



A G E N D A

**Wednesday, April 28, 2021
10:45 AM**

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

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of our Placer County citizens, public access and public comment for this April 28, 2021 meeting will be offered through a remote call-in line or by joining the web-based meeting. Public Comment will be opened for each agenda item, and citizens may comment virtually through a Zoom meeting webinar utilizing the “raise hand” function. If you are participating by phone, please dial *9 to “raise hand” and queue for Public Comment. Please raise your hand at the time the Chair announces the item. Please Note: There will be no phone reservation line.

Remote access: <https://us02web.zoom.us/j/83257371639>

You can also dial in using your phone: +1 669 900 9128

Webinar ID: 832 5737 1639

- A. Flag Salute**
- B. Roll Call**
- C. Approval of Action Minutes: January 27, 2021** **Action**
Pg. 1
- D. Agenda Review**
- E. Public Comment**
- F. 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.

- Authorizing Execution of Master Agreements, Program Supplements, Fund Transfer Agreements, Baseline Agreements, or Cooperative Agreements with the State of California for Federal-Aid Transportation Programs and Projects
- G. 10:45 A.M. PUBLIC HEARING: South Placer Regional Transportation and Air Quality Mitigation Fee Program Inflationary Adjustment 2021** **Action**
Aaron Hoyt Pg. 6
- Approve Resolution #21-02, adopting the inflationary adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee
- H. I-80 Auxiliary Lanes Project - Approving Right-of-Way Contracts and Executing Certificate of Acceptance and Deeds** **Action**
David Melko Pg. 21
- Adopt Resolution No. 21-03 and Resolution No. 21-04 approving the acquisition of real property and Temporary Construction Easements and authorize the Executive Director to complete the real property transactions for the I-80 Auxiliary Lanes Project.
- I. Executive Director's Report** **Info**
- J. Board Direction to Staff**
- K. Informational Items** **Info**
1. TAC Minutes – April 13, 2021 Pg. 55

Next regularly scheduled SPRTA Board Meeting
May 26, 2021



ACTION MINUTES January 27, 2021

A regular meeting of the South Placer Regional Transportation Authority Board convened on Wednesday, January 27, 2021, at 10:45 a.m. This meeting was conducted remotely under Executive Order N-29-20.

BOARD IN

ATTENDANCE:

Ken Broadway
Jim Holmes, Chair
Bruce Houdesheldt
Paul Joiner

STAFF:

Aaron Hoyt
Mike Luken
David Melko
Luke McNeel-Caird
Solvi Sabol

Chair Holmes explained the meeting procedures to the Board and public as it relates to participating by means of a teleconference under Governor Newsom's March 12, 2020 Executive Order N-25-20.

APPROVAL OF MINUTES

Upon motion by Joiner and second by Broadway, the minutes of December 2, 2020 were unanimously approved by the following roll call vote:

AYES: Broadway, Holmes, Houdesheldt, Joiner

NOES: None

ABSTAIN: None

AGENDA REVIEW

The agenda as presented was accepted.

REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE ALLOCATION REQUEST FOR INTERSTATE 80 / ROCKLIN ROAD INTERCHANGE

Presented by Luke McNeel-Caird

Upon motion by Houdesheldt and second by Joiner the Board adopted Resolution #21-01 to allocate \$2,500,000 of Regional Transportation and Air Quality Mitigation Fees to the City of Rocklin for Interstate 80/Rocklin Road interchange.

MINI-WORKSHOP ON SPRTA TRAVEL DEMAND MODEL AND TIER I & II IMPACT FEE UPDATE

Presented by Aaron Hoyt, Senior Planner

Aaron provided background on why and how SPRTA was formed and the projects that have been included over time as part of the Tier I and Tier II fee programs. Aaron explained why an update to the fee programs is needed and why stakeholder engagement is critical over these next two years. Aaron introduced Donald Hubbard,

WSP, the consultant who is working on updating the model. Mr. Hubbard explained why the model needs updating, the goals of the model development, and the characteristics of the new model i.e., geographic area, network and land use updates, and SB 743 compatibility features. Mr. Hubbard provided the Board with where we're at in the process of updating the model and the cooperative efforts of member agencies. Mr. Hubbard updated the Board on the Nexus Study update which dictates linkage between the fees being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation, and emphasized the importance of procedure throughout the process. Aaron explained the Public Outreach portion of the update including educating the public, working with stakeholders, and communicating with the development community. Mr. Hubbard wrapped up the presentation with a project schedule. This was an information item. No action was taken. The full presentation is available at: <http://pctpa.net/http-pctpa-net-sprta-board-of-directors-meeting-agendas/>

FY 2020/21 ADMINISTRATIVE BUDGET AMENDMENT #1

Presented by Luke McNeel-Caird, Deputy Director

Upon motion by Broadway and second by Houdesheldt the Board 1) approved of the FY 2020/21 budget amendment #1 for the administration of the South Placer Regional Transportation Authority and 2) authorized the Executive Director to negotiate and sign a one-year agreement with Streetlight Data to provide travel data for the SPRTA Travel Demand Model (TDM) update for a total cost not to exceed \$120,000 by the following roll call vote:

AYES: Broadway, Holmes, Houdesheldt, Joiner

NOES/ABSTAIN: None

EXECUTIVE DIRECTOR'S REPORT

Mike Luken had no items to report.

ADJOURN

The SPRTA Board meeting concluded at approximately 11:35 a.m.

Michael W. Luken, Executive Director

Jim Holmes, Chair

ML:ss



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

TO: SPRTA Board of Directors

DATE: April 28, 2021

FROM: Mike Luken, Executive Director

SUBJECT: CONSENT CALENDAR

Below is the Consent Calendar item for the April 28, 2021 agenda for your review and action.

