 authorizing SPRTA to enter into the Amended and Restated Joint Exercise of Powers Agreement with CSCDA and approve local participation in SCIP.
- J. FY 2024/25 Regional Transportation and Air Quality Mitigation Fee Annual Report and Update on Tier 2 Fee Deferral Program** **Action**
Pg. 50
Cory Peterson, Senior Transportation Planner
▪ Staff recommends that the SPRTA Board accept the Regional Transportation and Air Quality Mitigation Fee annual report for FY 2024/25
- K. Selection of Chair and Vice Chair for 2026** **Action**
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Matt Click, Executive Director
Designate the Board Member representing the City of Lincoln as Chair and the Board Member representing the City of Rocklin as Vice Chair for the 2026 calendar year.

L. Executive Director's Report

Info

M. Board Direction to Staff

N. Informational Items

1. SPRTA TAC Minutes: November 18, 2025
2. SPRTA Statement of Net Position – September 2025

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Separate
Cover

**Next regularly scheduled SPRTA Board Meeting
January 28, 2026**



ACTION MINUTES October 29, 2025

A meeting of the South Placer Regional Transportation Authority (SPRTA) Board convened on Wednesday, October 29, 2025, at 10:00 AM at the Placer County Board of Supervisors Chambers, 175 Fulweiler Avenue, California.

Board in Attendance:

- Holly Andreatta, (City of Lincoln)
- Ken Broadway (City of Rocklin)
- Bruce Houdesheldt (City of Roseville)
- Suzanne Jones, Chair (Placer County)

Staff:

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

Agenda Review

No changes to the August 27, 2025 SPRTA Board of Directors agenda.

AB 2449

No action necessary.

Approval of Action Minutes: August 27, 2025

Houdesheldt abstained. Upon motion by Broadway, seconded by Jones, the August 27, 2025 Board meeting minutes were approved.

Public Comment

No public comment was provided.

The Ferguson Group Letter of Task Agreement & Regional Transportation and Air Quality Mitigation Fee Allocation Request for Interstate 80/Rocklin Road IC Build Grant Application

Presentation provided by Rick Carter, Deputy Executive Director

Rick presented a recommendation to authorize the Executive Director to execute Letter of Task Agreement (LOTA) 25-07 with The Ferguson Group to prepare a 2026 federal BUILD Grant application for the I-80/Rocklin Road Interchange Project. Staff also recommended adopting Resolution #25-07 to allocate \$69,758 of Regional Transportation and Air Quality Mitigation Fees to SPRTA for this work. The Ferguson Group previously prepared a successful 2025 BUILD Grant application and would perform similar services under PCTPA's existing contract. Staff confirmed sufficient funds are available, and the SPRTA Technical Advisory Committee concurred with the proposed allocation.

Upon motion by Broadway, seconded by Andreatta, the Board (1) authorized the Executive Director to execute a Letter of Task Agreement (LOTA) 25-07 with The Ferguson Group (TFG) to prepare a 2026 federal BUILD Grant application for the I-80/Rocklin Road

Interchange Project; and (2) adopted Resolution #25-07 to allocate \$69,758 of Regional Transportation and Air Quality Mitigation Fees to SPRTA for the grant application preparation.

Executive Director’s Report

Matt thanked the Board for their prior action, noting that it will streamline administrative processes as staff collaborates with the City of Rocklin and the Ferguson Group on the upcoming grant application.

Adjourn

The SPRTA Board meeting concluded at approximately 10:26 AM. A video of this meeting can be viewed here: [October_29_SPRTA_Video_Link](#).

NEXT REGULARLY SCHEDULED BOARD MEETING: December 3, 2025.

Matt Click, Executive Director

Suzanne Jones, Chair

Solvi Sabol, Clerk of the Board



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

TO: SPRTA Board of Directors

DATE: December 3, 2025

FROM: Matt Click, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for December 3, 2025, agenda for your review and action.

1. I-80 / SR 65 Interchange Value Engineering Analysis – Expenditure Authorization (\$107,252.32)

PCTPA proposes to conduct a Value Engineering (VE) analysis to identify feasible construction phases for the I-80 / SR 65 Interchange and associated SR 65 projects, building on all work completed to date. Jacobs will lead the VE analysis with team support from Mark Thomas, Fehr & Peers, and ICF, working collaboratively with Caltrans, CHP-FSP, local agencies, and independent reviewers.

The VE effort will use a collaborative, workshop-based process to develop a repackaged, prioritized list of project elements that align with future federal and State funding opportunities. This approach shifts the focus from an unfundable \$800+ million full interchange concept to smaller, competitive project packages in the \$25–\$50 million range. Results will be incorporated into the upcoming Placer–Sacramento Gateway Corridor Plan update. Pending PCTPA Board approval, work would begin in December and conclude by March 2026, with VE workshops scheduled in January and/or February.

Jacobs, Mark Thomas, Fehr & Peers, and ICF previously completed the original design, right-of-way, and environmental clearance for the interchange and SR 65 projects and remain under contract for SR 65 projects, ensuring continuity for this VE effort. Jacobs' cost proposal is not to exceed \$107,252.32, with funding proposed through SPRTA. Of SPRTA's \$4.5 million allocation to PCTPA, approximately \$1.04 million remains available—sufficient to fully fund the VE analysis. PCTPA's FY 2025/26 Overall Work Program will be updated through Amendment #2 to include this work.

Earlier today, the PCTPA Board conditionally approved a sole-source contract authorization with the Jacobs team, based on continuation of existing consultant services, and authorized the Executive Director to execute Letter of Task Agreement #25-02 pending SPRTA Board approval of the related expenditure.

Staff recommend the SPRTA Board approve the expenditure of \$107,252.32 to fund the VE analysis. The SPRTA TAC concurred with staff recommendation.

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2. Approval of the 2026 SPRTA Board Meetings

Per the SPRTA Joint Powers Authority Agreement, amended March 2024, Paragraph B(1) of Section 7 ADMINISTRATION, was amended as follows: Regular Meetings. The Board shall establish the number of regular meetings to be held each year and the date, hour and location at which such regular meetings shall be held; provided, that the Board shall meet at least once every six (6) months or semiannually." To that end, staff recommends approval of the 2026 SPRTA Board Meetings.

DM:rc:ss:mbc



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

TO: SPRTA Board of Directors **DATE: December 3, 2025**

FROM: Rick Carter, Deputy Executive Director

SUBJECT: PUBLIC HEARING: AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA STATEWIDE COMMUNITIES' DEVELOPMENT AUTHORITY (CSCDA) AND APPROVAL OF LOCAL FINANCING TO BE ISSUED BY CSCDA THROUGH THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM (SCIP)

ACTION REQUESTED

1. Conduct a public hearing to consider an agreement with CSCDA and to expand participation in Statewide Community Infrastructure Program (SCIP) financing to be issued by CSCDA.
2. Adopt Resolution #25-08, authorizing SPRTA to enter into the Amended and Restated Joint Exercise of Powers Agreement Relating to the California Statewide Community Development Authority (CSCDA) and to provide local approval to participate in Statewide Community Infrastructure Program (SCIP).

BACKGROUND

In March 2007, SPRTA adopted resolution 07-02 to participate in SCIP, which provides developers with a financing mechanism (assessment districts) to pay SPRTA development impact fees. Developers have used the SCIP twelve times over the last 10 years to finance SPRTA fees. In 2020, SCIP was revised to add the use of community facilities districts (CFDs) to finance impact fees. However, execution of an amended agreement and SPRTA approval of these SCIP financing mechanisms is needed before any developer may use CFDs to pay SPRTA impact fees and a request to use a CFD has been made by the Westbrook development in Roseville. In addition to SPRTA, the Cities of Lincoln, Rocklin and Roseville, and Placer County are all SCIP participants.

The proposed resolution authorizes CSCDA to accept applications from owners of property within the planning jurisdiction of SPRTA to apply for tax-exempt financing of public capital improvements and development related fees through the SCIP. It also authorizes CSCDA to form assessment districts and community facilities districts within SPRTA's boundaries, conduct assessment and special tax proceedings and levy assessments and special taxes against the property of participating owners. It approves the form of a resolution (attached to the SCIP resolution as Exhibit A) and an acquisition agreement (attached to the SCIP resolution as Exhibit B), to be entered into with the participating property owner/developer, if applicable, to provide the terms and conditions under which financing for public capital improvements will be provided and to establish the procedure for disbursement of bond proceeds to pay for completed facilities. It also authorizes miscellaneous related actions and makes certain findings and determinations required by law.

In addition to the funding of public capital improvements and development related fees, the proposed SCIP resolution authorizes CSCDA to form community facilities districts within SPRTA's boundaries

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STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM
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to levy special taxes to fund public services necessitated by new development projects, if approved by the participating property owner. Similar to the funding of public capital improvements and development related fees, once an application is received by the participating property owner and approved by SPRTA, CSCDA handles all district formation and district administration. CSCDA will coordinate with SPRTA annually to prepare the budget for the levy and will levy and collect the special taxes for disbursement to SPRTA when collected.

Pursuant to Government Code Section 6586.5, notice to the public was provided at least five days prior to the hearing. The public hearing notice was published in the Roseville Press Tribune and Lincoln New Messenger on November 21, 2025. Notice was also posted on PCTPA's website.

DISCUSSION

Staff receive requests to pay SPRTA fees via the SCIP from CSCDA roughly once per year. Staff work directly with CSCDA staff to effectuate the process. Typically, the developer will pay the development fees at the time of permit issuance and will be reimbursed from the SCIP bond proceeds when the SCIP bonds are issued. Staff have not experienced any significant complications with this process. The fees can also be funded directly from the proceeds of the SCIP bonds, but this is not typically done for SPRTA fees due to complications coordinating this with the City or County permitting counters.

Legal counsel has reviewed and approved as to form the attached resolution and fee collection agreement. The SPRTA Technical Advisory Committee (TAC) has also concurred with staff's recommendation.

FINANCIAL ANALYSIS

The proposed action has a negligible fiscal impact. There is a minor administrative cost to coordinate with CSCDA for each development and SPRTA has established a \$250 fee to offset these costs. The SCIP also results in the fee revenue for the entire development being available to SPRTA as a lump sum earlier than if paid with each permit at the permit counter which may help accelerate project delivery.

ATTACHMENTS:

- Attach 1: Amended and Restated Joint Exercise of Powers Agreement Relating to the California Statewide Community Development Authority
- Attach 2: Resolution 25-08 including Exhibits A, B, C and D

RC:ss:mbc

**AMENDED AND RESTATED
JOINT EXERCISE OF POWERS AGREEMENT
RELATING TO THE CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY**

THIS AGREEMENT, dated as of June 1, 1988, by and among the parties executing this Agreement (all such parties, except those which have withdrawn in accordance with Section 13 hereof, being herein referred to as the "Program Participants"):

WITNESSETH

WHEREAS, pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California (the "Joint Exercise of Powers Act"), two or more public agencies may by agreement jointly exercise any power common to the contracting parties; and

WHEREAS, each of the Program Participants is a "public agency" as that term is defined in Section 6500 of the Government Code of the State of California, and

WHEREAS, each of the Program Participants is empowered to promote economic development, including, without limitation, the promotion of opportunities for the creation or retention of employment, the stimulation of economic activity, and the increase of the tax base, within its boundaries; and

WHEREAS, a public entity established pursuant to the Joint Exercise of Powers Act is empowered to issue industrial development bonds pursuant to the California Industrial Development Financing Act (Title 10 (commencing with Section 91500 of the Government Code of the State of California)) (the "Act") and to otherwise undertake financing programs under the Joint Exercise of Powers Act or other applicable provisions of law to promote economic development through the issuance of bonds, notes, or other evidences of indebtedness, or certificates of participation in leases or other agreements (all such instruments being herein collectively referred to as "Bonds"); and

WHEREAS, in order to promote economic development within the State of California, the County Supervisors Association of California ("CSAC"), together with the California Manufacturers Association, has established the Bonds for Industry program (the "Program").

WHEREAS, in furtherance of the Program, certain California counties (collectively, the "Initial Participants") have entered into that certain Joint Exercise of Powers Agreement dated as of November 18, 1987 (the "Initial Agreement"), pursuant to which the California Counties Industrial Development Authority has been established as a separate entity under the Joint Exercise of Powers Act for the purposes and with the powers specified in the Initial Agreement; and

WHEREAS, the League of California Cities ("LCC") has determined to join as a sponsor of the Program and to actively participate in the administration of the Authority; and

WHEREAS, the Initial Participants have determined to specifically authorize the Authority to issue Bonds pursuant to

Article 2 of the Joint Exercise of Powers Act ("Article 2") and Article 4 of the Joint Exercise of Powers Act ("Article 4"), as well as may be authorized by the Act or other applicable law; and

WHEREAS, the Initial Participants desire to rename the California Counties Industrial Development Authority to better reflect the additional sponsorship of the Program; and

WHEREAS, each of the Initial Participants has determined that it is in the public interest of the citizens within its boundaries, and to the benefit of such Initial Participant and the area and persons served by such Initial Participant, to amend and restate in its entirety the Initial Agreement in order to implement the provisions set forth above; and

WHEREAS, it is the desire of the Program Participants to use a public entity established pursuant to the Joint Exercise of Powers Act to undertake projects within their respective jurisdictions that may be financed with Bonds issued pursuant to the Act, Article 2, Article 4, or other applicable provisions of law; and

WHEREAS, the projects undertaken will result in significant public benefits, including those public benefits set forth in Section 91502.1 of the Act, an increased level of economic activity, or an increased tax base, and will therefore serve and be of benefit to the inhabitants of the jurisdictions of the Program Participants;

NOW, THEREFORE, the Program Participants, for and in consideration of the mutual promises and agreements herein contained, do agree to restate and amend the Initial Agreement in its entirety to provide as follows:

Section 1. Purpose.

This Agreement is made pursuant to the provisions of the Joint Exercise of Powers Act, relating to the joint exercise of powers common to public agencies, in this case being the Program Participants. The Program Participants each possess the powers referred to in the recitals hereof. The purpose of this Agreement is to establish an agency for, and with the purpose of, issuing Bonds to finance projects within the territorial limits of the Program Participants pursuant to the Act, Article 2, Article 4, or other applicable provisions of law; provided, however that nothing in this Agreement shall be construed as a limitation on the rights of the Program Participants to pursue economic development outside of this Agreement, including the rights to issue Bonds through industrial development authorities under the Act, or as otherwise permitted by law.

Within the various jurisdictions of the Program Participants such purpose will be accomplished and said powers exercised in the manner hereinafter set forth.

Section 2. Term.

This Agreement shall become effective as of the date hereof and shall continue in full force and effect for a period of forty (40) years from the date hereof, or until such time as it is terminated in writing by all the Program Participants; provided, however, that this Agreement shall not terminate or be terminated until the date on which all Bonds or other indebtedness issued or

caused to be issued by the Authority shall have been retired, or full provision shall have been made for their retirement, including interest until their retirement date.

Section 3. Authority.

A. CREATION AND POWERS OF AUTHORITY.

(1) Pursuant to the Joint Exercise of Powers Act, there is hereby created a public entity to be known as the "California Statewide Communities Development Authority" (the "Authority"), and said Authority shall be a public entity separate and apart from the Program Participants. Its debts, liabilities and obligations do not constitute debts, liabilities or obligations of any party to this Agreement.

B. COMMISSION.

The Authority shall be administered by a Commission (the "Commission") which shall consist of seven members, each serving in his or her individual capacity as a member of the Commission. The Commission shall be the administering agency of this Agreement, and, as such, shall be vested with the powers set forth herein, and shall execute and administer this Agreement in accordance with the purposes and functions provided herein.

Four members of the Commission shall be appointed by the governing body of CSAC and three members of the Commission shall be appointed by the governing body of LCC. Initial members of the Commission shall serve a term ending June 1, 1991. Successors to such members shall be selected in the manner in which the respective initial member was selected and shall serve a term of three years. Any appointment to fill an unexpired term, however, shall be for such unexpired term. The term of office specified above shall be applicable unless the term of office of the respective member is terminated as hereinafter provided, and provided that the term of any member shall not expire until a successor thereto has been appointed as provided herein.

Each of CSAC and LCC may appoint an alternate member of the Commission for each member of the Commission which it appoints. Such alternate member may act as a member of the Commission in place of and during the absence or disability of such regularly appointed member. All references in this Agreement to any member of the Commission shall be deemed to refer to and include the applicable alternate member when so acting in place of a regularly appointed member.

Each member or alternate member of the Commission may be removed and replaced at any time by the governing body by which such member was appointed. Any individual, including any member of the governing body or staff of CSAC or LCC, shall be eligible to serve as a member or alternate member of the Commission.

Members and alternate members of the Commission shall not receive any compensation for serving as such but shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a member or alternate member, if the Commission shall determine that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

C. OFFICERS; DUTIES; OFFICIAL BONDS.

The Commission shall elect a Chair, a Vice-Chair, and a Secretary of the Authority from among its members to serve for such term as shall be determined by the Commission. The Commission shall appoint one or more of its officers or employees to serve as treasurer, auditor, and controller of the Authority (the "Treasurer") pursuant to Section 6505.6 of the Joint Exercise of Powers Act to serve for such term as shall be determined by the Commission.