1. Authorizing Execution of Master Agreements, Program Supplements, Fund Transfer Agreements, Baseline Agreements, or Cooperative Agreements with the State of California for Federal-Aid Transportation Programs and Projects
Resolution No. 02-05 currently provides a blanket authorization for the Executive Director to make and enter into contracts on behalf of the Authority within limits set forth by the Board. Caltrans requires Board Resolutions to enter into standardized agreements, including Master Agreements, Program Supplements, Fund Transfer Agreements, Baseline Agreements, and Cooperative Agreements. These agreements are essentially form contracts, containing standardized clauses. Placer County Transportation Planning Agency (PCTPA) and Western Placer Consolidated Transportation Services Agency (WPCTSA) each have resolutions delegating authority to the Executive Director to enter into these routine agreements on behalf of the agencies to make accessing federal-aid transportation funding more efficient. Staff recommends the Board adopt Resolution 21-05 authorizing the Executive Director to enter into these agreements on behalf of the Authority.

ML:ss

RESOLUTION NO. 21-05

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
AUTHORIZING EXECUTION OF MASTER AGREEMENTS, PROGRAM
SUPPLEMENTS, FUND TRANSFER AGREEMENTS, BASELINE AGREEMENTS,
AND COOPERATIVE AGREEMENTS FOR FEDERAL AID TRANSPORTATION
PROGRAMS AND PROJECTS**

WHEREAS, Congress of the United States enacted the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 and subsequent transportation authorization bills to fund transportation programs under Title 23 U.S.C. (Highways) and Title 49 U.S.C. (Transportation) or as established under other federal law; and

WHEREAS, the Legislature of the State of California enacted legislation by which certain federal-aid transportation funds may be made available for use by public entities qualified to act as recipients of federal-aid transportation funds in accordance with federal law; and

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

WHEREAS, the Authority is eligible to receive certain federal-aid transportation funds through the California Department of Transportation local assistance program and through the Sacramento Area Council of Governments; and

WHEREAS, the Authority is required to enter into Master Agreements, Program Supplements, Fund Transfer Agreements, Baseline Agreements, or Cooperative Agreements as a condition to receive federal-aid transportation funds for specific programs and projects; and

WHEREAS, the California Department of Transportation and the Sacramento Area Council of Governments require a Board resolution authorizing the Authority to enter into Master Agreements, Program Supplements, Fund Transfer Agreements, Baseline Agreements, or Cooperative Agreements.

NOW, THEREFORE, BE IT RESOLVED THAT the Executive Director is hereby authorized for and on behalf of the Authority to:

- a. Execute all Master Agreements, Program Supplements, Fund Transfer Agreements, Baseline Agreements, or Cooperative Agreements; and
- b. File any and all other documents and applications as may be required for purposes of receiving federal-aid transportation funds and implementing federal-aid transportation programs and/or projects through the California

Department of Transportation local assistance program and the Sacramento Area Council of Governments

- c. To take any and all other actions necessary and proper to effectuate the processing of the submissions herein authorized.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 28th day of April 28, 2021, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Jim Holmes, Chair

ATTEST:

Mike Luken, Executive Director



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

TO: SPRTA Board of Directors

DATE: April 28, 2021

FROM: Aaron Hoyt, Senior Planner

SUBJECT: 10:45 A.M. PUBLIC HEARING: SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE PROGRAM INFLATIONARY ADJUSTMENT 2021

Action Requested

1. Conduct a public hearing to consider the inflationary adjustment to the South Placer Regional Transportation and Air Quality Mitigation Fee Program
2. Approve Resolution #21-02, adopting the inflationary adjustment for the South Placer Regional Transportation and Air Quality Mitigation Fee

Background

In April 2002, the SPRTA Board adopted the Regional Transportation and Air Quality Mitigation Fee, which assessed new development for its impacts on specified regional transportation facilities. These fees went into effect on July 1, 2002. SPRTA Joint Powers Agreement (JPA), amended October 2003, provides that an annual inflationary adjustment to the fees, based on the published Construction Cost Index, be brought to the Board for consideration.

Discussion

The Board adopted a comprehensive Fee Program update in October 2014, which reflects the latest project construction costs, and an inflationary adjustment each year from 2015 to 2020. The annual inflationary adjustment based on the Construction Cost Index ensures that funds collected are enough to build the projects.

In accordance with the provisions of the JPA and based on the most current Construction Cost Index figures shown in Attachment 1, the annual inflationary adjustment has been calculated to be 3.20842%. The resulting fee schedules are shown in Attachment 2.

Adoption of Fee Program Adjustment

The SPRTA TAC has reviewed the updated fee schedules and unanimously concurs with approval by the Board. In accordance with the Joint Powers Agreement, any changes to the Mitigation Fee must be adopted by unanimous vote of the four SPRTA members and is specified in Resolution #21-02. All legal requirements, including public notices, have been met. If adopted, the fees would go into effect on July 1, 2021.

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

Attachments
AH:ML:ss

Construction Cost Index Inflation

SPRTA Fees (Regional Mitigation Fee and Tier 2 Fee)

SPRTA	<u>Date</u>	<u>20 Cities</u>	<u>San Fran.</u>	<u>Average</u>	<u>% Change</u>	
	Apr-20	11412.67	12816.67	12114.67		
	Apr-21	11849.31	13157.41	12503.36	3.20842%	<i>2020-2021 Summary</i>
						<u>3.20842%</u>
						<u>2021 Summary</u>
						3.83% <i>Percent change for 20 City Average</i>
						2.66% <i>Percent change for San Francisco</i>

Notes:

CCI based on April 2021 Engineering News-Record

Table updated April 5, 2021

2014 SPRTA Impact Fee Update With 2015 to 2021 Inflation Adjustment Updated for ITE Trip Generation, 9th Edition Detailed DUE Rates							UPDATED: 4/5/2021
ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit ¹		Trip Length ²	% New Trips ²	VTM per Unit	DUE per Unit
Industrial							
110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.910
120	Heavy Industrial	0.19	0.19/1,000 s.f.	5.1	92	0.89	0.178
130	Industrial Park	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.798
140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.685
150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.300
151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.148
Residential							
210	Single Family	1.00	1.00/DU	5	100	5.00	1.000
220	Apartment	0.62	0.62/DU	5	100	3.10	0.620
231	Attached Condominium/Townhome	0.78	0.78/DU	5	100	3.90	0.780
240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.590
251	Senior Adult Housing - Detached	0.27	0.27/DU	5	100	1.35	0.270
252	Senior Adult Housing - Attached	0.23	0.23/DU	5	100	1.15	0.230
253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.109
Lodging							
310	Hotel	0.60	0.60/Room	6.4	71	2.73	0.545
311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.364
312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.563
320	Motel	0.47	0.47/Room	6.4	59	1.77	0.355
Recreational							
411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.184
430	Golf Course	2.92	2.92/Hole	7.1	90	18.66	3.732
444	Movie Theater	3.80	3.80/1,000 s.f.	2.3	85	7.43	1.486
492	Health/Fitness Club	3.53	3.53/1,000 s.f.	3	75	7.94	1.589
493	Athletic Club	5.96	5.96/1,000 s.f.	3	75	13.41	2.682
495	Recreational Community Center	2.74	2.74/1,000 s.f.	3	75	6.17	1.233
Institutional							
520	Elementary School	1.21	1.21/1,000 s.f.	4.3	80	4.16	0.832
536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.170
530	High School	0.97	0.97/1,000 s.f.	4.3	90	3.75	0.751
560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.386
565	Day Care Center	12.34	12.34/1,000 s.f.	2	74	18.26	3.653
590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.125
Medical							
610	Hospital	0.93	0.93/1,000 s.f.	6.4	77	4.58	0.917
620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.311
630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.575
Office							
710	Up to 50,000 s.f.	4.26	4.26/1,000 s.f.	5.1	92	19.99	3.998
	50,001 - 150,000 s.f.	1.90	1.90/1,000 s.f.	5.1	92	8.91	1.783
	150,001 - 300,000 s.f.	1.47	1.47/1,000 s.f.	5.1	92	6.90	1.379
	300,001 - 500,000 s.f.	1.32	1.32/1,000 s.f.	5.1	92	6.19	1.239
	500,000 - 800,000 s.f.	1.24	1.24/1,000 s.f.	5.1	92	5.82	1.164
	> 800,000 s.f.	1.22	1.22/1,000 s.f.	5.1	92	5.72	1.145
720	Medical - Dental Office Building	3.57	3.57/1,000 s.f.	5.1	77	14.02	2.804
Retail							
812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.550
826	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.522
815	Discount Store	4.98	4.98/1,000 s.f.	1.8	57	5.11	1.022
816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.592
817	Nursery	6.94	6.94/1,000 s.f.	1.7	36	4.25	0.849
820	Shopping Center						
	< 200,000 s.f.	5.99	5.99/1,000 s.f.	1.8	59	6.36	1.272
	200,001-500,000 s.f.	3.96	3.96/1,000 s.f.	2.3	76	6.92	1.384
	500,000s.f.-1,000,000 s.f.	3.08	3.08/1,000 s.f.	3	78	7.21	1.441
	>1,000,000 s.f.	2.72	2.72/1000 s.f.	3.6	78	7.64	1.528
931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.959
932	High Turnover Restaurant	9.85	9.85/1,000 s.f.	1.9	76	14.22	2.845
933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.357
934	Fast Food Drive-In	32.65	32.65/1,000 s.f.	1.7	49	27.20	5.439
941	Quick Lube Vehicle Shop	5.19	5.19/Srv. Pos.	2.2	83	9.48	1.895
942	Automobile Care Center	3.11	3.11/1,000 s.f.	2.2	83	5.68	1.136
841	New Car Sales	2.62	2.62/1,000 s.f.	2.4	76	4.78	0.956
843	Automobile Parts Sales	5.98	5.98/1,000 s.f.	3.6	78	16.79	3.358
944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.054
945	Gas/Serv. Stn. W/Conv. Market	13.51	13.51/Fueling Pos.	1.9	20	5.13	1.027
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.053
848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.461
850	Supermarket	9.48	9.48/1,000 s.f.	1.7	48	7.74	1.547
851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.459
852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.282
853	Convenience Market w/Gas Pumps	50.92	50.92/1,000 s.f.	1.5	22	16.80	3.361
857	Discount Club	4.18	4.18/1,000 s.f.	2.3	79	7.60	1.519
862	Home Improvement Superstore	2.33	2.33/1,000 s.f.	1.8	52	2.18	0.436
863	Electronics Superstore	4.50	4.50/1,000 s.f.	1.8	60	4.86	0.972
864	Toy/Childrens Superstore	4.99	4.99/1,000 s.f.	1.8	59	5.30	1.060
880	Drugstore W/O Drive-Thru	8.40	8.40/1,000 s.f.	1.8	47	7.11	1.421
881	Drugstore W/Drive-Thru	9.91	9.91/1,000 s.f.	1.8	51	9.10	1.819
890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.253
911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.989
912	Drive-In Bank	24.30	24.30/1,000 s.f.	1.6	57	22.16	4.432

1. Source: ITE Trip Generation, 9th Edition.
2. Source: ITE Journal, May 1992

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Dry Creek
 Cost per DUE: \$589