Subject to the applicable provisions of any resolution, indenture or other instrument or proceeding authorizing or securing Bonds (each such resolution, indenture, instrument and proceeding being herein referred to as an "Indenture") providing for a trustee or other fiscal agent, the Treasurer is designated as the depository of the Authority to have custody of all money of the Authority, from whatever source derived.

The Treasurer of the Authority shall have the powers, duties and responsibilities specified in Section 6505.5 of the Joint Exercise of Powers Act.

The Treasurer of the Authority is designated as the public officer or person who has charge of, handles, or has access to any property of the Authority, and such officer shall file an official bond with the Secretary of the Authority in the amount specified by resolution of the Commission but in no event less than \$1,000. If and to the extent permitted by law, any such officer may satisfy this requirement by filing an official bond in at least said amount obtained in connection with another public office.

The Commission shall have the power to appoint such other officers and employees as it may deem necessary and to retain independent counsel, consultants and accountants.

The Commission shall have the power, by resolution, to the extent permitted by the Joint Exercise of Powers Act or any other applicable law, to delegate any of its functions to one or more of the members of the Commission or officers or agents of the Authority and to cause any of said members, officers or agents to take any actions and execute any documents or instruments for and in the name and on behalf of the Commission or the Authority.

D. MEETINGS OF THE COMMISSION.

(1) Regular Meetings.

The Commission shall provide for its regular meetings; provided, however, it shall hold at least one regular meeting each year. The date, hour and place of the holding of the regular meetings shall be fixed by resolution of the Commission and a copy of such resolution shall be filed with each party hereto.

(2) Special Meetings.

Special meetings of the Commission may be called in accordance with the provisions of Section 54956 of the Government Code of the State of California.

(3) Ralph M. Brown Act.

All meetings of the Commission, including, without limitation, regular, adjourned regular, special, and adjourned

special meetings shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California).

(4) Minutes.

The Secretary of the Authority shall cause to be kept minutes of the regular, adjourned regular, special, and adjourned special meetings of the Commission and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each member of the Commission.

(5) Quorum.

A majority of the members of the Commission which includes at least one member appointed by the governing body of each of CSAC and LCC shall constitute a quorum for the transaction of business. No action may be taken by the Commission except upon the affirmative vote of a majority of the members of the Commission which includes at least one member appointed by the governing body of each of CSAC and LCC, except that less than a quorum may adjourn a meeting to another time and place.

E. RULES AND REGULATIONS.

The Authority may adopt, from time to time, by resolution of the Commission such rules and regulations for the conduct of its meetings and affairs as may be required.

Section 4. Powers.

The Authority shall have any and all powers relating to economic development authorized by law to each of the parties hereto and separately to the public entity herein created, including, without limitation, the promotion of opportunities for the creation and retention of employment, the stimulation of economic activity, and the increase of the tax base, within the jurisdictions of such parties. Such powers shall include the common powers specified in this Agreement and may be exercised in the manner and according to the method provided in this Agreement. All such powers common to the parties are specified as powers of the Authority. The Authority is hereby authorized to do all acts necessary for the exercise of such powers, including, but not limited to, any or all of the following: to make and enter into contracts; to employ agents and employees; to acquire, construct, provide for maintenance and operation of, or maintain and operate, any buildings, works or improvements; to acquire, hold or dispose of property wherever located; to incur debts, liabilities or obligations; to receive gifts, contributions and donations of property, funds, services and other forms of assistance from persons, firms, corporations and any governmental entity; to sue and be sued in its own name; and generally to do any and all things necessary or convenient to the promotion of economic development, including without limitation the promotion of opportunities for the creation or retention of employment, the stimulation of economic activity, and the increase of the tax base, all as herein contemplated. Without limiting the generality of the foregoing, the Authority may issue or cause to be issued bonded and other indebtedness, and pledge any property or revenues as security to the extent permitted under the Joint

Exercise of Powers Act, including Article 2 and Article 4, the Act or any other applicable provision of law.

The manner in which the Authority shall exercise its powers and perform its duties is and shall be subject to the restrictions upon the manner in which a California county could exercise such powers and perform such duties until a California general law city shall become a Program Participant, at which time it shall be subject to the restrictions upon the manner in which a California general law city could exercise such powers and perform such duties. The manner in which the Authority shall exercise its powers and perform its duties shall not be subject to any restrictions applicable to the manner in which any other public agency could exercise such powers or perform such duties, whether such agency is a party to this Agreement or not.

Section 5. Fiscal Year.

For the purposes of this Agreement, the term "Fiscal Year" shall mean the fiscal year as established from time to time by the Authority, being, at the date of this Agreement, the period from July 1 to and including the following June 30, except for the first Fiscal Year which shall be the period from the date of this Agreement to June 30, 1988.

Section 6. Disposition of Assets.

At the end of the term hereof or upon the earlier termination of this Agreement as set forth in Section 2 hereof, after payment of all expenses and liabilities of the Authority, all property of the Authority both real and personal shall automatically vest in the Program Participants and shall thereafter remain the sole property of the Program Participants; provided, however, that any surplus money on hand shall be returned in proportion to the contributions made by the Program Participants.

Section 7. Bonds.

The Authority shall issue Bonds for the purpose of exercising its powers and raising the funds necessary to carry out its purposes under this Agreement. Said Bonds may, at the discretion of Authority, be issued in series.

The services of bond counsel, financing consultants and other consultants and advisors working on the projects and/or their financing shall be used by the Authority. The fees and expenses of such counsel, consultants, advisors, and the expenses of CSAC, LCC, and the Commission shall be paid from the proceeds of the Bonds or any other unencumbered funds of the Authority available for such purpose.

Section 9. Local Approval.

A copy of the application for financing of a project shall be filed by the Authority with the Program Participant in whose jurisdiction the project is to be located. The Authority shall not issue Bonds with respect to any project unless the governing body of the Program Participant in whose jurisdiction the project is to be located, or its duly authorized designee, shall approve, conditionally or unconditionally, the project, including the issuance of Bonds therefor. Action to approve or disapprove a project shall be taken within 45 days of the filing with the Program Participant.

Certification of approval or disapproval shall be made by the clerk of the governing body of the Program Participant, or by such other officer as may be designated by the applicable Program Participant, to the Authority.

Section 8. Bonds Only Limited and Special Obligations of Authority.

The Bonds, together with the interest and premium, if any, thereon, shall not be deemed to constitute a debt of any Program Participant, CSAC, or LCC or pledge of the faith and credit of the Program Participants, CSAC, LCC, or the Authority. The Bonds shall be only special obligations of the Authority, and the Authority shall under no circumstances be obligated to pay the Bonds or the respective project costs except from revenues and other funds pledged therefor. Neither the Program Participants, CSAC, LCC, nor the Authority shall be obligated to pay the principal of, premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Program Participants nor the faith and credit of CSAC, LCC, or the Authority shall be pledged to the payment of the principal of, premium, if any, or interest on the Bonds nor shall the Program Participants, CSAC, LCC, or the Authority in any manner be obligated to make any appropriation for such payment.

No covenant or agreement contained in any Bond or Indenture shall be deemed to be a covenant or agreement of any member of the Commission, or any officer, agent or employee of the Authority in his individual capacity and neither the Commission of the Authority nor any officer thereof executing the Bonds shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

Section 10. Accounts and Reports.

All funds of the Authority shall be strictly accounted for. The Authority shall establish and maintain such funds and accounts as may be required by good accounting practice and by any provision of any Indenture (to the extent such duties are not assigned to a trustee of Bonds). The books and records of the Authority shall be open to inspection at all reasonable times by each Program Participant.

The Treasurer of the Authority shall cause an independent audit to be made of the books of accounts and financial records of the Agency by a certified public accountant or public accountant in compliance with the provisions of Section 6505 of the Joint Exercise of Powers Act. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California and shall conform to generally accepted auditing standards. When such an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as public records with each Program Participant and also with the county auditor of each county in which a Program Participant is located. Such report shall be filed within 12 months of the end of the Fiscal Year or Years under examination.

Any costs of the audit, including contracts with, or employment of, certified public accountants or public accountants in

making an audit pursuant to this Section, shall be borne by the Authority and shall be a charge against any unencumbered funds of the Authority available for that purpose.

In any Fiscal Year the Commission may, by resolution adopted by unanimous vote, replace the annual special audit with an audit covering a two-year period.

The Treasurer of the Authority, within 120 days after the close of each Fiscal Year, shall give a complete written report of all financial activities for such Fiscal Year to each of the Program Participants to the extent such activities are not covered by the reports of the trustees for the Bonds. The trustee appointed under each Indenture shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said Indenture. Said trustee may be given such duties in said Indenture as may be desirable to carry out this Agreement.

Section 11. Funds.

Subject to the applicable provisions of each Indenture, which may provide for a trustee to receive, have custody of and disburse Authority funds, the Treasurer of the Authority shall receive, have the custody of and disburse Authority funds pursuant to the accounting procedures developed under Section 10 hereof, and shall make the disbursements required by this Agreement or otherwise necessary to carry out any of the provisions or purposes of this Agreement.

Section 12. Notices.

Notices and other communications hereunder to the Program Participants shall be sufficient if delivered to the clerk of the governing body of each Program Participant.

Section 13. Withdrawal and Addition of Parties.

A Program Participant may withdraw from this Agreement upon written notice to the Commission; provided, however, that no such withdrawal shall result in the dissolution of the Authority so long as any Bonds remain outstanding under an Indenture. Any such withdrawal shall be effective only upon receipt of the notice of withdrawal by the Commission which shall acknowledge receipt of such notice of withdrawal in writing and shall file such notice as an amendment to this Agreement effective upon such filing.

Qualifying public agencies may be added as parties to this Agreement and become Program Participants upon: (i) the filing by such public agency of an executed counterpart of this Agreement, together with a certified copy of the resolution of the governing body of such public agency approving this Agreement and the execution and delivery hereof; and (ii) adoption of a resolution of the Commission approving the addition of such public agency as a Program Participant. Upon satisfaction of such conditions, the Commission shall file such executed counterpart of this Agreement as an amendment hereto, effective upon such filing.

Section 14. Indemnification.

To the full extent permitted by law, the Commission may authorize indemnification by the Authority of any person who is or was a member or alternate member of the Commission, or an

officer, employee or other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a member or alternate member of the Commission, or an officer, employee or other agent of the Authority, against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith and in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal proceeding, had no reasonable cause to believe the conduct of such person was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

Section 15. Contributions and Advances.

Contributions or advances of public funds and of the use of personnel, equipment or property may be made to the Authority by the parties hereto for any of the purposes of this Agreement. Payment of public funds may be made to defray the cost of any such contribution. Any such advance may be made subject to repayment, and in such case shall be repaid, in the manner agreed upon by the Authority and the party making such advance at the time of such advance.

Section 16. Immunities.

All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, all pension, relief, disability, workers' compensation, and other benefits which apply to the activity of officers, agents or employees of Program Participants when performing their respective functions within the territorial limits of their respective public agencies, shall apply to them to the same degree and extent while engaged as members of the Commission or otherwise as an officer, agent or other representative of the Authority or while engaged in the performance of any of their functions or duties extraterritorially under the provisions of this Agreement.

Section 17. Amendments.

Except as provided in Section 13 above, this Agreement shall not be amended, modified, or altered except by a written instrument duly executed by each of the Program Participants.

Section 18. Effectiveness.

This Agreement shall become effective and be in full force and effect and a legal, valid and binding obligation of each of the Program Participants at 9:00 a.m., California time, on the date that the Commission shall have received from each of the Initial Participants an executed counterpart of this Agreement, together with a certified copy of a resolution of the governing body of each such Initial Participant approving this Agreement and the execution and delivery hereof.

Section 19. Partial Invalidity.

If anyone or more of the terms, provisions, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason

RESOLUTION NO. 25-08

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY AUTHORIZING THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY TO BECOME A CSCDA PROGRAM PARTICIPANT AND TO EXPAND ITS PARTICIPATION IN THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT SPECIAL ASSESSMENT PROCEEDINGS AND LEVY ASSESSMENTS AND SPECIAL TAXES AND TO FORM ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS WITHIN THE TERRITORY OF THE SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY; EMBODYING A JOINT COMMUNITY FACILITIES AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS OF COMMUNITY FACILITIES DISTRICT FINANCINGS; APPROVING FORM OF ACQUISITION AGREEMENT FOR USE WHEN APPLICABLE; AND AUTHORIZING RELATED ACTIONS

The following resolution was duly passed by the Board of the South Placer Regional Transportation Authority at a regular meeting held December 3, 2025 by the following vote on roll call:

WHEREAS, the California Statewide Communities Development Authority (the “Authority”) is a joint exercise of powers authority, lawfully formed and operating within the State pursuant to an agreement (the “Joint Powers Agreement”) entered into as of June 1, 1988 under the authority of Title 1, Division 7, Chapter 5 (commencing with Section 6500) of the California Government Code (the “JPA Law”), the members of which include numerous cities, counties and local agencies in the State of California ; and

WHEREAS, the Joint Powers Agreement authorizes the Authority to undertake financing programs under any applicable provisions of State law to promote economic development, the stimulation of economic activity, and the increase of the tax base within the jurisdictional boundaries of its members (such members, the “Program Participants”); and

WHEREAS, the South Placer Regional Transportation Authority (“SPRTA”) has previously entered into a Fee Collection and Disbursement Agreement, dated as of March 28, 2007 (the “Fee Collection and Disbursement Agreement”) with the Authority;

WHEREAS, SPRTA has expressed an interest in expanding its participation in the economic development financing programs (the “Programs”) in conjunction with other Program Participants; and

WHEREAS, there is now before SPRTA the form of the Joint Powers Agreement; and

WHEREAS, SPRTA proposes to expand its participation in the Programs and desires that certain projects to be located within SPRTA be financed pursuant to the Programs and it is in the public interest and for the public benefit of SPRTA do so; and

WHEREAS, as one of the Programs under the Joint Powers Agreement, the Authority has established the Statewide Community Infrastructure Program (“SCIP”) to allow the financing of certain public capital improvements to be constructed by or on behalf of property owners for acquisition by a public agency (the “Improvements”) and improvements eligible for funding from certain development impact fees, capacity fees and/or other development related charges (the “Fees”) levied in accordance with the Mitigation Fee Act (California Government Code Sections 66000 and following) and other authority providing for the levy of fees on new development to pay for public capital improvements (collectively, the “Fee Act”) through the levy of special assessments pursuant to the Municipal Improvement Act of 1913 (Streets and Highways Code Sections 10000 and following) (the “1913 Act”) and the issuance of improvement bonds (the “Improvement Bonds”) under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the “1915 Act”) upon the security of the unpaid special assessments; and

WHEREAS, the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State (the “Mello-Roos Act”) is an applicable provision of State law available to, among other things, finance public improvements and public services (“Services”) necessary to meet increased demands placed upon local agencies as a result of development; and

WHEREAS, the Authority also uses SCIP to allow the financing of Fees and Improvements through the levy of special taxes and the issuance of special tax bonds (the “Special Tax Bonds” and, together with the Improvement Bonds, the “Local Obligations”) under the Mello-Roos Act upon the security of the special taxes and to allow the financing of Services through the levy of special taxes under the Mello Roos Act; and

WHEREAS, SPRTA has previously participated in SCIP pursuant to the Fee Collection and Disbursement Agreement, which allowed the owners of property being developed within SPRTA’s jurisdiction (“Participating Developers”) to finance SPRTA Fees through SCIP in connection with Authority assessment proceedings to form assessment districts (“Assessment Districts”) under the 1913 Act and the issuance of Local Obligations under the 1915 Act for city or county agency participants; and

WHEREAS, SPRTA desires to expand its participation by allowing the Authority to conduct proceedings and to form community facilities districts (“CFDs”) and to issue Local Obligations under the Mello-Roos Act, as well as to conduct assessment proceedings to form Assessment Districts to issue Local Obligations, to finance Fees levied on such properties and Improvements, provided that such Participating Developers voluntarily agree to participate and consent to the levy of the assessments or special taxes, as applicable; and

WHEREAS, the Fee Collection and Disbursement Agreement shall remain in force with respect to any Assessment District formed pursuant to its provisions until all Local Obligations have been retired and the authority to levy the assessment conferred by any assessment proceedings carried out pursuant to the Fee Collection and Disbursement Agreement has ended or its otherwise terminated; and

WHEREAS, SPRTA desires to allow the Participating Developers to participate in SCIP and to allow the Authority to conduct proceedings and to form CFDs to levy special taxes to finance Services, provided that such Participating Developers voluntarily agree to participate and consent to the levy of such special taxes and that such CFDs are not pooled together with projects in other jurisdictions; and

WHEREAS, from time to time when eligible property owners within the jurisdiction of SPRTA elect to be Participating Developers, the Authority will conduct proceedings under the 1913 Act and the Mello-Roos Act and issue Local Obligations under the 1915 Act and the Mello-Roos Act to finance Fees and Improvements and, at the conclusion of such proceedings, will levy assessments or special taxes, as applicable on such property within the territory of SPRTA; and

WHEREAS, both the Authority and SPRTA are “local agencies” under the Mello-Roos Act; and

WHEREAS, the Mello-Roos Act permits two or more local agencies to enter into a joint community facilities agreement to exercise any power authorized by the Mello-Roos Act; and

WHEREAS, SPRTA desires to enter into such an agreement with the Authority to authorize the Authority to form CFDs from time to time within the territorial limits of SPRTA to finance Fees, Improvements and Services necessitated by new development; and

WHEREAS, there has been presented to this meeting a proposed form of Resolution of Intention to be adopted by the Authority in connection with assessment proceedings (the “ROI”), a copy of which is attached hereto as Exhibit A, and the territory within which assessments may be levied for SCIP (provided that each Participating Developer consents to such assessment) shall be coterminous with SPRTA’s official boundaries of record at the time of adoption of such ROI, and reference is hereby made to such boundaries for the plat or map required to be included in this Resolution pursuant to Section 10104 of the Streets and Highways Code; and

WHEREAS, there has also been presented to this meeting a proposed form of Acquisition Agreement (the “Acquisition Agreement”), a copy of which is attached hereto as Exhibit B, to be approved as to form for use with respect to any Improvements to be constructed and installed by a Participating Developer and for which the Participating Developer requests acquisition financing as part of its SCIP application; and

WHEREAS, SPRTA will not be responsible for the conduct of any proceedings; the levy or collection of assessments or special taxes or any required remedial action in the case of delinquencies in such assessment or special tax payments; or the issuance, sale or administration of the Local Obligations or any other bonds issued in connection with SCIP; and

WHEREAS, the Authority periodically issues Local Obligations on behalf of the local agency participants in SCIP to provide financing for the Fees and Improvements; and

WHEREAS, where the Authority determines a project is eligible for a SCIP pooled issuance, the Authority issues revenue bonds pursuant to the Marks-Roos Local Bond Pooling Act of 1985, consisting of Article 4 (commencing with Section 6584) of Chapter 5, Division 7, Title 1 of the California Government Code (the “Marks-Roos Act”) concurrently with the issuance of Local Obligations, the proceeds of which are used to purchase the Local Obligations; and

WHEREAS, pursuant to Government Code Section 6586.5, notice was published at least five days prior to the adoption of this resolution at a public hearing, which was duly conducted by

this Board of Directors concerning the significant public benefits of SCIP and the financing of the Improvements and the public capital improvements to be paid for with the proceeds of the Fees;

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

1. The Joint Powers Agreement is hereby approved and the Executive Director, Chair or Vice Chair of the Board or any other Officer of SPRTA are each individually and severally hereby authorized and directed to execute said document.