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$713

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$649
120	Heavy Industrial	1,000 s.f.	0.178	\$127
130	Industrial Park	1,000 s.f.	0.798	\$569
140	Manufacturing	1,000 s.f.	0.685	\$489
150	Warehousing	1,000 s.f.	0.300	\$214
151	Mini-Warehousing	1,000 s.f.	0.148	\$106
Residential				
210	Single Family	DU	1.000	\$713
220	Apartment	DU	0.620	\$442
231	Attached Condominium/Townhome	DU	0.780	\$556
240	Mobile Home Park	DU	0.590	\$421
251	Senior Adult Housing - Detached	DU	0.270	\$193
252	Senior Adult Housing - Attached	DU	0.230	\$164
253	Congregate Care	DU	0.070	\$50
260	Recreational Home	DU	0.109	\$78
Lodging				
310	Hotel	Room	0.545	\$389
311	All Suites Hotel	Room	0.364	\$260
312	Business Hotel	Room	0.563	\$402
320	Motel	Room	0.355	\$253
Recreational				
411	City Park	Acre	0.184	\$131
430	Golf Course	Hole	3.732	\$2,663
444	Movie Theater	1,000 s.f.	1.486	\$1,060
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,134
493	Athletic Club	1,000 s.f.	2.682	\$1,913
495	Recreational Community Center	1,000 s.f.	1.233	\$880
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$594
536	Private School (K - 12)	1,000 s.f.	1.170	\$835
530	High School	1,000 s.f.	0.751	\$536
560	Church	1,000 s.f.	0.386	\$275
565	Day Care Center	1,000 s.f.	3.653	\$2,606
590	Library	1,000 s.f.	5.125	\$3,656
Medical				
610	Hospital	1,000 s.f.	0.917	\$654
620	Nursing Home	1,000 s.f.	0.311	\$222
630	Clinic	1,000 s.f.	4.575	\$3,264
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,852
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,272
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$984
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$884
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$830
	> 800,000 s.f.	1,000 s.f.	1.145	\$817
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$2,000
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$392
814	Specialty Center	1,000 s.f.	1.522	\$1,086
815	Discount Store	1,000 s.f.	1.022	\$729
816	Hardware Store	1,000 s.f.	0.592	\$422
817	Nursery	1,000 s.f.	0.849	\$606
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$908
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$987
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,028
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,090
931	Quality Restaurant	1,000 s.f.	2.959	\$2,111
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,030
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,108
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,880
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,352
942	Automobile Care Center	1,000 s.f.	1.136	\$810
841	New Car Sales	1,000 s.f.	0.956	\$682
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,396
944	Gas Station	Fueling Position	1.054	\$752
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$733
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$751
848	Tire Store	1,000 s.f.	1.461	\$1,042
850	Supermarket	1,000 s.f.	1.547	\$1,104
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,468
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,628
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,398
861	Discount Club	1,000 s.f.	1.519	\$1,084
862	Home Improvement Superstore	1,000 s.f.	0.436	\$311
863	Electronics Superstore	1,000 s.f.	0.972	\$693
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$756
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,014
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,298
890	Furniture Store	1,000 s.f.	0.253	\$181
911	Walk-In Bank	1,000 s.f.	2.989	\$2,132
912	Drive-In Bank	1,000 s.f.	4.432	\$3,162

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Granite Bay
 Cost per DUE: \$587

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$711

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$647
120	Heavy Industrial	1,000 s.f.	0.178	\$127
130	Industrial Park	1,000 s.f.	0.798	\$567
140	Manufacturing	1,000 s.f.	0.685	\$487
150	Warehousing	1,000 s.f.	0.300	\$213
151	Mini-Warehousing	1,000 s.f.	0.148	\$105
Residential				
210	Single Family	DU	1.000	\$711
220	Apartment	DU	0.620	\$441
231	Attached Condominium/Townhome	DU	0.780	\$555
240	Mobile Home Park	DU	0.590	\$420
251	Senior Adult Housing - Detached	DU	0.270	\$192
252	Senior Adult Housing - Attached	DU	0.230	\$164
253	Congregate Care	DU	0.070	\$50
260	Recreational Home	DU	0.109	\$78
Lodging				
310	Hotel	Room	0.545	\$388
311	All Suites Hotel	Room	0.364	\$259
312	Business Hotel	Room	0.563	\$400
320	Motel	Room	0.355	\$252
Recreational				
411	City Park	Acre	0.184	\$131
430	Golf Course	Hole	3.732	\$2,654
444	Movie Theater	1,000 s.f.	1.486	\$1,057
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,130
493	Athletic Club	1,000 s.f.	2.682	\$1,907
495	Recreational Community Center	1,000 s.f.	1.233	\$877
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$592
536	Private School (K - 12)	1,000 s.f.	1.170	\$832
530	High School	1,000 s.f.	0.751	\$534
560	Church	1,000 s.f.	0.386	\$274
565	Day Care Center	1,000 s.f.	3.653	\$2,597
590	Library	1,000 s.f.	5.125	\$3,644
Medical				
610	Hospital	1,000 s.f.	0.917	\$652
620	Nursing Home	1,000 s.f.	0.311	\$221
630	Clinic	1,000 s.f.	4.575	\$3,253
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$2,843
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,268
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$980
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$881
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$828
	> 800,000 s.f.	1,000 s.f.	1.145	\$814
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$1,994
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$391
814	Specialty Center	1,000 s.f.	1.522	\$1,082
815	Discount Store	1,000 s.f.	1.022	\$727
816	Hardware Store	1,000 s.f.	0.592	\$421
817	Nursery	1,000 s.f.	0.849	\$604
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$904
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$984
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,025
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,086
931	Quality Restaurant	1,000 s.f.	2.959	\$2,104
932	High Turnover Restaurant	1,000 s.f.	2.845	\$2,023
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$3,098
934	Fast Food Drive-In	1,000 s.f.	5.439	\$3,867
941	Quick Lube Vehicle Shop	Service Pos.	1.895	\$1,347
942	Automobile Care Center	1,000 s.f.	1.136	\$808
841	New Car Sales	1,000 s.f.	0.956	\$680
843	Automobile Parts Sales	1,000 s.f.	3.358	\$2,388
944	Gas Station	Fueling Position	1.054	\$749
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$730
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$749
848	Tire Store	1,000 s.f.	1.461	\$1,039
850	Supermarket	1,000 s.f.	1.547	\$1,100
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$2,459
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$1,623
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$2,390
861	Discount Club	1,000 s.f.	1.519	\$1,080
862	Home Improvement Superstore	1,000 s.f.	0.436	\$310
863	Electronics Superstore	1,000 s.f.	0.972	\$691
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$754
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,010
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,293
890	Furniture Store	1,000 s.f.	0.253	\$180
911	Walk-In Bank	1,000 s.f.	2.989	\$2,125
912	Drive-In Bank	1,000 s.f.	4.432	\$3,151

SPRTA Impact Fees

Jurisdiction: Lincoln 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Lincoln 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,369 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,658

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,509
120	Heavy Industrial	1,000 s.f.	0.178	\$295
130	Industrial Park	1,000 s.f.	0.798	\$1,323
140	Manufacturing	1,000 s.f.	0.685	\$1,136
150	Warehousing	1,000 s.f.	0.300	\$497
151	Mini-Warehousing	1,000 s.f.	0.148	\$245
Residential				
210	Single Family	DU	1.000	\$1,658
220	Apartment	DU	0.620	\$1,028
231	Attached Condominium/Townhome	DU	0.780	\$1,293
240	Mobile Home Park	DU	0.590	\$978
251	Senior Adult Housing - Detached	DU	0.270	\$448
252	Senior Adult Housing - Attached	DU	0.230	\$381
253	Congregate Care	DU	0.070	\$116
260	Recreational Home	DU	0.109	\$181
Lodging				
310	Hotel	Room	0.545	\$904
311	All Suites Hotel	Room	0.364	\$604
312	Business Hotel	Room	0.563	\$934
320	Motel	Room	0.355	\$589
Recreational				
411	City Park	Acre	0.184	\$305
430	Golf Course	Hole	3.732	\$6,189
444	Movie Theater	1,000 s.f.	1.486	\$2,464
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,635
493	Athletic Club	1,000 s.f.	2.682	\$4,447
495	Recreational Community Center	1,000 s.f.	1.233	\$2,045
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,380
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,940
530	High School	1,000 s.f.	0.751	\$1,245
560	Church	1,000 s.f.	0.386	\$640
565	Day Care Center	1,000 s.f.	3.653	\$6,058
590	Library	1,000 s.f.	5.125	\$8,499
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,521
620	Nursing Home	1,000 s.f.	0.311	\$516
630	Clinic	1,000 s.f.	4.575	\$7,586
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,630
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,957
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,287
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,055
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,930
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,899
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,650
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$912
814	Specialty Center	1,000 s.f.	1.522	\$2,524
815	Discount Store	1,000 s.f.	1.022	\$1,695
816	Hardware Store	1,000 s.f.	0.592	\$982
817	Nursery	1,000 s.f.	0.849	\$1,408
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,109
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,295
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,390
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,534
931	Quality Restaurant	1,000 s.f.	2.959	\$4,907
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,718
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,225
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,019
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$3,142
942	Automobile Care Center	1,000 s.f.	1.136	\$1,884
841	New Car Sales	1,000 s.f.	0.956	\$1,585
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,568
944	Gas Station	Fueling Position	1.054	\$1,748
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,703
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,746
848	Tire Store	1,000 s.f.	1.461	\$2,423
850	Supermarket	1,000 s.f.	1.547	\$2,565
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,736
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,784
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,573
861	Discount Club	1,000 s.f.	1.519	\$2,519
862	Home Improvement Superstore	1,000 s.f.	0.436	\$723
863	Electronics Superstore	1,000 s.f.	0.972	\$1,612
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,758
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,356
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,016
890	Furniture Store	1,000 s.f.	0.253	\$420
911	Walk-In Bank	1,000 s.f.	2.989	\$4,956
912	Drive-In Bank	1,000 s.f.	4.432	\$7,349

SPRTA Impact Fees

Jurisdiction: Placer County 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Newcastle/Horseshoe Bar 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,440 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,744

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,587
120	Heavy Industrial	1,000 s.f.	0.178	\$310
130	Industrial Park	1,000 s.f.	0.798	\$1,392
140	Manufacturing	1,000 s.f.	0.685	\$1,195
150	Warehousing	1,000 s.f.	0.300	\$523
151	Mini-Warehousing	1,000 s.f.	0.148	\$258
Residential				
210	Single Family	DU	1.000	\$1,744
220	Apartment	DU	0.620	\$1,081
231	Attached Condominium/Townhome	DU	0.780	\$1,361
240	Mobile Home Park	DU	0.590	\$1,029
251	Senior Adult Housing - Detached	DU	0.270	\$471
252	Senior Adult Housing - Attached	DU	0.230	\$401
253	Congregate Care	DU	0.070	\$122
260	Recreational Home	DU	0.109	\$190
Lodging				
310	Hotel	Room	0.545	\$951
311	All Suites Hotel	Room	0.364	\$635
312	Business Hotel	Room	0.563	\$982
320	Motel	Room	0.355	\$619
Recreational				
411	City Park	Acre	0.184	\$321
430	Golf Course	Hole	3.732	\$6,510
444	Movie Theater	1,000 s.f.	1.486	\$2,592
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,772
493	Athletic Club	1,000 s.f.	2.682	\$4,678
495	Recreational Community Center	1,000 s.f.	1.233	\$2,151
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,451
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,041
530	High School	1,000 s.f.	0.751	\$1,310
560	Church	1,000 s.f.	0.386	\$673
565	Day Care Center	1,000 s.f.	3.653	\$6,372
590	Library	1,000 s.f.	5.125	\$8,939
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,599
620	Nursing Home	1,000 s.f.	0.311	\$542
630	Clinic	1,000 s.f.	4.575	\$7,980
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,973
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,110
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,405
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,161
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,030
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,997
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,891
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$959
814	Specialty Center	1,000 s.f.	1.522	\$2,655
815	Discount Store	1,000 s.f.	1.022	\$1,783
816	Hardware Store	1,000 s.f.	0.592	\$1,033
817	Nursery	1,000 s.f.	0.849	\$1,481
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,219
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,414
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,513
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,665
931	Quality Restaurant	1,000 s.f.	2.959	\$5,161
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,962
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,600
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,487
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$3,305
942	Automobile Care Center	1,000 s.f.	1.136	\$1,981
841	New Car Sales	1,000 s.f.	0.956	\$1,667
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,857
944	Gas Station	Fueling Position	1.054	\$1,838
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,791
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,837
848	Tire Store	1,000 s.f.	1.461	\$2,548
850	Supermarket	1,000 s.f.	1.547	\$2,698
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$6,033
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,980
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,862
861	Discount Club	1,000 s.f.	1.519	\$2,650
862	Home Improvement Superstore	1,000 s.f.	0.436	\$760
863	Electronics Superstore	1,000 s.f.	0.972	\$1,695
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,849
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,479
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,173
890	Furniture Store	1,000 s.f.	0.253	\$441
911	Walk-In Bank	1,000 s.f.	2.989	\$5,214
912	Drive-In Bank	1,000 s.f.	4.432	\$7,730