2. This resolution shall constitute full “local approval,” under Section 9 of the Joint Powers Agreement, for the issuance of bonds by the Authority in accordance herewith and the issuance of any refunding bonds therefor.

3. SPRTA hereby consents to the conduct of proceedings by the Authority under the Mello Roos Act to form CFDs with boundaries that shall be coterminous with SPRTA’s official boundaries of record at the time of such proceedings or any portion thereof (the “Proposed Boundaries”), and to authorize a special tax and to issue bonds with respect thereto; provided that the Participating Developers, who shall be the legal owners of such property at the time of formation of the CFD, execute a written consent to the levy of special tax in connection with SCIP by the Authority and execute a ballot in favor of the formation of such CFD and the Mello-Roos Act.

4. SPRTA hereby consents to the conduct of special assessment proceedings by the Authority in connection with SCIP pursuant to the 1913 Act and the issuance of Local Obligations under the 1915 Act on any property within the Proposed Boundaries; provided, that:

(1) Such proceedings are conducted pursuant to one or more Resolutions of Intention in substantially the form of the ROI; and

(2) The Participating Developers, who shall be the legal owners of such property at the time of the formation of the Assessment District, execute a written consent to the levy of assessments in connection with SCIP by the Authority and execute an assessment ballot in favor of such assessment in compliance with the requirements of Section 4 of Article XIID of the State Constitution.

5. This resolution sets forth the terms of a “joint community facilities agreement” (as defined in Section 53316.2 of the Mello Roos Act) between SPRTA and the Authority. Adoption by the Commission of the Authority of each Resolution of Intention to form a CFD under the Mello-Roos Act to finance SPRTA Improvements, SPRTA Fees or SPRTA Services shall constitute acceptance of the terms hereof by the Authority with respect to such CFD. This Resolution and the Authority’s Resolution of Intention for the respective CFDs shall together embody a separate and independent joint community facilities agreement, or a joint agreement to fund services, for each CFD formed by the Authority (the “Joint Agreement”).

6. The Board of Directors hereby finds and determines that this resolution and the Joint Agreement are beneficial to the residents/customers of SPRTA and are in the best interests of the residents within SPRTA’s boundaries, and of the future residents of the area within the proposed CFDs and Assessment Districts. SPRTA hereby finds and declares that the issuance of revenue bonds by the Authority to purchase Local Obligations, and the issuance of

bonds to refund such revenue bonds, in connection with SCIP will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs, and the more efficient delivery of local SPRTA funded services to residential and commercial development within SPRTA.

7. The Authority has adopted Local Goals and Policies as required by Section 53312.7 of the Mello-Roos Act. SPRTA approves the use of those Local Goals and Policies in connection with the formation of CFDs. SPRTA hereby agrees that the Authority may act in lieu of SPRTA under those Local Goals and Policies in forming and administering the CFDs.

8. The Authority has prepared and will update from time to time the "SCIP Manual of Procedures" (the "Manual"), and SPRTA will handle Fee revenues and funds for Improvements for properties participating in SCIP in accordance with the procedures set forth in the Manual.

9. Pursuant to the Mello-Roos Act and this resolution, the Authority may conduct proceedings under the Mello-Roos Act to form the CFDs and to have such CFDs authorize the financing of (i) any or all of the facilities and Fees set forth on Exhibit C, attached hereto and (ii) any or all the Services set forth on Exhibit D, attached hereto. All of the facilities, whether to be financed directly or through Fees, shall be facilities that have an expected useful life of five years or longer and are facilities that SPRTA or other local public agencies, as the case may be, are authorized by law to construct, own or operate, or to which they may contribute revenue. The appropriate officials and staff of SPRTA are hereby authorized and directed to cooperate with the Authority and the Authority's special tax consultant and other consultants to calculate the appropriate level of the special tax to fund the Services for each CFD in connection with initial formation and in connection with the annual levy. Exhibit C and Exhibit D may be modified from time to time by written agreement between an authorized representative of the Authority and of SPRTA. The facilities are referred to herein as the "Improvements," and the Improvements to be owned by SPRTA (during construction or otherwise) are referred to as the "SPRTA Improvements." The Fees paid or to be paid to SPRTA are referred to as the "SPRTA Fees". The Services funded are referred to as the "SPRTA Services".

10. For Improvements, Fees or Services to be owned, used or provided by another local agency (a "Third Party Local Agency"), the Authority will separately identify them in its proceedings and will enter into a joint community facilities agreement with such Third Party Local Agency as required by the Mello-Roos Act. Each joint community facilities agreement with each Third Party Local Agency will contain a provision that the Third Party Local Agency will provide indemnification to SPRTA to the same extent that SPRTA provides indemnification to the Third Party Local Agency under the terms of this resolution.

11. SPRTA acknowledges that Improvements and Fees will be funded through a CFD only if they are necessary to meet increased demands placed upon SPRTA as a result of development occurring or expected to occur within the proposed CFD and Services will be funded through a CFD only if they are in addition to those provided in the territory of the CFD before the CFD was created and will not supplant existing services. In connection with the formation of each CFD, as may be required by the Authority's procedures, SPRTA shall certify that such requirements are satisfied in form and substance satisfactory to the Authority.

12. The Authority shall promptly transfer special tax collections for SPRTA Services, after payment of its own reasonable administrative costs incurred in the administration of the CFDs, to SPRTA. The Authority will apply the other special tax collections initially as required

by the documents under which any Local Obligations are issued; and thereafter, to the extent not provided in the Local Obligations documents, may pay its own reasonable administrative costs. The Authority will remit any special tax revenues from any particular CFD remaining after the final retirement of all related Local Obligations to SPRTA and to the other local agencies in the proportions specified in the Authority's proceedings. SPRTA will apply any such special tax revenues it receives for authorized SPRTA Improvements, SPRTA Fees and/or SPRTA Services, as applicable, and its own administrative costs only as permitted by respective CFD proceedings and by the Mello-Roos Act. The joint community facilities agreements with each Third Party Local Agency must require the Third Party Local Agency to apply the special tax revenues they receive for their authorized Improvements, Fees and/or Services under the CFDs and for their own related administrative costs only as permitted by the Mello-Roos Act.

13. The Authority will administer the CFDs, including employing and paying all consultants, annually levying the special tax and all aspects of paying and administering the Local Obligations, and complying with all State and Federal requirements appertaining to the proceedings, including the requirements of the United States Internal Revenue Code. SPRTA will cooperate fully with the Authority in respect of the requirements of the Internal Revenue Code and to the extent information is required of SPRTA to enable the Authority to perform its disclosure and continuing disclosure obligations with respect to the Local Obligations and any revenue bonds, although SPRTA will not participate in nor be considered to be a participant in the proceedings respecting the CFDs (other than as a party to the agreement embodied by this resolution) nor will SPRTA be or be considered to be an issuer of the Local Obligations nor any revenue bonds. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Third Party Local Agency.

14. In the event the Authority completes issuance and sale of Local Obligations, and Local Obligation proceeds become available to finance the Improvements, the Authority shall establish and maintain a special fund for each development project (the "Acquisition and Construction Fund"). The portion of Local Obligation proceeds which is intended to be utilized to finance the Improvements and Fees shall be deposited in the Acquisition and Construction Fund. The Acquisition and Construction Fund will be available both for SPRTA Improvements and SPRTA Fees and for the Improvements and Fees pertaining to each Third Party Local Agency. Subaccounts shall be created as necessary.

15. As respects the Authority and each Third Party Local Agency, SPRTA agrees to fully administer, and to take full governmental responsibility for, the construction or acquisition of SPRTA Improvements and for the administration and expenditure of SPRTA Fees, as applicable, including but not limited to environmental review, approval of plans and specifications, bid requirements, performance and payment bond requirements, insurance requirements, contract and construction administration, staking, inspection, acquisition of necessary property interests in real or personal property, the holding back and administration of retention payments, punch list administration, and the Authority and each Third Party Local Agency shall have no responsibility in that regard. SPRTA reserves the right, as respects each Participating Developer, to require the Participating Developer to contract with SPRTA to assume any portion or all of this responsibility. The Authority is required to obtain provisions equivalent to this paragraph in the joint community facilities agreement with each Third Party Local Agency.

16. SPRTA agrees to indemnify and to hold the Authority, its other members, and its other members' officers, agents and employees, and each Third Party Local Agency and their officers, agents and employees (collectively, the "Indemnified Parties") harmless from any and

all claims, suits and damages (including costs and reasonable attorneys' fees) arising out of the design, engineering, construction and installation of SPRTA Improvements and the improvements to be financed or acquired with SPRTA Fees. SPRTA reserves the right, as respects each Participating Developer, to require the Participating Developer to assume by contract with SPRTA any portion or all of this responsibility. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Third Party Local Agency naming SPRTA and its officers, agents and employees as Indemnified Parties with respect to each Third Party Local Agency's respective Improvements and the improvements to be constructed or acquired with each Third Party Local Agency's Fees.

17. As respects the Authority and each Third Party Local Agency, SPRTA agrees – once SPRTA Improvements are constructed according to the approved plans and specifications, and SPRTA and the Participating Developer have put in place their agreed arrangements for the funding of maintenance of SPRTA Improvements – to accept ownership of SPRTA Improvements, to take maintenance responsibility for SPRTA Improvements, and to indemnify and hold harmless the Indemnified Parties to the extent provided in the preceding paragraph from any and all claims, etc., arising out of the use and maintenance of SPRTA Improvements. SPRTA reserves the right, as respects the Participating Developer, to require the Participating Developer by contract with SPRTA to assume any portion or all of this responsibility. The Authority is required to obtain a provision equivalent to this paragraph in all joint community facilities agreements with each Third Party Local Agency naming SPRTA and its officers, agents and employees as Indemnified Parties.

18. SPRTA acknowledges the requirement of the Mello-Roos Act that if SPRTA Improvements are not completed prior to the adoption by the Commission of the Authority of the Resolution of Formation of the CFD for each respective development project, SPRTA Improvements must be constructed as if they had been constructed under the direction and supervision, or under the authority of, SPRTA. SPRTA acknowledges that this means all SPRTA Improvements must be constructed under contracts that require the payment of prevailing wages as required by Section 1720 and following of the Labor Code of the State of California. The Authority makes no representation that this requirement is the only applicable legal requirement in this regard. SPRTA reserves the right, as respects the Participating Developer, to assign appropriate responsibility for compliance with this paragraph to the Participating Developer.

19. The form of the Acquisition Agreement attached hereto as Exhibit B is hereby approved, and the Executive Director, or his/her designee (each, an "Authorized Officer") is authorized to execute, and deliver to the Participating Developer, the Acquisition Agreement on behalf of SPRTA in substantially that form, with such changes as shall be approved by the Authorized Officer after consultation with SPRTA's General Counsel and the Authority's bond counsel, such approval to be conclusively evidenced by the execution and delivery thereof.

20. After completion of SPRTA Improvements and appropriate arrangements for the maintenance of SPRTA Improvements, or any discrete portion thereof as provided in Section 53313.51 of the Mello-Roos Act and in the Acquisition Agreement, to the satisfaction of SPRTA, and in conjunction with SPRTA's acceptance thereof, acquisition of SPRTA Improvements shall be undertaken as provided in the Acquisition Agreement.

21. SPRTA hereby consents to the formation of the CFDs in accordance with this resolution and consents to the assumption of jurisdiction by the Authority for the proceedings respecting the CFDs with the understanding that the Authority will hereafter take each and every

step required for or suitable for consummation of the proceedings, the levy, collection and enforcement of the special tax, and the issuance, sale, delivery and administration of the Local Obligations, all at no cost to SPRTA and without binding or obligating SPRTA's general fund or taxing authority.

22. The terms of the Agreement embodied by this resolution may be amended by a writing duly authorized, executed and delivered by SPRTA and the Authority, except that no amendment may be made after the issuance of the Local Obligations by the Authority that would be detrimental to the interests of the bondholders without complying with all of the bondholder consent provisions for the amendment of the bond resolutions, bond indentures or like instruments governing the issuance, delivery and administration of all outstanding Local Obligations.

23. Except to the extent of the indemnifications extended to each Third Party Local Agency in the Agreement embodied by this resolution, and SPRTA's agreement to take responsibility for and ownership of SPRTA Improvements, no person or entity, including the Participating Developer, shall be deemed to be a third party beneficiary of this resolution, and nothing in this resolution (either express or implied) is intended to confer upon any person or entity other than the Authority and SPRTA (and their respective successors and assigns) any rights, remedies, obligations or liabilities under or by reason of this resolution.

24. SPRTA shall be identified as a third-party beneficiary of all joint community facilities agreements between the Authority and each Third Party Local Agency to the extent of the indemnification provisions and the provisions whereby each Third Party Local Agency agrees to take responsibility for and ownership of their Improvements.

25. The appropriate officials and staff of SPRTA are hereby authorized and directed to make SCIP applications available to all property owners who are subject to Fees for new development within SPRTA and/or who are conditioned to install Improvements and/or whose plans for new development within SPRTA necessitate new or increased levels of Services and to inform such owners of their option to participate in SCIP; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. SPRTA shall designate appropriate staff who shall be responsible for coordination with the Authority, and shall provide the appropriate contact information to the Authority from time to time.

26. The appropriate officials and staff of SPRTA are hereby authorized and directed to execute and deliver such closing certificates, requisitions, agreements and related documents, including but not limited to such documents as may be required by bond counsel in connection with the participation in SCIP of any districts, authorities or other third-party entities entitled to own Improvements and/or to levy and collect Fees on new development to pay for public capital improvements within the jurisdiction of SPRTA, as are reasonably required by the Authority in accordance with the Manual to implement SCIP and to evidence compliance with the requirements of federal and state law in connection with the issuance by the Authority of the Local Obligations and any other bonds for SCIP.

27. This Resolution shall take effect immediately upon its adoption. The Clerk of the Board of Directors is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of the Authority. This resolution shall remain in force with respect to any Assessment District and CFD formed until all Local Obligations have been retired and the authority to levy the special tax conferred by any CFD proceedings and to levy the assessment conferred by any assessment proceedings has ended or is otherwise terminated.

Matt Click
Executive Director

Suzanne Jones
Chair

Attest: _____
Solvi Sabol, Board Secretary

whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants and conditions of this Agreement shall not be affected thereby, and shall be valid and enforceable to the fullest extent permitted by law.

Section 20. Successors.

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no party may assign any right or obligation hereunder without the consent of the other parties.

Section 21. Miscellaneous.

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The section headings herein are for convenience only and are not to be construed as modifying or governing the language in the section referred to.

Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

This Agreement is made in the State of California, under the Constitution and laws of such state and is to be so construed.