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Placer Central
 Cost per DUE: \$1,815

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$2,198

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$2,001
120	Heavy Industrial	1,000 s.f.	0.178	\$391
130	Industrial Park	1,000 s.f.	0.798	\$1,754
140	Manufacturing	1,000 s.f.	0.685	\$1,506
150	Warehousing	1,000 s.f.	0.300	\$660
151	Mini-Warehousing	1,000 s.f.	0.148	\$325
Residential				
210	Single Family	DU	1.000	\$2,198
220	Apartment	DU	0.620	\$1,363
231	Attached Condominium/Townhome	DU	0.780	\$1,715
240	Mobile Home Park	DU	0.590	\$1,297
251	Senior Adult Housing - Detached	DU	0.270	\$594
252	Senior Adult Housing - Attached	DU	0.230	\$506
253	Congregate Care	DU	0.070	\$154
260	Recreational Home	DU	0.109	\$240
Lodging				
310	Hotel	Room	0.545	\$1,198
311	All Suites Hotel	Room	0.364	\$800
312	Business Hotel	Room	0.563	\$1,238
320	Motel	Room	0.355	\$780
Recreational				
411	City Park	Acre	0.184	\$405
430	Golf Course	Hole	3.732	\$8,205
444	Movie Theater	1,000 s.f.	1.486	\$3,267
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,493
493	Athletic Club	1,000 s.f.	2.682	\$5,896
495	Recreational Community Center	1,000 s.f.	1.233	\$2,711
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,829
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,572
530	High School	1,000 s.f.	0.751	\$1,651
560	Church	1,000 s.f.	0.386	\$849
565	Day Care Center	1,000 s.f.	3.653	\$8,031
590	Library	1,000 s.f.	5.125	\$11,267
Medical				
610	Hospital	1,000 s.f.	0.917	\$2,016
620	Nursing Home	1,000 s.f.	0.311	\$684
630	Clinic	1,000 s.f.	4.575	\$10,058
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,790
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,920
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$3,032
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,724
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,559
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,517
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$6,165
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,209
814	Specialty Center	1,000 s.f.	1.522	\$3,346
815	Discount Store	1,000 s.f.	1.022	\$2,247
816	Hardware Store	1,000 s.f.	0.592	\$1,301
817	Nursery	1,000 s.f.	0.849	\$1,867
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,796
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$3,043
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,168
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,359
931	Quality Restaurant	1,000 s.f.	2.959	\$6,505
932	High Turnover Restaurant	1,000 s.f.	2.845	\$6,255
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,579
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,958
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$4,166
942	Automobile Care Center	1,000 s.f.	1.136	\$2,497
841	New Car Sales	1,000 s.f.	0.956	\$2,102
843	Automobile Parts Sales	1,000 s.f.	3.358	\$7,382
944	Gas Station	Fueling Position	1.054	\$2,317
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,258
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,315
848	Tire Store	1,000 s.f.	1.461	\$3,212
850	Supermarket	1,000 s.f.	1.547	\$3,401
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,605
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$5,017
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$7,389
861	Discount Club	1,000 s.f.	1.519	\$3,339
862	Home Improvement Superstore	1,000 s.f.	0.436	\$959
863	Electronics Superstore	1,000 s.f.	0.972	\$2,137
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,330
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$3,124
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,999
890	Furniture Store	1,000 s.f.	0.253	\$556
911	Walk-In Bank	1,000 s.f.	2.989	\$6,571
912	Drive-In Bank	1,000 s.f.	4.432	\$9,744

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Placer West
 Cost per DUE: \$1,387

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,680

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,529
120	Heavy Industrial	1,000 s.f.	0.178	\$299
130	Industrial Park	1,000 s.f.	0.798	\$1,341
140	Manufacturing	1,000 s.f.	0.685	\$1,151
150	Warehousing	1,000 s.f.	0.300	\$504
151	Mini-Warehousing	1,000 s.f.	0.148	\$249
Residential				
210	Single Family	DU	1.000	\$1,680
220	Apartment	DU	0.620	\$1,042
231	Attached Condominium/Townhome	DU	0.780	\$1,310
240	Mobile Home Park	DU	0.590	\$991
251	Senior Adult Housing - Detached	DU	0.270	\$454
252	Senior Adult Housing - Attached	DU	0.230	\$386
253	Congregate Care	DU	0.070	\$118
260	Recreational Home	DU	0.109	\$183
Lodging				
310	Hotel	Room	0.545	\$916
311	All Suites Hotel	Room	0.364	\$612
312	Business Hotel	Room	0.563	\$946
320	Motel	Room	0.355	\$596
Recreational				
411	City Park	Acre	0.184	\$309
430	Golf Course	Hole	3.732	\$6,270
444	Movie Theater	1,000 s.f.	1.486	\$2,497
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,670
493	Athletic Club	1,000 s.f.	2.682	\$4,506
495	Recreational Community Center	1,000 s.f.	1.233	\$2,071
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,398
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,966
530	High School	1,000 s.f.	0.751	\$1,262
560	Church	1,000 s.f.	0.386	\$648
565	Day Care Center	1,000 s.f.	3.653	\$6,137
590	Library	1,000 s.f.	5.125	\$8,610
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,541
620	Nursing Home	1,000 s.f.	0.311	\$522
630	Clinic	1,000 s.f.	4.575	\$7,686
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$6,717
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,996
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,317
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,082
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,956
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,924
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,711
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$924
814	Specialty Center	1,000 s.f.	1.522	\$2,557
815	Discount Store	1,000 s.f.	1.022	\$1,717
816	Hardware Store	1,000 s.f.	0.592	\$995
817	Nursery	1,000 s.f.	0.849	\$1,426
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,137
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,325
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,421
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,567
931	Quality Restaurant	1,000 s.f.	2.959	\$4,971
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,780
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$7,320
934	Fast Food Drive-In	1,000 s.f.	5.439	\$9,138
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$3,184
942	Automobile Care Center	1,000 s.f.	1.136	\$1,909
841	New Car Sales	1,000 s.f.	0.956	\$1,606
843	Automobile Parts Sales	1,000 s.f.	3.358	\$5,642
944	Gas Station	Fueling Position	1.054	\$1,771
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,725
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,769
848	Tire Store	1,000 s.f.	1.461	\$2,455
850	Supermarket	1,000 s.f.	1.547	\$2,599
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,811
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,834
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$5,647
861	Discount Club	1,000 s.f.	1.519	\$2,552
862	Home Improvement Superstore	1,000 s.f.	0.436	\$733
863	Electronics Superstore	1,000 s.f.	0.972	\$1,633
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,781
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,387
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,056
890	Furniture Store	1,000 s.f.	0.253	\$425
911	Walk-In Bank	1,000 s.f.	2.989	\$5,022
912	Drive-In Bank	1,000 s.f.	4.432	\$7,446