This Agreement is the complete and exclusive statement of the agreement among the parties hereto, which supercedes and merges all prior proposals, understandings, and other agreements, including, without limitation, the Initial Agreement, whether oral, written, or implied in conduct, between and among the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed, as of the day and year first above written.

Program Participant:

By _____

Name: _____

Title: _____

[SEAL]

ATTEST:

By _____

Name: _____

Title: _____

EXHIBIT A TO THE RESOLUTION

FORM OF RESOLUTION OF INTENTION
TO BE ADOPTED BY CSCDA

For Assessment Districts Only

RESOLUTION NO. __ SCIP-

RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT RELATED FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. __ ([NAME OF PROJECT]) SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY, APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH

WHEREAS, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees, capacity fees and/or other development related charges for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the [City/County of __] or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the property within the proposed Statewide Community Infrastructure Program Assessment District No. __ ([name of project]) South Placer Regional Transportation Authority (the “Assessment District”);

WHEREAS, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. __ ([name of project]) South Placer Regional Transportation Authority, State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. __ ([name of project]) South Placer Regional Transportation Authority, State of California”;

WHEREAS, the South Placer Regional Transportation Authority is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

NOW, THEREFORE, BE IT RESOLVED that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 1. The above recitals are true and correct.

Section 2. Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the "1931 Act"), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

Section 3. The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIII D of the California Constitution.

Section 4. The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the [County of _____] within fifteen (15) days of the adoption of this resolution.

Section 5. The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

Section 6. The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Section 7. Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

Section 8. The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Section 9. Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

Section 10. The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

Section 11. To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the

amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

PASSED AND ADOPTED by the California Statewide Communities Development Authority
this ___ day of _____, 20__.

I, the undersigned, an Authorized Signatory of the California Statewide Communities
Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the
Commission of the Authority at a duly called meeting of the Commission of the Authority held in
accordance with law on _____, 20__.

By _____
Authorized Signatory
California Statewide Communities
Development Authority

EXHIBIT A TO THE RESOLUTION OF INTENTION

DESCRIPTION OF WORK

The payment of development impact fees, capacity fees and/or other development related charges levied within the Assessment District and/or public capital improvements to be acquired and owned by the South Placer Regional Transportation Authority or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as [*Project Name*], which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

PAYMENT OF IMPACT FEES, CAPACITY FEES AND/OR OTHER DEVELOPMENT
RELATED CHARGES

CAPITAL IMPROVEMENTS*

**Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management*

[End of Form of Resolution of Intention]

EXHIBIT B TO THE RESOLUTION
FORM OF ACQUISITION AGREEMENT

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM

ACQUISITION AGREEMENT

BY AND BETWEEN
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
AND
[DEVELOPER]

Dated as of _____, 20__

ACQUISITION AGREEMENT

Recitals

A. The parties to this Acquisition Agreement (the “Agreement”) are the SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY, (the “Local Agency”), and [DEVELOPER], a [*indicate type of legal entity*] (the “Developer”).

B. The effective date of this Agreement is _____, 20__.

C. The Developer has applied for the financing of, among other things, certain public capital improvements to be owned by the Local Agency (collectively, the “Acquisition Improvements”) through the California Statewide Communities Development Authority (the “Authority”) and its Statewide Community Infrastructure Program (“SCIP”). [*For CFDS:*][The Acquisition Improvements are to be owned and operated by the Local Agency, and the financing is to be accomplished through a community facilities district which will be administered by the Authority under and pursuant to the Mello-Roos Community Facilities Act of 1982 – California Government Code Sections 53311 and following (the “Act”). On [____], 20[], the Local Agency entered into a Joint Community Facilities Agreement authorizing the Authority to form a community facilities district (the “District”) within the territorial limits of the Local Agency to finance, among other things, the Acquisition Improvements. On [____], 20[], the Authority formed the District and, on the same date, a landowner election was conducted in which all of the votes were cast unanimously in favor of conferring the District authority on the Authority Commission.] [*For Assessment Districts:*][The Acquisition Improvements are to be owned and operated by the Local Agency, and the financing is to be accomplished through an assessment district (the “District”) which will be administered by the Authority under and pursuant to Municipal Improvement Act of 1913 (Streets and Highways Code Sections 10000 and following) (the “1913 Act”) and the issuance of improvement bonds (the “Local Obligations”) under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the “1915 Act” and, together with the “1913 Act” the “Act”).]

D. The administration, payment and reimbursement of the capital facilities fees is agreed to be governed by the provisions of the SCIP Manual of Procedures as it may be amended from time to time. The administration, payment and reimbursement of the Acquisition Improvements shall be as provided herein.

E. Under SCIP, the Authority intends to levy [assessments] [special taxes] and issue bonds, in one or more series, to fund, among other things, all or a portion of the costs of the Acquisition Improvements. The portion of the proceeds of the [special taxes and] bonds allocable to the cost of the Acquisition Improvements, together with interest earned thereon, is referred to herein as the “Available Amount”.

F. The Authority will provide financing for the acquisition by the Local Agency of the Acquisition Improvements and the payment of the Acquisition Price (as defined herein) of the Acquisition Improvements from the Available Amount. Attached hereto as Exhibit A is a description of the Acquisition Improvements, which includes authorized discrete and usable

portions, if any, of the public capital improvements, [pursuant to Section 53313.51 of the Act,] to be acquired from the Developer.

G. The parties anticipate that, upon completion of the Acquisition Improvements and subject to the terms and conditions of this Agreement, the Local Agency will acquire such completed Acquisition Improvements with the Available Amount.

H. Any and all monetary obligations of the Local Agency arising out of this Agreement are the special and limited obligations of the Local Agency payable only from the Available Amount, and no other funds whatsoever of the Local Agency shall be obligated therefor.

I. Attached to this Agreement are Exhibit A (*Acquisition Improvements and the Eligible Portions thereof*) and Exhibit B (*Form of Requisition*), which are incorporated into this Agreement for all purposes.

In consideration of Recitals A through I, inclusive, and the mutual covenants, undertakings and obligations set forth below, the Local Agency and the Developer agree as stated below.

Agreement

ARTICLE I

DEFINITIONS; DISTRICT FORMATION AND FINANCING PLAN

Section 1.01. Definitions. As used herein, the following capitalized terms shall have the meanings ascribed to them below:

“Acceptable Title” means free and clear of all monetary liens, encumbrances, assessments, whether any such item is recorded or unrecorded, and taxes, except those items which are reasonably determined by the Local Agency Engineer not to interfere with the intended use and therefore are not required to be cleared from the title.

“Acquisition and Construction Fund” means the “South Placer Regional Transportation Authority Acquisition and Construction Fund” established by the Authority pursuant to Section 1.03 hereof for the purpose of paying the Acquisition Price of the Acquisition Improvements and which fund may be held as a subaccount within a fund established under the Authority Trust Agreement and may be commingled with acquisition and construction fund monies available for other public capital improvements.

“Acquisition Improvement” shall have the meaning assigned to such term in the recitals and are further described in Exhibit A.

“Acquisition Price” means the total amount eligible to be paid to the Developer upon acquisition of an Acquisition Improvement as provided in Section 2.03 not to exceed the Actual

Cost of the Acquisition Improvement.

“Act” has the meaning ascribed thereto in Recital C.

“Actual Cost” means the total cost of an Acquisition Improvement, as documented by the Developer to the satisfaction of the Local Agency and as certified by the Local Agency Engineer in an Actual Cost Certificate including, without limitation, (a) the Developer’s cost of constructing such Acquisition Improvement including grading, labor, material and equipment costs, (b) the Developer’s cost of designing and engineering the Acquisition Improvement, preparing the plans and specifications and bid documents for such Acquisition Improvement, and the costs of inspection, materials testing and construction staking for such Acquisition Improvement, (c) the Developer’s cost of any performance, payment and maintenance bonds and insurance, including title insurance, required hereby for such Acquisition Improvement, (d) the Developer’s cost of any real property or interest therein that is either necessary for the construction of such Acquisition Improvement (e.g., temporary construction easements, haul roads, etc.), or is required to be conveyed with such Acquisition Improvement in order to convey Acceptable Title thereto to the Local Agency or its designee, (e) the Developer’s cost of environmental evaluation or mitigation required for such Acquisition Improvement, (f) the amount of any fees actually paid by the Developer to governmental agencies in order to obtain permits, licenses or other necessary governmental approvals and reviews for such Acquisition Improvement, (g) the Developer’s cost for construction and project management, administration and supervision services for such Acquisition Improvement, (h) the Developer’s cost for professional services related to such Acquisition Improvement, including engineering, accounting, legal, financial, appraisal and similar professional services, and (i) the costs of construction financing incurred by the Developer with respect to such Acquisition Improvement.

“Actual Cost Certificate” means a certificate prepared by the Developer detailing the Actual Cost of an Acquisition Improvement, or an Eligible Portion thereof, to be acquired hereunder, as may be revised by the Local Agency Engineer pursuant to Section 2.03.

“Agreement” means this Acquisition Agreement, dated as of [_____], 20[___].

“Authority” means the California Statewide Communities Development Authority.

“Authority Trust Agreement” means a Trust Agreement entered into by the Authority and an Authority Trustee in connection with the issuance of bonds.

“Authority Trustee” means the financial institution identified as trustee in an Authority Trust Agreement.

“Available Amount” shall have the meaning assigned to the term in Recital E.

“Bonds” means bonds or other indebtedness issued by the Authority as tax-exempt or taxable bonds or other indebtedness, in one or more series, that is to be repaid by the District.

“Code” means the Streets and Highways Code or the Government Code of the State of California, as applicable.

“Developer” means [*Developer*], its successors and assigns.

“Disbursement Request Form” means a requisition for payment of funds from the Acquisition and Construction Fund for an Acquisition Improvement, or an Eligible Portion thereof in substantially the form contained in Exhibit B hereto.

“District” shall have the meaning assigned to the term in Recital C.

“Eligible Portion” shall have the meaning ascribed to it in Section 2.03 below.

“Installment Payment” means an amount equal to ninety percent (90%) of the Actual Cost of an Eligible Portion.

“Local Agency” means the South Placer Regional Transportation Authority.

“Local Agency Engineer” means the Engineer of the Local Agency or his/her designee who will be responsible for administering the acquisition of the Acquisition Improvements hereunder.

“Project” means the Developer’s development of the property in the District, including the design and construction of the Acquisition Improvements and the other public and private improvements to be constructed by the Developer within the District.

[“Special Taxes” means annual special taxes, and prepayments thereof, authorized by the District to be levied by the Commission of the Authority.]

“Title Documents” means, for each Acquisition Improvement acquired hereunder, a grant deed or similar instrument necessary to transfer title to any real property or interests therein (including easements), or an irrevocable offer of dedication of such real property with interests therein necessary to the operation, maintenance, rehabilitation and improvement by the Local Agency of the Acquisition Improvement (including, if necessary, easements for ingress and egress) and a bill of sale or similar instrument evidencing transfer of title to the Acquisition Improvement (other than said real property interests) to the Local Agency, where applicable.

Section 1.02. Participation in SCIP. The Local Agency has adopted a resolution authorizing the Authority to accept applications from time to time of developers within the Local Agency’s jurisdictional boundaries. Developer has applied for financing through SCIP of the Acquisition Improvements, and such application has been approved by the Local Agency. [*For CFDs:*][The terms of a joint community facilities agreement identifying the Acquisition Improvements and the terms and conditions for the District were embodied within the Local Agency Resolution and were accepted by the Authority with respect to the District.] Developer and Local Agency agree that until and unless such financing is completed by the Authority and the Available Amount is deposited in the Acquisition and Construction Fund (as defined in Section 1.03 below), neither the Developer nor the Local Agency shall have any obligations under this Agreement. Developer agrees to cooperate with the Local Agency and the Authority in the completion of SCIP financing for the Acquisition Improvements.

Section 1.03. Deposit and Use of Available Amount.

(a) Upon completion of the SCIP financing, the Available Amount will be deposited by the Authority in the Acquisition and Construction Fund.

(b) The Authority will cause the Authority Trustee to establish and maintain an account (the “Acquisition and Construction Fund”) for the purpose of holding all funds for the Acquisition Improvements. All earnings on amounts in the Acquisition and Construction Fund shall remain in the Acquisition and Construction Fund for use as provided herein and pursuant to the Authority Trust Agreement. Money in the Acquisition and Construction Fund shall be available to respond to delivery of a Disbursement Request Form and to be paid to the Developer or its designee to pay the Acquisition Price of the Acquisition Improvements, as specified in Article II hereof. Upon completion of all of the Acquisition Improvements and the payment of all costs thereof, any remaining funds in the Acquisition and Construction Fund (less any amount determined by the Local Agency as necessary to reserve for claims against the account) (i) shall be applied to pay the costs of any additional Acquisition Improvements eligible for acquisition with respect to the Project as approved by the Authority and, to the extent not so used, (ii) shall be applied by the Authority [to call Bonds or to reduce Special Taxes as the Authority shall determine][as provided in Section 10427.1 of the Code to pay a portion of the assessments levied on the Project property in the District].

Section 1.04. No Local Agency Liability; Local Agency Discretion; No Effect on Other Agreements. In no event shall any actual or alleged act by the Local Agency or any actual or alleged omission or failure to act by the Local Agency with respect to SCIP subject the Local Agency to monetary liability therefor. Further, nothing in this Agreement shall be construed as affecting the Developer’s or the Local Agency’s duty to perform their respective obligations under any other agreements, public improvement standards, land use regulations or subdivision requirements related to the Project, which obligations are and shall remain independent of the Developer’s and the Local Agency’s rights and obligations under this Agreement.

ARTICLE II

DESIGN, CONSTRUCTION AND ACQUISITION OF ACQUISITION IMPROVEMENTS

Section 2.01. Letting and Administering Design Contracts. The parties presently anticipate that the Developer has awarded and administered or will award and administer engineering design contracts for the Acquisition Improvements to be acquired from Developer. All eligible expenditures of the Developer for design engineering and related costs in connection with the Acquisition Improvements (whether as an advance to the Local Agency or directly to the design consultant) shall be reimbursed at the time of acquisition of such Acquisition Improvements. The Developer shall be entitled to reimbursement for any design costs of the Acquisition Improvements only out of the Acquisition Price as provided in Section 2.03 and shall not be entitled to any payment for design costs independent of or prior to the acquisition of Acquisition Improvements.

Section 2.02. Letting and Administration of Construction Contracts; Indemnification. State law requires that all Acquisition Improvements not completed prior to the

formation of the District shall be constructed as if they were constructed under the direction and supervision, or under the authority, of the Local Agency. In order to assure compliance with those provisions, except for any contracts entered into prior to the date hereof, Developer agrees to comply with any applicable requirements of the Local Agency with respect to the bidding and contracting for the construction of the Acquisition Improvements. The Developer agrees that all the contracts shall call for payment of prevailing wages as required by the Labor Code of the State of California. The Developer's indemnification obligation set forth in Section 3.01 of this Agreement shall also apply to any alleged failure to comply with the requirements of this Section, and/or applicable State laws regarding public contracting and prevailing wages.

Section 2.03. Sale of Acquisition Improvements. The Developer agrees to sell to the Local Agency each Acquisition Improvement to be constructed by Developer (including any rights-of-way or other easements necessary for the Acquisition Improvements, to the extent not already publicly owned), when the Acquisition Improvement has been constructed and is complete to the satisfaction of the Local Agency for an amount not to exceed the lesser of (i) the Available Amount or (ii) the Actual Cost of the Acquisition Improvement. Exhibit A, attached hereto and incorporated herein, contains a list of the Acquisition Improvements. Portions of an Acquisition Improvement eligible for Installment Payments prior to completion of the entire Acquisition Improvement are described as eligible, discrete and usable portions in Exhibit A (each, an "Eligible Portion"). At the time of completion of each Acquisition Improvement, or Eligible Portion thereof, the Developer shall deliver to the Local Agency Engineer a written request for acquisition, accompanied by an Actual Cost Certificate, and by executed Title Documents for the transfer of the Acquisition Improvement where necessary. In the event that the Local Agency Engineer finds that the supporting paperwork submitted by the Developer fails to demonstrate the required relationship between the subject Actual Cost and eligible work, the Local Agency Engineer shall advise the Developer that the determination of the Actual Cost (or the ineligible portion thereof) has been disallowed and shall request further documentation from the Developer. If the further documentation is still not adequate, the Local Agency Engineer may revise the Actual Cost Certificate to delete any disallowed items and the determination shall be final and conclusive.

Certain soft costs for the Acquisition Improvements, such as civil engineering, may have been incurred pursuant to single contracts that include work relating also to the private portions of the Project. In those instances, the total costs under such contracts will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer. Where a specific contract has been awarded for design or engineering work relating solely to an Acquisition Improvement, one hundred percent (100%) of the costs under the contract will be allocated to that Acquisition Improvement. Amounts allocated to an Acquisition Improvement will be further allocated among the Eligible Portions of that Acquisition Improvement, if any, in the same proportion as the amount to be reimbursed for hard costs for each Eligible Portion bears to the amount to be reimbursed for hard costs for the entire Acquisition Improvement. Costs will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer. The costs of certain environmental mitigation required to mitigate impacts of the public and private portions of the Project will be allocated to each Acquisition Improvement as approved by the Local Agency Engineer.

In the event that the Actual Cost is in excess of the Available Amount, the Local Agency

shall withdraw the Available Amount from the Acquisition and Construction Fund and transfer said amount to the Developer. In the event that the Actual Cost is less than the Available Amount, the Local Agency shall withdraw an amount from the Acquisition and Construction Fund equal to the Actual Cost, and shall transfer said amount to the Developer. Any amounts then remaining in the Acquisition and Construction Fund shall be applied as provided in Section 1.03.

In no event shall the Local Agency be required to pay the Developer more than the amount on deposit in the Acquisition and Construction Fund at the time such payment is requested.

Section 2.04. Conditions Precedent to Payment of Acquisition Price. Payment to the Developer or its designee of the Acquisition Price for an Acquisition Improvement from the Acquisition and Construction Fund shall in every case be conditioned first upon the determination of the Local Agency Engineer, pursuant to Section 2.03, that the Acquisition Improvement satisfies all Local Agency regulations and ordinances and is otherwise complete and ready for acceptance by the Local Agency, and shall be further conditioned upon satisfaction of the following additional conditions precedent:

(a) The Developer shall have provided the Local Agency with lien releases or other similar documentation satisfactory to the Local Agency Engineer as evidence that none of the property (including any rights-of-way or other easements necessary for the operation and maintenance of the Acquisition Improvement, to the extent not already publicly owned) comprising the Acquisition Improvement, and the property which is subject to the [assessments/Special Taxes] of the District, is not subject to any prospective mechanics lien claim respecting the Acquisition Improvements.

(b) All due and payable property taxes, and installments of [assessments/Special Taxes] shall be current on property owned by the Developer or under option to the Developer that is subject to the lien of the District.

(c) The Developer shall certify that it is not in default with respect to any loan secured by any interest in the Project.

(d) The Developer shall have provided the Local Agency with Title Documents needed to provide the Local Agency with title to the site, right-of-way, or easement upon which the subject Acquisition Improvements are situated. All such Title Documents shall be in a form acceptable to the Local Agency (or applicable governmental agency) and shall convey Acceptable Title. The Developer shall provide a policy of title insurance as of the date of transfer in a form acceptable to the Local Agency Engineer insuring the Local Agency as to the interests acquired in connection with the acquisition of any interest for which such a policy of title insurance is not required by another agreement between the Local Agency and the Developer. Each title insurance policy required hereunder shall be in the amount equal to or greater than the Acquisition Price.

Section 2.05. SCIP Requisition. Upon a determination by the Local Agency Engineer to pay the Acquisition Price of the Acquisition Improvements pursuant to Section 2.04,

the Local Agency Engineer shall cause a SCIP Requisition to be submitted to the Program Administrator. The Program Administrator will review the SCIP Requisition and forward it with instructions to the Authority Trustee and the Authority Trustee shall make payment directly to the Developer of such amount pursuant to the Authority Trust Agreement. The Local Agency and the Developer acknowledge and agree that the Authority Trustee shall make payment strictly in accordance with the SCIP Requisition and shall not be required to determine whether or not the Acquisition Improvements have been completed or what the Actual Costs may be with respect to such Acquisition Improvements. The Authority Trustee shall be entitled to rely on the SCIP Requisition on its face without any further duty of investigation.

ARTICLE III

MISCELLANEOUS

Section 3.01. Indemnification and Hold Harmless. The Developer hereby assumes the defense of, and indemnifies and saves harmless the Local Agency, the Authority, and each of its respective officers, directors, employees and agents, from and against all actions, damages, claims, losses or expenses of every type and description to which they may be subjected or put, by reason of, or resulting from or alleged to have resulted from the acts or omissions of the Developer or its agents and employees in the performance of this Agreement, or arising out of any contract for the design, engineering and construction of the Acquisition Improvements or arising out of any alleged misstatements of fact or alleged omission of a material fact made by the Developer, its officers, directors, employees or agents to the Authority's underwriter, financial advisor, appraiser, district engineer or bond counsel or regarding the Developer, its proposed developments, its property ownership and its contractual arrangements contained in the official statement relating to the SCIP financing (provided that the Developer shall have been furnished a copy of such official statement and shall not have objected thereto); and provided, further, that nothing in this Section 3.01 shall limit in any manner the Local Agency's rights against any of the Developer's architects, engineers, contractors or other consultants. Except as set forth in this Section 3.01, no provision of this Agreement shall in any way limit the extent of the responsibility of the Developer for payment of damages resulting from the operations of the Developer, its agents and employees. Nothing in this Section 3.01 shall be understood or construed to mean that the Developer agrees to indemnify the Local Agency, the Authority or any of its respective officers, directors, employees or agents, for any negligent or wrongful acts or omissions to act of the Local Agency, Authority, its officers, employees, agents or any consultants or contractors.

Section 3.02. Audit. The Local Agency shall have the right, during normal business hours and upon the giving of ten days' written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer (for which the Developer seeks reimbursement) in constructing the Acquisition Improvements.

Section 3.03. Cooperation. The Local Agency and the Developer agree to cooperate with respect to the completion of the SCIP financing for the Acquisition Improvements. The Local Agency and the Developer agree to meet in good faith to resolve any differences on future matters which are not specifically covered by this Agreement.

Section 3.04. General Standard of Reasonableness. Any provision of this Agreement which requires the consent, approval or acceptance of either party hereto or any of their respective employees, officers or agents shall be deemed to require that such consent, approval or acceptance not be unreasonably withheld or delayed, unless such provision expressly incorporates a different standard. The foregoing provision shall not apply to provisions in the Agreement which provide for decisions to be in the sole discretion of the party making the decision.

Section 3.05. Third Party Beneficiaries. The Authority and its officers, employees, agents or any consultants or contractors are expressly deemed third party beneficiaries of this Agreement with respect to the provisions of Section 3.01. It is expressly agreed that, except for the Authority with respect to the provisions of Section 3.01, there are no third party beneficiaries of this Agreement, including without limitation any owners of bonds, any of the Local Agency's or the Developer's contractors for the Acquisition Improvements and any of the Local Agency's, the Authority's or the Developer's agents and employees.

Section 3.06. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer or the Local Agency from any condition of development or requirement imposed by any other agreement between the Local Agency and the Developer, and, in the event of a conflicting provision, such other agreement shall prevail unless such conflicting provision is specifically waived or modified in writing by the Local Agency and the Developer.

Section 3.07. Notices. All invoices for payment, reports, other communication and notices relating to this Agreement shall be delivered (via mail or electronic mail) to:

If to the Local Agency:

South Placer Regional Transportation Authority
[Address to come]
[Email to come]

If to the Developer:

[Developer]
[Address to come]
[Email to come]

Either party may change its address by giving notice in writing to the other party.

Section 3.08. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 3.09. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

Section 3.10. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement.

Section 3.11. Singular and Plural; Gender. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

Section 3.12. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 3.13. Successors and Assigns. This Agreement is binding upon the heirs, assigns and successors-in-interest of the parties hereto. The Developer may not assign its rights or obligations hereunder, except to successors-in-interest to the property within the District, without the prior written consent of the Local Agency.

Section 3.14. Remedies in General. It is acknowledged by the parties that the Local Agency would not have entered into this Agreement if it were to be liable in damages under or with respect to this Agreement or the application thereof, other than for the payment to the Developer of any (i) moneys owing to the Developer hereunder, or (ii) moneys paid by the Developer pursuant to the provisions hereof which are misappropriated or improperly obtained, withheld or applied by the Local Agency.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that the Local Agency shall not be liable in damages to the Developer, or to any assignee or transferee of the Developer other than for the payments to the Developer specified in the preceding paragraph. Subject to the foregoing, the Developer covenants not to sue for or claim any damages for any alleged breach of, or dispute which arises out of, this Agreement.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year written above.

SOUTH PLACER REGIONAL
TRANSPORTATION AUTHORITY

By: _____
Authorized Officer

[DEVELOPER],
a [here indicate type of legal entity]

By: _____
Signature

Print Name

Exhibit A to the Acquisition Agreement

ACQUISITION IMPROVEMENTS AND THE ELIGIBLE PORTIONS THEREOF

[To be completed based on Final Engineer's Report/developer's budget and cash flows]

Funding includes amounts for incidental costs associated with the capital improvements, including, but not limited to, contingency, design, engineering, and construction management.

ACQUISITION IMPROVEMENTS	TOTAL AMOUNT*
[]	\$[]
[]	\$[]

* Estimated. Acquisition Price will be determined based on Actual Cost as further described in this Acquisition Agreement.

Exhibit B to the Acquisition Agreement

FORM OF REQUISITION

To: BLX Group LLC
SCIP Program Administrator
355 South Grand Avenue, Suite 2700
Los Angeles, California 90071
Attention: Vo Nguyen
Fax: 213-612-2499

Re: Statewide Community Infrastructure Program

The undersigned, a duly authorized officer of the SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY hereby requests a withdrawal from the [DEVELOPER] ACQUISITION AND CONSTRUCTION FUND, as follows:

Request Date: [Insert Date of Request]

Name of Developer: [Developer]

Withdrawal Amount: [Insert Acquisition Price]

Acquisition Improvements: [Insert Description of Acquisition Improvement(s) from Ex. A]

Payment Instructions: [Insert Wire Instructions or Payment Address for Developer]

The undersigned hereby certifies as follows:

1. The Withdrawal is being made in accordance with a permitted use of such monies pursuant to the Acquisition Agreement, and the Withdrawal is not being made for the purpose of reinvestment.
2. None of the items for which payment is requested have been reimbursed previously from other sources of funds.
3. If the Withdrawal Amount is greater than the funds held in the Acquisition and Construction Fund, the SCIP Program Administrator is authorized to amend the amount requested to be equal to the amount of such funds.

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

By: _____

Title: _____

EXHIBIT C TO THE RESOLUTION

ELIGIBLE FACILITIES AND FEES

Eligible facilities and fees that may be financed by a CFD formed by CSCDA through SCIP include all improvements and fees authorized under the Mello-Roos Act, including but not limited to the following:

Transportation Improvements

Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, bus and transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements.

Water System Improvements

Authorized facilities include any and all water facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations & power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements

Authorized facilities include any and all recycled water system facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements

Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and

signage and other improvements related thereto.

Wastewater System Improvements

Authorized facilities include any and all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements

Authorized facilities include any and all improvements to parks, parkways and open space required for development within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development within the CFD.

Electrical System Improvements

Authorized facilities include any and all electrical supply and distribution facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: design, distribution lines, vaults, conduit, trenching, transformers and installation of cabling.

School and Educational Facilities

Authorized facilities include classroom renovation, updates to school safety and security systems, technology improvements, energy efficiency improvements, school modernization and retrofitting, and new classroom and school construction as required for development within the CFD.

Other Public Improvements

Authorized facilities include any and all public facilities and infrastructure designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: community center facilities, library facilities, police facilities, fire suppression and response facilities, other public safety facilities, corporation yards, municipal service centers, public parking garages, and other public buildings.

Fees and Charges

Authorized facilities include the direct funding of any of the above referenced facility types for which the Local Agency collects a development impact fee, capacity charge, fair share contribution, or other development-related fee.

Other Incidental Expenses and Bond Issuance Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

EXHIBIT D TO THE RESOLUTION

ELIGIBLE SERVICES

Services to be funded, in whole or in part, by any CFD formed by the Authority for Agency Services shall include all direct and incidental costs related to providing for the funding of public safety services, including, but not limited to, police and fire safety, emergency response, and similar services, as well as the funding of services for the maintenance of public improvements. The CFDs may fund services relating to obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provisions of services. The Services may be provided by the Agency directly with its own employees or by contract with third parties, or any combination thereof.

Services to be financed by a CFD shall be limited to Services that are in addition to those provided in the territory of the CFD prior to the date of creation of the CFD and shall not supplant services already available within that territory when the CFD is created.



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

TO: SPRTA Board of Directors **DATE: December 3, 2025**

FROM: Cory Peterson, Senior Transportation Planner

SUBJECT: FY 2024/25 REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ANNUAL REPORT AND UPDATE ON TIER 2 FEE DEFERRAL PROGRAM

ACTION REQUESTED

Staff recommends that the SPRTA Board accept the Regional Transportation and Air Quality Mitigation Fee annual report for FY 2024/25.

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.

Additionally, per the 2nd Amendment of the SPRTA MOA dated May 24, 2017, projects within and subject to the Tier 2 development fee are provided an opportunity to defer a portion of their Tier 2 Development Fees. SPRTA members may request fee deferrals for projects that establish a Community Facilities District (CFD) as reviewed by SPRTA staff, or other financing mechanism approved by the SPRTA Board to pay the deferred fees that meet the requirements specified in the MOU.

DISCUSSION

The Annual Report for FY 2024/25 was made publicly available on the SPRTA website on November 19, 2025, and is included as Attachment 1. In summary, the SPRTA program collected \$9.0 million in Tier 1 fees and \$7.6 million in Tier 2 fees in FY 24/25. Major expenses included the I-80 Auxiliary Lanes project (\$8.3 million), I-80/Rocklin Road Interchange (\$3.1 million), and Placer Parkway (\$9.0 million). The Tier 1 and Tier 2 fees had balances of \$17.3 million and \$16.9 million respectively at the end of the fiscal year.

Staff recommends that the SPRTA Board accept the Regional Transportation and Air Quality Mitigation Fee annual report for FY 24/25. This recommendation received concurrence from the SPRTA TAC at their November 18, 2025 meeting.

Alongside the Annual Report, the Tier 2 Fee Deferral program status is included as an informational item only. A summary of the number of Dwelling Unit Equivalents (DUEs) that have been approved for deferral, as well as the value of the deferrals based on the current Single Family Residential Tier 2

SPRTA Board of Directors
FY 2024/25 Annual Report and Tier 2 Fee Deferral Program
December 2025
Page 2

fee, are included in a summary in Attachment 2. In short, a total of 7,923 DUEs have been approved for Tier 2 fee deferrals. Of these, 6,089 have deferred said fees. The current value of deferred fees is \$23.5 million. An estimated \$8.0 million have been approved as future fee deferrals, for a total of \$31.5 million in total current value of Tier 2 fees deferred.

FINANCIAL ANALYSIS

There is no fiscal impact to accepting the FY 24/25 annual report. The status of the Tier 2 fee deferral program is being provided as information only.

ATTACHMENTS:

- Attachment 1: FY 24/25 Regional Transportation and Air Quality Mitigation Fee Annual Report
- Attachment 2: Tier 2 Fee Deferral Program Summary (as of 6/30/25)

CP:rc:mbc



Regional Transportation and Air Quality Mitigation Fee Annual Report for Fiscal Year 2024/25

December 3, 2025



**South Placer Regional Transportation Authority
Regional Transportation and Air Quality Mitigation Fee
FY 2024/25 Annual Report**

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Figure 1: I-80/SR-65 Interchange



Regional Transportation and Air Quality Mitigation Fee – FY 2024/25 Annual Report

Brief description of the type of fee in the fund:

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

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

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

Amount of the fee: See the attached SPRTA fee schedules (Pages 7-20) that were in place on July 1, 2024.

Table 1: SPRTA Income and Expenditures (FY 2024/25)

	Tier 1	Tier 2	Total
Beginning Fund Balance (7/1/24)	\$21,126,003.09	\$18,147,127.57	\$39,273,130.66
<i>Tier 1 Fund Balance Adjustment*</i>	<i>(\$1,211,106.03)</i>	-	<i>(\$1,211,106.03)</i>
Amount of Fees Collected	\$9,011,170.52	\$7,580,139.41	\$16,591,309.93
Interest Earned	\$642,284.29	\$224,984.74	\$867,269.03
Other Income (BOLD Fees)	\$1,750.00	-	\$1,750.00
Expenses (See breakdown in Table 2)	\$12,089,903.61	\$9,062,600.59	\$21,152,504.20
Agency Administration	\$135,128.68	-	\$135,128.68
Ending Fund Balance (6/30/25)	\$17,345,069.58	\$16,889,651.13	\$34,234,720.71
<i>Net Change</i>	<i>(\$2,569,827.48)</i>	<i>(\$1,257,476.44)</i>	<i>(\$3,827,303.92)</i>

*Note: Tier 1 Beginning Fund Balance was adjusted down by \$1,211,106.03 to account for close out of Nevada Station building expenses. SPRTA sold the building in FY 23/24.