SPRTA Impact Fees

Jurisdiction: Rocklin 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Rocklin 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$1,739 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$2,106

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,917
120	Heavy Industrial	1,000 s.f.	0.178	\$375
130	Industrial Park	1,000 s.f.	0.798	\$1,681
140	Manufacturing	1,000 s.f.	0.685	\$1,443
150	Warehousing	1,000 s.f.	0.300	\$632
151	Mini-Warehousing	1,000 s.f.	0.148	\$312
Residential				
210	Single Family	DU	1.000	\$2,106
220	Apartment	DU	0.620	\$1,306
231	Attached Condominium/Townhome	DU	0.780	\$1,643
240	Mobile Home Park	DU	0.590	\$1,243
251	Senior Adult Housing - Detached	DU	0.270	\$569
252	Senior Adult Housing - Attached	DU	0.230	\$484
253	Congregate Care	DU	0.070	\$147
260	Recreational Home	DU	0.109	\$230
Lodging				
310	Hotel	Room	0.545	\$1,148
311	All Suites Hotel	Room	0.364	\$767
312	Business Hotel	Room	0.563	\$1,186
320	Motel	Room	0.355	\$748
Recreational				
411	City Park	Acre	0.184	\$388
430	Golf Course	Hole	3.732	\$7,861
444	Movie Theater	1,000 s.f.	1.486	\$3,130
492	Health/Fitness Club	1,000 s.f.	1.589	\$3,347
493	Athletic Club	1,000 s.f.	2.682	\$5,649
495	Recreational Community Center	1,000 s.f.	1.233	\$2,597
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,753
536	Private School (K - 12)	1,000 s.f.	1.170	\$2,465
530	High School	1,000 s.f.	0.751	\$1,582
560	Church	1,000 s.f.	0.386	\$813
565	Day Care Center	1,000 s.f.	3.653	\$7,695
590	Library	1,000 s.f.	5.125	\$10,795
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,932
620	Nursing Home	1,000 s.f.	0.311	\$655
630	Clinic	1,000 s.f.	4.575	\$9,637
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$8,421
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$3,756
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,905
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$2,610
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$2,452
	> 800,000 s.f.	1,000 s.f.	1.145	\$2,412
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$5,906
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$1,159
814	Specialty Center	1,000 s.f.	1.522	\$3,206
815	Discount Store	1,000 s.f.	1.022	\$2,153
816	Hardware Store	1,000 s.f.	0.592	\$1,247
817	Nursery	1,000 s.f.	0.849	\$1,788
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$2,679
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,915
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$3,035
	>1,000,000 s.f.	1,000 s.f.	1.528	\$3,219
931	Quality Restaurant	1,000 s.f.	2.959	\$6,233
932	High Turnover Restaurant	1,000 s.f.	2.845	\$5,993
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$9,178
934	Fast Food Drive-In	1,000 s.f.	5.439	\$11,457
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$3,992
942	Automobile Care Center	1,000 s.f.	1.136	\$2,393
841	New Car Sales	1,000 s.f.	0.956	\$2,014
843	Automobile Parts Sales	1,000 s.f.	3.358	\$7,073
944	Gas Station	Fueling Position	1.054	\$2,220
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$2,163
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$2,218
848	Tire Store	1,000 s.f.	1.461	\$3,077
850	Supermarket	1,000 s.f.	1.547	\$3,259
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$7,286
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$4,807
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$7,080
861	Discount Club	1,000 s.f.	1.519	\$3,200
862	Home Improvement Superstore	1,000 s.f.	0.436	\$918
863	Electronics Superstore	1,000 s.f.	0.972	\$2,047
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$2,233
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,993
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$3,832
890	Furniture Store	1,000 s.f.	0.253	\$533
911	Walk-In Bank	1,000 s.f.	2.989	\$6,296
912	Drive-In Bank	1,000 s.f.	4.432	\$9,336

SPRTA Impact Fees

Jurisdiction: Roseville 2015 Annual Adjustment Factor for Inflation = 1.0246904
 District: Roseville West 2016 Annual Adjustment Factor for Inflation = 1.0323580
 Cost per DUE: \$890 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,078