Regional Transportation and Air Quality Mitigation Fee – FY 2024/25 Annual Report

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

Table 2: Tier 1 Fee Expenditures (FY 2024/25)

Public Improvement Project Title	SPRTA Expenditures FY 2024/25	% Funded With SPRTA Fees
Tier 1		
Placer Parkway Tier II EIR/EIS	\$5,957.35	100%
I-80/SR-65 Interchange Phase 1	\$38,229.99	100%
SR-65 Widening	\$190,750.37	100%
Roseville Atlantic I-80 On-Ramp	\$24,804.06	100%
I-80 Auxiliary Lanes	\$8,251,566.70	28%
I-80/Rocklin Road Interchange	\$3,136,712.94	100%
South Placer Transit Project	\$441,882.20	9%
<i>Tier 1 Total Expenditures</i>	<i>\$12,089,903.61</i>	

Table 3: Tier 2 Fee Expenditures (FY 2024/25)

Public Improvement Project Title	SPRTA Expenditures FY 2024/25	% Funded With SPRTA Fees
Tier 2		
Placer Parkway	\$9,000,772.19	100%
Whitney Ranch/University Ave	\$61,828.40	53%
<i>Tier 2 Total Expenditures</i>	<i>\$285,561.93</i>	

Table 4: Summary of Fee Expenditures (FY 2024/25)

Summary	SPRTA Expenditures FY 2024/25
Sub-Total Tier 1 & Tier 2 Expenditures FY 2024/25	\$21,152,504.20
Agency Administration	\$135,128.68
<i>Total SPRTA Expenditures FY 2024/25</i>	<i>\$21,287,632.88</i>

Regional Transportation and Air Quality Mitigation Fee – FY 2024/25 Annual Report

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

Construction on the I-80 Auxiliary Lane project began in August 2023 and was completed in August 2025. Placer Parkway Phase 1 construction is anticipated to commence in 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

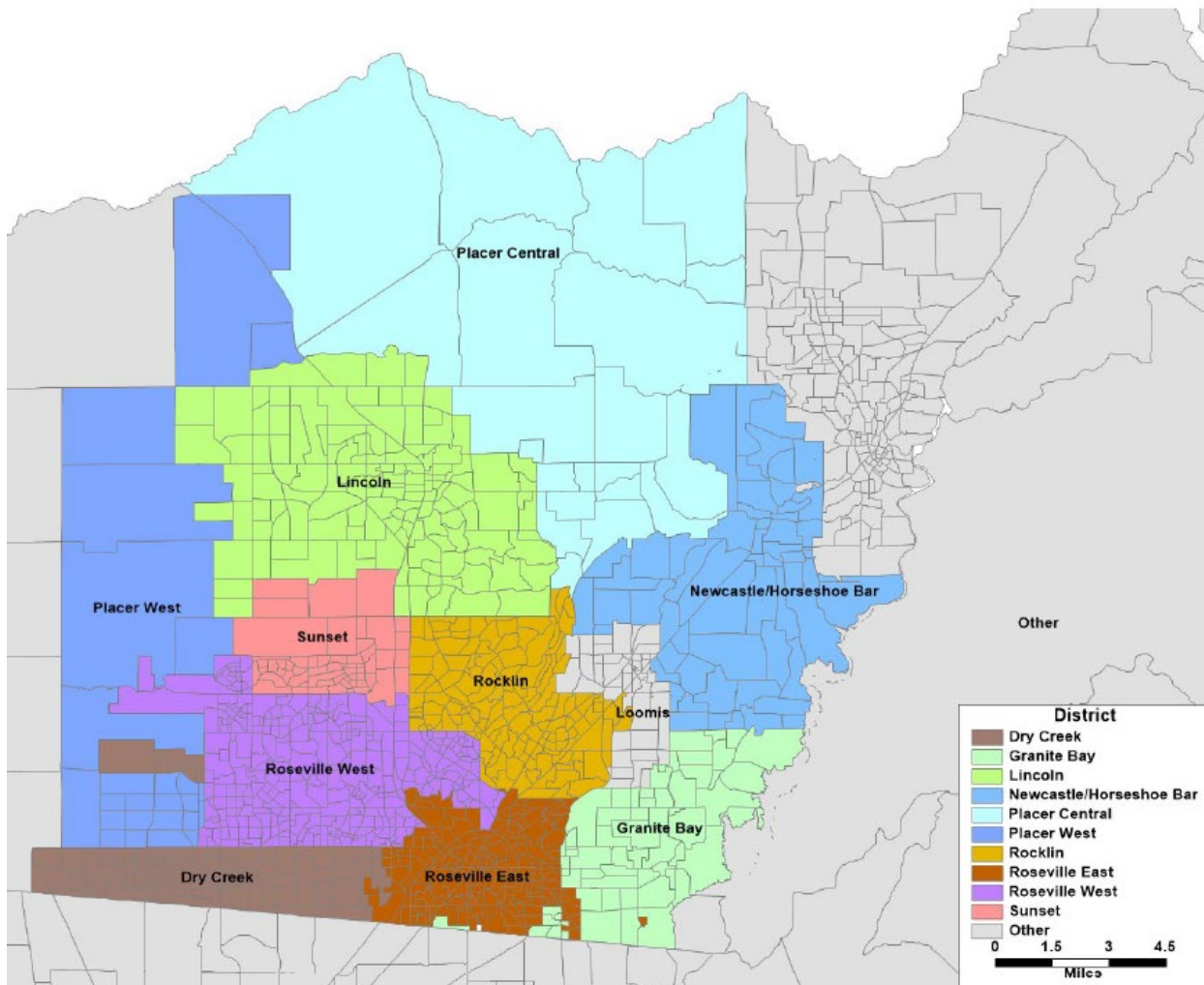
The amount of any SPRTA Fee refunds made FY 2024/25:

One refund was issued in the amount of \$2,885.37 for a cancelled permit.

Figure 2: Rendering of Placer Parkway



Figure 3: Map of SPRTA Tier 1 Fee Districts



SPRTA Tier I and Tier II Fee Schedules

As of 7/1/2024

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
	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						
536	Private School (K - 12)*	5.50 / 1,000 s.f.	4.3	80	18.92	4.026
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, except where indicated with an asterisk, which are from the 10th 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: 4/9/2024

Effective: 7/1/2024

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

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$1,178

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	\$978	\$1,178	\$1,272	\$1,343
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$530	\$636	\$695	\$730
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$377	\$448	\$483	\$518
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$177	\$212	\$236	\$247
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$601	\$730	\$789	\$825
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$306	\$377	\$401	\$424
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$259	\$318	\$342	\$353
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				\$399			
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				\$671			
311	All Suites Hotel	Room	0.35				\$410			
312	Business Hotel	Room	0.30				\$353			
320	Motel	Room	0.29				\$340			
Recreational										
430	Golf Course	Hole	3.96				\$4,660			
444	Movie Theater	1,000 s.f.	2.57				\$3,023			
492	Health/Fitness Club	1,000 s.f.	0.63				\$739			
493	Athletic Club	1,000 s.f.	3.01				\$3,547			
495	Recreational Community Center	1,000 s.f.	1.20				\$1,410			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$4,743			
560	Church	1,000 s.f.	0.37				\$431			
565	Day Care Center	1,000 s.f.	3.50				\$4,125			
Medical										
254	Assisted Living	Bed	0.11				\$125			
255	Continuing Care Community	Unit	0.08				\$99			
610	Hospital	1,000 s.f.	1.77				\$2,087			
620	Nursing Home	1,000 s.f.	0.26				\$311			
630	Clinic	1,000 s.f.	3.47				\$4,084			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$2,282			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$1,952			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$1,706			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$1,541			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$1,423			
	> 800,000 s.f.	1,000 s.f.	1.12				\$1,317			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$3,869			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$345			
815	Discount Store	1,000 s.f.	1.06				\$1,250			
816	Hardware Store	1,000 s.f.	0.39				\$457			
817	Nursery	1,000 s.f.	0.90				\$1,065			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$1,341			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$1,741			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$1,882			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$1,861			
931	Quality Restaurant	1,000 s.f.	3.28				\$3,861			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$3,275			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$6,934			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$6,896			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$2,219			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,030			
841	New Car Sales	1,000 s.f.	1.46				\$1,714			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$3,448			
944	Gasoline/Service Station	Pump	1.13				\$1,325			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$1,754			
848	Tire Store	1,000 s.f.	1.40				\$1,654			
850	Supermarket	1,000 s.f.	1.55				\$1,831			
851	Convenience Market	1,000 s.f.	3.45				\$4,062			
857	Discount Club	1,000 s.f.	1.62				\$1,908			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$537			
863	Electronics Superstore	1,000 s.f.	0.98				\$1,151			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$1,331			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$1,805			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$2,358			
890	Furniture Store	1,000 s.f.	0.31				\$366			
911	Walk-In Bank	1,000 s.f.	3.25				\$3,832			
912	Drive-In Bank	1,000 s.f.	4.08				\$4,803			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

Jurisdiction: Placer County
 District: Granite Bay
 Fee: \$310

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$315

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	\$261	\$315	\$340	\$359
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$142	\$170	\$186	\$195
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$101	\$120	\$129	\$139
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$47	\$57	\$63	\$66
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$161	\$195	\$211	\$221
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$82	\$101	\$107	\$113
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$69	\$85	\$91	\$95
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				\$204			
130	Industrial Park	1,000 s.f.	0.34				\$107			
140	Manufacturing	1,000 s.f.	0.74				\$233			
150	Warehousing	1,000 s.f.	0.18				\$57			
151	Mini-Warehousing	1,000 s.f.	0.09				\$29			
Lodging										
310	Hotel	Room	0.57				\$180			
311	All Suites Hotel	Room	0.35				\$110			
312	Business Hotel	Room	0.30				\$95			
320	Motel	Room	0.29				\$91			
Recreational										
430	Golf Course	Hole	3.96				\$1,246			
444	Movie Theater	1,000 s.f.	2.57				\$808			
492	Health/Fitness Club	1,000 s.f.	0.63				\$198			
493	Athletic Club	1,000 s.f.	3.01				\$948			
495	Recreational Community Center	1,000 s.f.	1.20				\$377			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$1,268			
560	Church	1,000 s.f.	0.37				\$115			
565	Day Care Center	1,000 s.f.	3.50				\$1,103			
Medical										
254	Assisted Living	Bed	0.11				\$33			
255	Continuing Care Community	Unit	0.08				\$26			
610	Hospital	1,000 s.f.	1.77				\$558			
620	Nursing Home	1,000 s.f.	0.26				\$83			
630	Clinic	1,000 s.f.	3.47				\$1,092			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$610			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$522			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$456			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$412			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$381			
	> 800,000 s.f.	1,000 s.f.	1.12				\$352			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$1,034			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$92			
815	Discount Store	1,000 s.f.	1.06				\$334			
816	Hardware Store	1,000 s.f.	0.39				\$122			
817	Nursery	1,000 s.f.	0.90				\$285			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$358			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$466			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$503			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$498			
931	Quality Restaurant	1,000 s.f.	3.28				\$1,033			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$876			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$1,854			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$1,844			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$593			
942	Automobile Care Center	1,000 s.f.	0.87				\$275			
841	New Car Sales	1,000 s.f.	1.46				\$458			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$922			
944	Gasoline/Service Station	Pump	1.13				\$354			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$469			
848	Tire Store	1,000 s.f.	1.40				\$442			
850	Supermarket	1,000 s.f.	1.55				\$490			
851	Convenience Market	1,000 s.f.	3.45				\$1,086			
857	Discount Club	1,000 s.f.	1.62				\$510			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$144			
863	Electronics Superstore	1,000 s.f.	0.98				\$308			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$356			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$483			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$631			
890	Furniture Store	1,000 s.f.	0.31				\$98			
911	Walk-In Bank	1,000 s.f.	3.25				\$1,025			
912	Drive-In Bank	1,000 s.f.	4.08				\$1,284			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

Jurisdiction: Placer County
 District: Lincoln
 Fee: \$3,937

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$3,998

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)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,318	\$3,998	\$4,318	\$4,558
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,799	\$2,159	\$2,359	\$2,479
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,279	\$1,519	\$1,639	\$1,759
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$600	\$720	\$800	\$840
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$2,039	\$2,479	\$2,679	\$2,799
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$1,039	\$1,279	\$1,359	\$1,439
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$880	\$1,079	\$1,159	\$1,199
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				\$2,595			
130	Industrial Park	1,000 s.f.	0.34				\$1,355			
140	Manufacturing	1,000 s.f.	0.74				\$2,955			
150	Warehousing	1,000 s.f.	0.18				\$720			
151	Mini-Warehousing	1,000 s.f.	0.09				\$364			
Lodging										
310	Hotel	Room	0.57				\$2,279			
311	All Suites Hotel	Room	0.35				\$1,391			
312	Business Hotel	Room	0.30				\$1,199			
320	Motel	Room	0.29				\$1,155			
Recreational										
430	Golf Course	Hole	3.96				\$15,816			
444	Movie Theater	1,000 s.f.	2.57				\$10,259			
492	Health/Fitness Club	1,000 s.f.	0.63				\$2,507			
493	Athletic Club	1,000 s.f.	3.01				\$12,038			
495	Recreational Community Center	1,000 s.f.	1.20				\$4,786			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$16,096			
560	Church	1,000 s.f.	0.37				\$1,463			
565	Day Care Center	1,000 s.f.	3.50				\$14,001			
Medical										
254	Assisted Living	Bed	0.11				\$424			
255	Continuing Care Community	Unit	0.08				\$336			
610	Hospital	1,000 s.f.	1.77				\$7,084			
620	Nursing Home	1,000 s.f.	0.26				\$1,055			
630	Clinic	1,000 s.f.	3.47				\$13,861			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$7,744			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$6,625			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$5,789			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$5,229			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$4,830			
	> 800,000 s.f.	1,000 s.f.	1.12				\$4,470			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$13,129			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$1,171			
815	Discount Store	1,000 s.f.	1.06				\$4,242			
816	Hardware Store	1,000 s.f.	0.39				\$1,551			
817	Nursery	1,000 s.f.	0.90				\$3,614			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$4,550			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$5,909			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$6,389			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$6,317			
931	Quality Restaurant	1,000 s.f.	3.28				\$13,105			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$11,114			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$23,532			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$23,404			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$7,532			
942	Automobile Care Center	1,000 s.f.	0.87				\$3,494			
841	New Car Sales	1,000 s.f.	1.46				\$5,817			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$11,702			
944	Gasoline/Service Station	Pump	1.13				\$4,498			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$5,953			
848	Tire Store	1,000 s.f.	1.40				\$5,613			
850	Supermarket	1,000 s.f.	1.55				\$6,213			
851	Convenience Market	1,000 s.f.	3.45				\$13,785			
857	Discount Club	1,000 s.f.	1.62				\$6,477			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$1,823			
863	Electronics Superstore	1,000 s.f.	0.98				\$3,906			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$4,518			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$6,125			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$8,004			
890	Furniture Store	1,000 s.f.	0.31				\$1,243			
911	Walk-In Bank	1,000 s.f.	3.25				\$13,005			
912	Drive-In Bank	1,000 s.f.	4.08				\$16,300			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

Jurisdiction: Placer County
 District: Newcastle/Horshoe Bar
 Fee: \$2,068

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$2,100

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	\$1,743	\$2,100	\$2,268	\$2,394
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$945	\$1,134	\$1,239	\$1,302
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$672	\$798	\$861	\$924
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$315	\$378	\$420	\$441
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,071	\$1,302	\$1,407	\$1,470
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$546	\$672	\$714	\$756
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$462	\$567	\$609	\$630
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				\$1,363			
130	Industrial Park	1,000 s.f.	0.34				\$712			
140	Manufacturing	1,000 s.f.	0.74				\$1,552			
150	Warehousing	1,000 s.f.	0.18				\$378			
151	Mini-Warehousing	1,000 s.f.	0.09				\$191			
Lodging										
310	Hotel	Room	0.57				\$1,197			
311	All Suites Hotel	Room	0.35				\$731			
312	Business Hotel	Room	0.30				\$630			
320	Motel	Room	0.29				\$607			
Recreational										
430	Golf Course	Hole	3.96				\$8,308			
444	Movie Theater	1,000 s.f.	2.57				\$5,389			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,317			
493	Athletic Club	1,000 s.f.	3.01				\$6,323			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,514			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$8,455			
560	Church	1,000 s.f.	0.37				\$769			
565	Day Care Center	1,000 s.f.	3.50				\$7,354			
Medical										
254	Assisted Living	Bed	0.11				\$223			
255	Continuing Care Community	Unit	0.08				\$176			
610	Hospital	1,000 s.f.	1.77				\$3,721			
620	Nursing Home	1,000 s.f.	0.26				\$554			
630	Clinic	1,000 s.f.	3.47				\$7,281			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$4,068			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,480			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$3,041			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,747			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,537			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,348			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$6,896			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$615			
815	Discount Store	1,000 s.f.	1.06				\$2,228			
816	Hardware Store	1,000 s.f.	0.39				\$815			
817	Nursery	1,000 s.f.	0.90				\$1,898			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,390			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,104			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,356			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,318			
931	Quality Restaurant	1,000 s.f.	3.28				\$6,884			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$5,838			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$12,361			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$12,293			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$3,956			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,835			
841	New Car Sales	1,000 s.f.	1.46				\$3,056			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$6,147			
944	Gasoline/Service Station	Pump	1.13				\$2,363			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,127			
848	Tire Store	1,000 s.f.	1.40				\$2,948			
850	Supermarket	1,000 s.f.	1.55				\$3,263			
851	Convenience Market	1,000 s.f.	3.45				\$7,241			
857	Discount Club	1,000 s.f.	1.62				\$3,402			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$958			
863	Electronics Superstore	1,000 s.f.	0.98				\$2,052			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,373			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,217			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$4,204			
890	Furniture Store	1,000 s.f.	0.31				\$653			
911	Walk-In Bank	1,000 s.f.	3.25				\$6,831			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,562			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

Jurisdiction: Placer County
 District: Placer Central
 Fee: \$3,191

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$3,240

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)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,689	\$3,240	\$3,499	\$3,694
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,458	\$1,750	\$1,912	\$2,009
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,037	\$1,231	\$1,328	\$1,426
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$486	\$583	\$648	\$680
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,652	\$2,009	\$2,171	\$2,268
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$842	\$1,037	\$1,102	\$1,166
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$713	\$875	\$940	\$972
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				\$2,103			
130	Industrial Park	1,000 s.f.	0.34				\$1,098			
140	Manufacturing	1,000 s.f.	0.74				\$2,394			
150	Warehousing	1,000 s.f.	0.18				\$583			
151	Mini-Warehousing	1,000 s.f.	0.09				\$295			
Lodging										
310	Hotel	Room	0.57				\$1,847			
311	All Suites Hotel	Room	0.35				\$1,128			
312	Business Hotel	Room	0.30				\$972			
320	Motel	Room	0.29				\$936			
Recreational										
430	Golf Course	Hole	3.96				\$12,817			
444	Movie Theater	1,000 s.f.	2.57				\$8,314			
492	Health/Fitness Club	1,000 s.f.	0.63				\$2,031			
493	Athletic Club	1,000 s.f.	3.01				\$9,756			
495	Recreational Community Center	1,000 s.f.	1.20				\$3,878			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$13,044			
560	Church	1,000 s.f.	0.37				\$1,186			
565	Day Care Center	1,000 s.f.	3.50				\$11,346			
Medical										
254	Assisted Living	Bed	0.11				\$343			
255	Continuing Care Community	Unit	0.08				\$272			
610	Hospital	1,000 s.f.	1.77				\$5,741			
620	Nursing Home	1,000 s.f.	0.26				\$855			
630	Clinic	1,000 s.f.	3.47				\$11,233			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$6,276			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$5,369			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$4,692			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$4,238			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$3,914			
	> 800,000 s.f.	1,000 s.f.	1.12				\$3,622			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$10,640			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$949			
815	Discount Store	1,000 s.f.	1.06				\$3,438			
816	Hardware Store	1,000 s.f.	0.39				\$1,257			
817	Nursery	1,000 s.f.	0.90				\$2,929			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$3,687			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$4,789			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$5,178			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$5,119			
931	Quality Restaurant	1,000 s.f.	3.28				\$10,621			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$9,007			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$19,071			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$18,967			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$6,104			
942	Automobile Care Center	1,000 s.f.	0.87				\$2,832			
841	New Car Sales	1,000 s.f.	1.46				\$4,714			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$9,483			
944	Gasoline/Service Station	Pump	1.13				\$3,645			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$4,824			
848	Tire Store	1,000 s.f.	1.40				\$4,549			
850	Supermarket	1,000 s.f.	1.55				\$5,035			
851	Convenience Market	1,000 s.f.	3.45				\$11,172			
857	Discount Club	1,000 s.f.	1.62				\$5,249			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$1,477			
863	Electronics Superstore	1,000 s.f.	0.98				\$3,165			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$3,661			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$4,964			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$6,486			
890	Furniture Store	1,000 s.f.	0.31				\$1,008			
911	Walk-In Bank	1,000 s.f.	3.25				\$10,540			
912	Drive-In Bank	1,000 s.f.	4.08				\$13,209			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

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

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$2,076

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	\$1,723	\$2,076	\$2,242	\$2,367
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$934	\$1,121	\$1,225	\$1,287
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$664	\$789	\$851	\$913
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$311	\$374	\$415	\$436
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,059	\$1,287	\$1,391	\$1,453
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$540	\$664	\$706	\$747
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$457	\$561	\$602	\$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				\$1,347			
130	Industrial Park	1,000 s.f.	0.34				\$704			
140	Manufacturing	1,000 s.f.	0.74				\$1,534			
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				\$1,183			
311	All Suites Hotel	Room	0.35				\$722			
312	Business Hotel	Room	0.30				\$623			
320	Motel	Room	0.29				\$600			
Recreational										
430	Golf Course	Hole	3.96				\$8,213			
444	Movie Theater	1,000 s.f.	2.57				\$5,327			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,302			
493	Athletic Club	1,000 s.f.	3.01				\$6,251			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,485			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$8,358			
560	Church	1,000 s.f.	0.37				\$760			
565	Day Care Center	1,000 s.f.	3.50				\$7,270			
Medical										
254	Assisted Living	Bed	0.11				\$220			
255	Continuing Care Community	Unit	0.08				\$174			
610	Hospital	1,000 s.f.	1.77				\$3,679			
620	Nursing Home	1,000 s.f.	0.26				\$548			
630	Clinic	1,000 s.f.	3.47				\$7,197			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$4,021			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,440			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$3,006			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,715			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,508			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,321			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$6,818			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$608			
815	Discount Store	1,000 s.f.	1.06				\$2,203			
816	Hardware Store	1,000 s.f.	0.39				\$805			
817	Nursery	1,000 s.f.	0.90				\$1,877			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,362			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,068			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,317			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,280			
931	Quality Restaurant	1,000 s.f.	3.28				\$6,805			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$5,771			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$12,219			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$12,153			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$3,911			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,814			
841	New Car Sales	1,000 s.f.	1.46				\$3,021			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$6,076			
944	Gasoline/Service Station	Pump	1.13				\$2,336			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,091			
848	Tire Store	1,000 s.f.	1.40				\$2,915			
850	Supermarket	1,000 s.f.	1.55				\$3,226			
851	Convenience Market	1,000 s.f.	3.45				\$7,158			
857	Discount Club	1,000 s.f.	1.62				\$3,363			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$947			
863	Electronics Superstore	1,000 s.f.	0.98				\$2,028			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,346			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,180			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$4,156			
890	Furniture Store	1,000 s.f.	0.31				\$646			
911	Walk-In Bank	1,000 s.f.	3.25				\$6,753			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,464			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

Jurisdiction: Placer County
 District: Rocklin
 Fee: \$4,523

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$4,593

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)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$3,812	\$4,593	\$4,960	\$5,236
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$2,067	\$2,480	\$2,710	\$2,848
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$1,470	\$1,745	\$1,883	\$2,021
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$689	\$827	\$919	\$965
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$2,342	\$2,848	\$3,077	\$3,215
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$1,194	\$1,470	\$1,562	\$1,653
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$1,010	\$1,240	\$1,332	\$1,378
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				\$2,981			
130	Industrial Park	1,000 s.f.	0.34				\$1,557			
140	Manufacturing	1,000 s.f.	0.74				\$3,394			
150	Warehousing	1,000 s.f.	0.18				\$827			
151	Mini-Warehousing	1,000 s.f.	0.09				\$418			
Lodging										
310	Hotel	Room	0.57				\$2,618			
311	All Suites Hotel	Room	0.35				\$1,598			
312	Business Hotel	Room	0.30				\$1,378			
320	Motel	Room	0.29				\$1,327			
Recreational										
430	Golf Course	Hole	3.96				\$18,170			
444	Movie Theater	1,000 s.f.	2.57				\$11,786			
492	Health/Fitness Club	1,000 s.f.	0.63				\$2,880			
493	Athletic Club	1,000 s.f.	3.01				\$13,830			
495	Recreational Community Center	1,000 s.f.	1.20				\$5,498			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$18,491			
560	Church	1,000 s.f.	0.37				\$1,681			
565	Day Care Center	1,000 s.f.	3.50				\$16,085			
Medical										
254	Assisted Living	Bed	0.11				\$487			
255	Continuing Care Community	Unit	0.08				\$386			
610	Hospital	1,000 s.f.	1.77				\$8,139			
620	Nursing Home	1,000 s.f.	0.26				\$1,213			
630	Clinic	1,000 s.f.	3.47				\$15,924			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$8,897			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$7,611			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$6,651			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$6,008			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$5,548			
	> 800,000 s.f.	1,000 s.f.	1.12				\$5,135			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$15,083			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$1,346			
815	Discount Store	1,000 s.f.	1.06				\$4,873			
816	Hardware Store	1,000 s.f.	0.39				\$1,782			
817	Nursery	1,000 s.f.	0.90				\$4,152			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$5,227			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$6,788			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$7,340			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$7,257			
931	Quality Restaurant	1,000 s.f.	3.28				\$15,056			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$12,769			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$27,034			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$26,887			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$8,653			
942	Automobile Care Center	1,000 s.f.	0.87				\$4,014			
841	New Car Sales	1,000 s.f.	1.46				\$6,683			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$13,444			
944	Gasoline/Service Station	Pump	1.13				\$5,167			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$6,839			
848	Tire Store	1,000 s.f.	1.40				\$6,449			
850	Supermarket	1,000 s.f.	1.55				\$7,138			
851	Convenience Market	1,000 s.f.	3.45				\$15,837			
857	Discount Club	1,000 s.f.	1.62				\$7,441			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$2,094			
863	Electronics Superstore	1,000 s.f.	0.98				\$4,487			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$5,190			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$7,036			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$9,195			
890	Furniture Store	1,000 s.f.	0.31				\$1,428			
911	Walk-In Bank	1,000 s.f.	3.25				\$14,941			
912	Drive-In Bank	1,000 s.f.	4.08				\$18,726			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

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

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$2,003

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	\$1,662	\$2,003	\$2,163	\$2,283
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$901	\$1,082	\$1,182	\$1,242
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$641	\$761	\$821	\$881
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$300	\$361	\$401	\$421
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,022	\$1,242	\$1,342	\$1,402
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$521	\$641	\$681	\$721
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$441	\$541	\$581	\$601
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				\$1,300			
130	Industrial Park	1,000 s.f.	0.34				\$679			
140	Manufacturing	1,000 s.f.	0.74				\$1,480			
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				\$1,142			
311	All Suites Hotel	Room	0.35				\$697			
312	Business Hotel	Room	0.30				\$601			
320	Motel	Room	0.29				\$579			
Recreational										
430	Golf Course	Hole	3.96				\$7,924			
444	Movie Theater	1,000 s.f.	2.57				\$5,140			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,256			
493	Athletic Club	1,000 s.f.	3.01				\$6,031			
495	Recreational Community Center	1,000 s.f.	1.20				\$2,398			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$8,064			
560	Church	1,000 s.f.	0.37				\$733			
565	Day Care Center	1,000 s.f.	3.50				\$7,015			
Medical										
254	Assisted Living	Bed	0.11				\$212			
255	Continuing Care Community	Unit	0.08				\$168			
610	Hospital	1,000 s.f.	1.77				\$3,549			
620	Nursing Home	1,000 s.f.	0.26				\$529			
630	Clinic	1,000 s.f.	3.47				\$6,944			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$3,880			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$3,319			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$2,900			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$2,620			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$2,420			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,239			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$6,578			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$587			
815	Discount Store	1,000 s.f.	1.06				\$2,125			
816	Hardware Store	1,000 s.f.	0.39				\$777			
817	Nursery	1,000 s.f.	0.90				\$1,811			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$2,279			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$2,960			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$3,201			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$3,165			
931	Quality Restaurant	1,000 s.f.	3.28				\$6,566			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$5,568			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$11,790			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$11,726			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$3,774			
942	Automobile Care Center	1,000 s.f.	0.87				\$1,751			
841	New Car Sales	1,000 s.f.	1.46				\$2,914			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$5,863			
944	Gasoline/Service Station	Pump	1.13				\$2,253			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$2,982			
848	Tire Store	1,000 s.f.	1.40				\$2,812			
850	Supermarket	1,000 s.f.	1.55				\$3,113			
851	Convenience Market	1,000 s.f.	3.45				\$6,906			
857	Discount Club	1,000 s.f.	1.62				\$3,245			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$913			
863	Electronics Superstore	1,000 s.f.	0.98				\$1,957			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$2,263			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$3,069			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$4,010			
890	Furniture Store	1,000 s.f.	0.31				\$623			
911	Walk-In Bank	1,000 s.f.	3.25				\$6,516			
912	Drive-In Bank	1,000 s.f.	4.08				\$8,166			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

Jurisdiction: Placer County
 District: Roseville East
 Fee: \$925

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$939

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	\$779	\$939	\$1,014	\$1,070
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$423	\$507	\$554	\$582
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$300	\$357	\$385	\$413
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$141	\$169	\$188	\$197
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$479	\$582	\$629	\$657
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$244	\$300	\$319	\$338
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$207	\$254	\$272	\$282
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				\$609			
130	Industrial Park	1,000 s.f.	0.34				\$318			
140	Manufacturing	1,000 s.f.	0.74				\$694			
150	Warehousing	1,000 s.f.	0.18				\$169			
151	Mini-Warehousing	1,000 s.f.	0.09				\$85			
Lodging										
310	Hotel	Room	0.57				\$535			
311	All Suites Hotel	Room	0.35				\$327			
312	Business Hotel	Room	0.30				\$282			
320	Motel	Room	0.29				\$271			
Recreational										
430	Golf Course	Hole	3.96				\$3,715			
444	Movie Theater	1,000 s.f.	2.57				\$2,409			
492	Health/Fitness Club	1,000 s.f.	0.63				\$589			
493	Athletic Club	1,000 s.f.	3.01				\$2,827			
495	Recreational Community Center	1,000 s.f.	1.20				\$1,124			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$3,780			
560	Church	1,000 s.f.	0.37				\$344			
565	Day Care Center	1,000 s.f.	3.50				\$3,288			
Medical										
254	Assisted Living	Bed	0.11				\$100			
255	Continuing Care Community	Unit	0.08				\$79			
610	Hospital	1,000 s.f.	1.77				\$1,664			
620	Nursing Home	1,000 s.f.	0.26				\$248			
630	Clinic	1,000 s.f.	3.47				\$3,256			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$1,819			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$1,556			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$1,360			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$1,228			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$1,134			
	> 800,000 s.f.	1,000 s.f.	1.12				\$1,050			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$3,084			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$275			
815	Discount Store	1,000 s.f.	1.06				\$996			
816	Hardware Store	1,000 s.f.	0.39				\$364			
817	Nursery	1,000 s.f.	0.90				\$849			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$1,069			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$1,388			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$1,501			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$1,484			
931	Quality Restaurant	1,000 s.f.	3.28				\$3,078			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$2,610			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$5,527			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$5,497			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$1,769			
942	Automobile Care Center	1,000 s.f.	0.87				\$821			
841	New Car Sales	1,000 s.f.	1.46				\$1,366			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$2,748			
944	Gasoline/Service Station	Pump	1.13				\$1,056			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$1,398			
848	Tire Store	1,000 s.f.	1.40				\$1,318			
850	Supermarket	1,000 s.f.	1.55				\$1,459			
851	Convenience Market	1,000 s.f.	3.45				\$3,238			
857	Discount Club	1,000 s.f.	1.62				\$1,521			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$428			
863	Electronics Superstore	1,000 s.f.	0.98				\$917			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$1,061			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$1,439			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$1,880			
890	Furniture Store	1,000 s.f.	0.31				\$292			
911	Walk-In Bank	1,000 s.f.	3.25				\$3,055			
912	Drive-In Bank	1,000 s.f.	4.08				\$3,828			

SPRTA Impact Fees

UPDATED: 4/9/2024

Effective: 7/1/2024

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

2024 Annual Adjustment Factor for Inflation = 1.01547
 2025 Annual Adjustment Factor for Inflation =
 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 = \$2,669

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)	Fee for Large (>2,500-3,500 sq.ft)	Fee for Very Large (>3,500 sq.ft)
Residential										
210	Single Family	Dwelling Unit	0.83	1.00	1.08	1.14	\$2,215	\$2,669	\$2,883	\$3,043
220	Apartment	Dwelling Unit	0.45	0.54	0.59	0.62	\$1,201	\$1,441	\$1,575	\$1,655
230	Low-Rise w/ Ground Floor Commercial	Dwelling Unit	0.32	0.38	0.41	0.44	\$854	\$1,014	\$1,094	\$1,174
231	Medium-Rise w/ Ground Floor Commercial	Dwelling Unit	0.15	0.18	0.20	0.21	\$400	\$480	\$534	\$560
240	Mobile Home Park	Dwelling Unit	0.51	0.62	0.67	0.70	\$1,361	\$1,655	\$1,788	\$1,868
251	Senior, Single-Family	Dwelling Unit	0.26	0.32	0.34	0.36	\$694	\$854	\$907	\$961
252	Senior, Multi-Family	Dwelling Unit	0.22	0.27	0.29	0.30	\$587	\$721	\$774	\$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				\$1,732			
130	Industrial Park	1,000 s.f.	0.34				\$905			
140	Manufacturing	1,000 s.f.	0.74				\$1,972			
150	Warehousing	1,000 s.f.	0.18				\$480			
151	Mini-Warehousing	1,000 s.f.	0.09				\$243			
Lodging										
310	Hotel	Room	0.57				\$1,521			
311	All Suites Hotel	Room	0.35				\$929			
312	Business Hotel	Room	0.30				\$801			
320	Motel	Room	0.29				\$771			
Recreational										
430	Golf Course	Hole	3.96				\$10,559			
444	Movie Theater	1,000 s.f.	2.57				\$6,849			
492	Health/Fitness Club	1,000 s.f.	0.63				\$1,673			
493	Athletic Club	1,000 s.f.	3.01				\$8,036			
495	Recreational Community Center	1,000 s.f.	1.20				\$3,195			
Institutional										
536	Private School (K - 12)*	1,000 s.f.	4.03				\$10,745			
560	Church	1,000 s.f.	0.37				\$977			
565	Day Care Center	1,000 s.f.	3.50				\$9,347			
Medical										
254	Assisted Living	Bed	0.11				\$283			
255	Continuing Care Community	Unit	0.08				\$224			
610	Hospital	1,000 s.f.	1.77				\$4,729			
620	Nursing Home	1,000 s.f.	0.26				\$705			
630	Clinic	1,000 s.f.	3.47				\$9,253			
Office										
710	Up to 50,000 s.f.	1,000 s.f.	1.94				\$5,170			
	50,001 - 150,000 s.f.	1,000 s.f.	1.66				\$4,423			
	150,001 - 300,000 s.f.	1,000 s.f.	1.45				\$3,865			
	300,001 - 500,000 s.f.	1,000 s.f.	1.31				\$3,491			
	500,000 - 800,000 s.f.	1,000 s.f.	1.21				\$3,224			
	> 800,000 s.f.	1,000 s.f.	1.12				\$2,984			
720	Medical - Dental Office Building	1,000 s.f.	3.28				\$8,765			
Retail										
812	Building Materials & Lumber Yard	1,000 s.f.	0.29				\$782			
815	Discount Store	1,000 s.f.	1.06				\$2,832			
816	Hardware Store	1,000 s.f.	0.39				\$1,036			
817	Nursery	1,000 s.f.	0.90				\$2,413			
820	Shopping Center									
	< 200,000 s.f.	1,000 s.f.	1.14				\$3,037			
	200,001-500,000 s.f.	1,000 s.f.	1.48				\$3,945			
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.60				\$4,265			
	>1,000,000 s.f.	1,000 s.f.	1.58				\$4,217			
931	Quality Restaurant	1,000 s.f.	3.28				\$8,749			
932	High Turnover Restaurant	1,000 s.f.	2.78				\$7,420			
933	Fast Food w/o Drive-In	1,000 s.f.	5.89				\$15,710			
934	Fast Food Drive-In	1,000 s.f.	5.85				\$15,624			
941	Quick Lube Vehicle Shop	Svc. Pos.	1.88				\$5,028			
942	Automobile Care Center	1,000 s.f.	0.87				\$2,333			
841	New Car Sales	1,000 s.f.	1.46				\$3,883			
843	Automobile Parts Sales	1,000 s.f.	2.93				\$7,812			
944	Gasoline/Service Station	Pump	1.13				\$3,003			
945	Gas/Serv. Stn. W/Conv. Market	Pump	1.49				\$3,974			
848	Tire Store	1,000 s.f.	1.40				\$3,747			
850	Supermarket	1,000 s.f.	1.55				\$4,148			
851	Convenience Market	1,000 s.f.	3.45				\$9,203			
857	Discount Club	1,000 s.f.	1.62				\$4,324			
862	Home Improvement Superstore	1,000 s.f.	0.46				\$1,217			
863	Electronics Superstore	1,000 s.f.	0.98				\$2,608			
864	Toy/Childrens Superstore	1,000 s.f.	1.13				\$3,016			
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.53				\$4,089			
881	Drugstore W/Drive-Thru	1,000 s.f.	2.00				\$5,343			
890	Furniture Store	1,000 s.f.	0.31				\$830			
911	Walk-In Bank	1,000 s.f.	3.25				\$8,682			
912	Drive-In Bank	1,000 s.f.	4.08				\$10,882			

Tier 2 SPRTA Fees

Land Use Categories		2009 Fee Per DUE	2024 Fee	2010 - 2015 Inflation Adjustment =	1.19444
R	Residential	\$5,473	\$8,678	2017 Inflation Adjustment =	1.02452
I	Industrial/Office/Other	\$1,493	\$2,367	2018 Inflation Adjustment =	1.02735
C	Commercial/Retail	\$2,966	\$4,703	2019 Inflation Adjustment =	1.02452
U	University	\$1,000	\$1,586	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
				Total Inflation Adjustment =	1.58558

T2 Fee	ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial					
I	110	Light Industrial	1,000 s.f.	0.649	\$1,536
I	130	Industrial Park	1,000 s.f.	0.339	\$802
I	140	Manufacturing	1,000 s.f.	0.739	\$1,749
I	150	Warehousing	1,000 s.f.	0.180	\$426
I	151	Mini-Warehousing	1,000 s.f.	0.091	\$215
Residential					
R	210	Single Family	DU	1.000	\$8,678
R	220	Apartment	DU	0.543	\$4,712
R	230	Low-Rise w/ Ground Floor Commercial	DU	0.383	\$3,324
R	231	Medium-Rise w/ Ground Floor Commercial	DU	0.181	\$1,571
R	240	Mobile Home Park	DU	0.617	\$5,354
R	251	Senior, Single-Family	DU	0.319	\$2,768
R	252	Senior, Multi-Family	DU	0.266	\$2,308
Lodging					
C	310	Hotel	Room	0.570	\$2,681
C	311	All Suites Hotel	Room	0.348	\$1,637
C	312	Business Hotel	Room	0.300	\$1,411
C	320	Motel	Room	0.289	\$1,359
Recreational					
I	411	City Park	Acre	0.135	\$320
C	430	Golf Course	Hole	3.956	\$18,605
C	444	Movie Theater	1,000 s.f.	2.566	\$12,068
C	492	Health/Fitness Club	1,000 s.f.	0.627	\$2,949
C	493	Athletic Club	1,000 s.f.	3.011	\$14,161
I	495	Recreational Community Center	1,000 s.f.	1.197	\$2,833
Institutional					
U	536	Private School (K - 12)	1,000 s.f.	4.026	\$6,385
I	560	Church	1,000 s.f.	0.366	\$866
C	565	Day Care Center	1,000 s.f.	3.502	\$16,470
Medical					
R	254	Assisted Living	Bed	0.106	\$920
R	255	Continuing Care Community	Unit	0.084	\$729
I	610	Hospital	1,000 s.f.	1.772	\$4,194
R	620	Nursing Home	1,000 s.f.	0.264	\$2,291
I	630	Clinic	1,000 s.f.	3.467	\$8,206
Office					
I	710	Up to 50,000 s.f.	1,000 s.f.	1.937	\$4,585
I		50,001-150,000 s.f.	1,000 s.f.	1.657	\$3,922
I		150,001-300,000 s.f.	1,000 s.f.	1.448	\$3,427
I		300,001-500,000 s.f.	1,000 s.f.	1.308	\$3,096
I		500,001-800,000 s.f.	1,000 s.f.	1.208	\$2,859
I		> 800,000 s.f.	1,000 s.f.	1.118	\$2,646
I	720	Medical - Dental Office Building	1,000 s.f.	3.284	\$7,773
Retail					
C	812	Lumber Yard	1,000 s.f.	0.293	\$1,378
C	815	Discount Store	1,000 s.f.	1.061	\$4,990
C	816	Hardware Store	1,000 s.f.	0.388	\$1,825
C	817	Nursery	1,000 s.f.	0.904	\$4,252
C	820	Shopping Center			
C		< 200,000 s.f.	1,000 s.f.	1.138	\$5,352
C		200,001-500,000 s.f.	1,000 s.f.	1.478	\$6,951
C		500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.598	\$7,515
C		>1,000,000 s.f.	1,000 s.f.	1.580	\$7,431
C	931	Quality Restaurant	1,000 s.f.	3.278	\$15,416
C	932	High Turnover Restaurant	1,000 s.f.	2.780	\$13,074
C	933	Fast Food w/o Drive-In	1,000 s.f.	5.886	\$27,682
C	934	Fast Food Drive-In	1,000 s.f.	5.854	\$27,531
C	941	Quick Lube Vehicle Shop	Service Pos.	1.884	\$8,860
C	942	Automobile Care Center	1,000 s.f.	0.874	\$4,110
C	841	New Car Sales	1,000 s.f.	1.455	\$6,843
C	843	Automobile Parts Sales	1,000 s.f.	2.927	\$13,766
C	944	Gas Station	Pump	1.125	\$5,291
C	945	Gas Station w/Convenience Market	Pump	1.489	\$7,003
C	848	Tire Store	1,000 s.f.	1.404	\$6,603
C	850	Supermarket	1,000 s.f.	1.554	\$7,308
C	851	Convenience Market 24-hour	1,000 s.f.	3.448	\$16,216
C	861	Discount Club	1,000 s.f.	1.620	\$7,619
C	862	Home Improvement Superstore	1,000 s.f.	0.456	\$2,145
C	863	Electronics Superstore	1,000 s.f.	0.977	\$4,595
C	864	Toy/Childrens Superstore	1,000 s.f.	1.130	\$5,314
C	880	Drugstore W/O Drive-Thru	1,000 s.f.	1.532	\$7,205
C	881	Drugstore W/Drive-Thru	1,000 s.f.	2.002	\$9,415
C	890	Furniture Store	1,000 s.f.	0.311	\$1,463
C	911	Walk-In Bank	1,000 s.f.	3.253	\$15,299
C	912	Drive-In Bank	1,000 s.f.	4.077	\$19,174

SPRTA Tier 2 Fee Deferral Summary

As of 6/30/25

Per 2nd Amendment of the SPRTA MOA dated May 24, 2017, projects within and subject to the Tier 2 development fee are provided an opportunity to defer a portion of their Tier 2 Development Fees. SPRTA members may request fee deferrals for projects that establish a Community Facilities District (CFD) as reviewed by SPRTA staff, or other financing mechanism approved by the SPRTA Board to pay the deferred fees. The basic program parameters are as follows:

- A CFD with the ability to implement a second bond issuance or other financing mechanism is required for all participating Dwelling Unit Equivalents (DUEs), as defined in the MOA.
- Fee deferrals shall occur at the time of building permit issuance. Prior to building permit issuance, the Local Jurisdictions will report to SPRTA staff on the total amount of units being deferred.
- The Fee Deferral Program will provide for deferral of not more than 50% of the Tier 2 fees for eligible projects. On January 1, 2035, no additional DUEs shall become subject to, or participate in the Fee Deferral Program.
- SPRTA Board to review periodically at its discretion to determine if revisions to or termination of the program are appropriate.

Each jurisdiction that has deferred Tier II fees is required to submit an annual report to SPRTA staff detailing the number of DUEs deferred during that fiscal year. The table below outlines the status of the fee deferral program as of the end of FY 24/25.

# of DUEs with Approved Deferrals	DUEs Deferred	Remaining Approved Deferrals	Current Tier 2 Fee for Single Family Residential (per DUE)	Current Value of Deferred Fees	Future Approved Deferred Fees	Total Current Value of Deferred Fees
7,923	6,089	1,834	\$8,687	\$23,497,857	\$7,967,456	\$31,465,313



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

TO: SPRTA Board of Directors

DATE: December 3, 2025

FROM: Matt Click, Executive Director

SUBJECT: SELECTION OF CHAIR AND VICE CHAIR FOR 2026

ACTION REQUESTED

Designate the Board Member representing the City of Lincoln as Chair and the Board Member representing the City of Rocklin as Vice Chair for the 2026 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 annual appointment of Chair and Vice Chair shall take effect each January. Based on the recommended rotation scheduled, the representatives from the City of Lincoln and the City of Rocklin would become Chair and Vice Chair respectively for the 2026 calendar year.

Rotation happens annually effective January 1st

2026 Rotation

Lincoln, Chair
Rocklin, Vice Chair
Roseville
Placer County

2027 Rotation

Rocklin, Chair
Roseville, Vice Chair
Placer County
Lincoln

2028 Rotation

Roseville, Chair
Placer County, Vice Chair
Lincoln
Rocklin

2029 Rotation

Placer County, Chair
Lincoln, Vice Chair
Rocklin
Roseville

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
Technical Advisory Committee Meeting Summary
November 18, 2025

Technical Advisory Committee

Vin Cay, City of Lincoln
Matthew Medill, City of Lincoln
Richard Moorehead, Placer County
Chris Ladeas, City of Rocklin
Kristen Van Groningen, City of Rocklin
Jake Hanson, City of Roseville
Mark Johnson, City of Roseville
Jason Shykowski, City of Roseville
Richard Moorehead, Placer County

Staff

Rick Carter
Matt Click
Jodi LaCosse
Cory Peterson
Solvi Sabol

Fee Program Annual Report

Cory Peterson

Cory presented the annual SPRTA Fee Program Report, required under the Mitigation Fee Act and prepared once each year. The fund balance remains large, FY 24/25 started at approximately \$39.2 million and ended at about \$34.2 million. Significant expenditures included project costs for the I-80 Auxiliary Lanes and the I-80 Rocklin Road Interchange. On the Tier 2 fee side, approximately \$9 million was expended for Placer Parkway as the County advances Phase 1 construction. Total expenditures for FY 24/25 were just over \$21 million. Minor adjustments are being made to cost-sharing percentages based on updated jurisdictional data. The TAC concurred with staff's recommendation to forward the report to the SPRTA Board.

Public Hearing: SCIP Program Agreement

Rick Carter

Rick presented an update on the Statewide Community Infrastructure Program (SCIP) agreement. SCIP, administered by CSCDA, provides a financing mechanism for public infrastructure and development impact fees, including SPRTA fees. SPRTA has participated in SCIP since 2007.

Historically, SCIP used assessment districts, but in 2020 the program was expanded to also allow the use of Community Facilities Districts (CFDs). A current development (Westbrook) intends to utilize a CFD, and CSCDA informed staff that SPRTA must update its agreement in order to participate in CFD financing. The proposed resolution before the Board would authorize an updated SCIP agreement enabling both assessment districts and CFDs.

Staff reviewed the SCIP process, noting that CSCDA issues bonds and makes funds available to cover eligible fees, with reimbursements typically handled directly by CSCDA after SPRTA verifies fee amounts. The updated agreement includes standard provisions, establishes SPRTA's responsibility for administering fees and expenditures, and authorizes staff to execute necessary documents. A public hearing is required as part of the approval process. The TAC concurred with moving this item forward to the SPRTA Board.

Discussion: 2026 SPRTA Engineering Coordination

Matt Click

Matt led a discussion regarding engineering support for SPRTA following Rick's retirement. Rick has provided extensive technical and program expertise, and while the transition to Cory as Program Manager is progressing smoothly, Matt noted that neither Cory nor other SPRTA staff are engineers. As a result, occasional engineering needs will arise for SPRTA project coordination, cost updates, and related technical work.

Two options were outlined for addressing these needs in the near term:

Option 1 (Staff Recommendation): Member agencies perform their own engineering analyses for SPRTA-related project updates (e.g., capital cost adjustments), then bring the results to the TAC for review and concurrence.

Option 2: SPRTA releases an RFQ for on-call consultant engineering services, billed back to the SPRTA budget. Staff noted the workload may be too limited to attract consultant interest and recommended against this option for now.

TAC members generally supported the interim use of Option 1, noting the ability to work together and the workload anticipated in the coming year. Members also noted that a longer-term solution, either hiring engineering staff or securing broader consultant support, can be looked at again as we move throughout 2026.

Consensus was reached to proceed with Option 1 as an interim approach. Matt will keep the TAC updated as we evaluate workload and any foreseeable skills gaps.

I-80 / SR 65 Interchange Value Engineering LOTA

David Melko

David presented a proposal to self-fund a Value Engineering (VE) analysis for the I-80/SR 65 interchange and Highway 65 corridor. PCTPA initially planned to seek a Strategic Partnerships Planning Grant; however, the grant is highly competitive, has a small statewide funding pot, and would delay work until late 2026. Even if awarded, the required 20% local match would have roughly equaled the same SPRTA contribution now proposed. Self-funding is therefore essentially revenue-neutral for SPRTA.

The purpose of the VE effort is to identify smaller, fundable project elements—generally in the \$25–\$50 million range—that can realistically compete for SB 1, federal INFRA/BUILD, and other funding programs, instead of relying on the unfundable \$800+ million “ultimate” interchange concept. The VE work will use existing design and environmental work and explore both physical and operational improvements that remain consistent with the previously cleared footprint.

The VE analysis will be conducted by the existing Jacobs/Mark Thomas team, in collaboration with Caltrans. Additional participation will include FSP/CHP, independent reviewers (AECOM, Howard Michael, Dan Wilkins), and one representative from each local agency (Lincoln, Placer County, Roseville, Rocklin). Workshops are expected in late January/early February, and agencies may adjust their representatives before then. The two-day workshop will produce a prioritized, fundable package of improvements to support the Placer–Sacramento Gateway Plan update.

The estimated cost is approximately \$108,000, funded through SPRTA. Sufficient funds remain within the current SPRTA allocation to PCTPA, and the FY 25/26 OWP will be

amended to include this work. The TAC concurred with bringing a sole source contract with Jacobs Engineering / Mark Thomas to the Board in December.

Other Items

Staff noted that the next SPRTA Board meeting will be held on December 3, and the next TAC meeting is scheduled for January 6, 2026. Members thanked Rick for his service and contributions during his final TAC meeting. Matt shared that a casual gathering to celebrate Rick's retirement is being planned for January and asked the TAC members to contact Solvi if they are interested in attending.

ss:rc:mbc