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$981
120	Heavy Industrial	1,000 s.f.	0.178	\$192
130	Industrial Park	1,000 s.f.	0.798	\$860
140	Manufacturing	1,000 s.f.	0.685	\$738
150	Warehousing	1,000 s.f.	0.300	\$323
151	Mini-Warehousing	1,000 s.f.	0.148	\$160
Residential				
210	Single Family	DU	1.000	\$1,078
220	Apartment	DU	0.620	\$668
231	Attached Condominium/Townhome	DU	0.780	\$841
240	Mobile Home Park	DU	0.590	\$636
251	Senior Adult Housing - Detached	DU	0.270	\$291
252	Senior Adult Housing - Attached	DU	0.230	\$248
253	Congregate Care	DU	0.070	\$75
260	Recreational Home	DU	0.109	\$118
Lodging				
310	Hotel	Room	0.545	\$588
311	All Suites Hotel	Room	0.364	\$392
312	Business Hotel	Room	0.563	\$607
320	Motel	Room	0.355	\$383
Recreational				
411	City Park	Acre	0.184	\$198
430	Golf Course	Hole	3.732	\$4,023
444	Movie Theater	1,000 s.f.	1.486	\$1,602
492	Health/Fitness Club	1,000 s.f.	1.589	\$1,713
493	Athletic Club	1,000 s.f.	2.682	\$2,891
495	Recreational Community Center	1,000 s.f.	1.233	\$1,329
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$897
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,261
530	High School	1,000 s.f.	0.751	\$810
560	Church	1,000 s.f.	0.386	\$416
565	Day Care Center	1,000 s.f.	3.653	\$3,938
590	Library	1,000 s.f.	5.125	\$5,525
Medical				
610	Hospital	1,000 s.f.	0.917	\$989
620	Nursing Home	1,000 s.f.	0.311	\$335
630	Clinic	1,000 s.f.	4.575	\$4,932
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$4,310
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$1,922
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,487
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,336
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,255
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,234
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,023
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$593
814	Specialty Center	1,000 s.f.	1.522	\$1,641
815	Discount Store	1,000 s.f.	1.022	\$1,102
816	Hardware Store	1,000 s.f.	0.592	\$638
817	Nursery	1,000 s.f.	0.849	\$915
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,371
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,492
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,553
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,647
931	Quality Restaurant	1,000 s.f.	2.959	\$3,190
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,067
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$4,697
934	Fast Food Drive-In	1,000 s.f.	5.439	\$5,863
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$2,043
942	Automobile Care Center	1,000 s.f.	1.136	\$1,225
841	New Car Sales	1,000 s.f.	0.956	\$1,031
843	Automobile Parts Sales	1,000 s.f.	3.358	\$3,620
944	Gas Station	Fueling Position	1.054	\$1,136
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,107
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,135
848	Tire Store	1,000 s.f.	1.461	\$1,575
850	Supermarket	1,000 s.f.	1.547	\$1,668
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$3,729
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,460
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$3,623
861	Discount Club	1,000 s.f.	1.519	\$1,638
862	Home Improvement Superstore	1,000 s.f.	0.436	\$470
863	Electronics Superstore	1,000 s.f.	0.972	\$1,048
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,143
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,532
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$1,961
890	Furniture Store	1,000 s.f.	0.253	\$273
911	Walk-In Bank	1,000 s.f.	2.989	\$3,222
912	Drive-In Bank	1,000 s.f.	4.432	\$4,778

SPRTA Impact Fees

Jurisdiction: Roseville
 District: Roseville East
 Cost per DUE: \$1,074

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,301

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,184
120	Heavy Industrial	1,000 s.f.	0.178	\$232
130	Industrial Park	1,000 s.f.	0.798	\$1,038
140	Manufacturing	1,000 s.f.	0.685	\$891
150	Warehousing	1,000 s.f.	0.300	\$390
151	Mini-Warehousing	1,000 s.f.	0.148	\$193
Residential				
210	Single Family	DU	1.000	\$1,301
220	Apartment	DU	0.620	\$807
231	Attached Condominium/Townhome	DU	0.780	\$1,015
240	Mobile Home Park	DU	0.590	\$768
251	Senior Adult Housing - Detached	DU	0.270	\$351
252	Senior Adult Housing - Attached	DU	0.230	\$299
253	Congregate Care	DU	0.070	\$91
260	Recreational Home	DU	0.109	\$142
Lodging				
310	Hotel	Room	0.545	\$709
311	All Suites Hotel	Room	0.364	\$474
312	Business Hotel	Room	0.563	\$732
320	Motel	Room	0.355	\$462
Recreational				
411	City Park	Acre	0.184	\$239
430	Golf Course	Hole	3.732	\$4,855
444	Movie Theater	1,000 s.f.	1.486	\$1,933
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,067
493	Athletic Club	1,000 s.f.	2.682	\$3,489
495	Recreational Community Center	1,000 s.f.	1.233	\$1,604
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,082
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,522
530	High School	1,000 s.f.	0.751	\$977
560	Church	1,000 s.f.	0.386	\$502
565	Day Care Center	1,000 s.f.	3.653	\$4,752
590	Library	1,000 s.f.	5.125	\$6,667
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,193
620	Nursing Home	1,000 s.f.	0.311	\$405
630	Clinic	1,000 s.f.	4.575	\$5,952
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,201
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,320
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$1,794
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,612
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,514
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,490
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$3,648
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$716
814	Specialty Center	1,000 s.f.	1.522	\$1,980
815	Discount Store	1,000 s.f.	1.022	\$1,330
816	Hardware Store	1,000 s.f.	0.592	\$770
817	Nursery	1,000 s.f.	0.849	\$1,104
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,655
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$1,800
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$1,875
	>1,000,000 s.f.	1,000 s.f.	1.528	\$1,988
931	Quality Restaurant	1,000 s.f.	2.959	\$3,849
932	High Turnover Restaurant	1,000 s.f.	2.845	\$3,701
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$5,668
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,076
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$2,465
942	Automobile Care Center	1,000 s.f.	1.136	\$1,478
841	New Car Sales	1,000 s.f.	0.956	\$1,244
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,368
944	Gas Station	Fueling Position	1.054	\$1,371
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,336
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,370
848	Tire Store	1,000 s.f.	1.461	\$1,901
850	Supermarket	1,000 s.f.	1.547	\$2,013
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$4,500
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$2,969
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,372
861	Discount Club	1,000 s.f.	1.519	\$1,976
862	Home Improvement Superstore	1,000 s.f.	0.436	\$567
863	Electronics Superstore	1,000 s.f.	0.972	\$1,264
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,379
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$1,849
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,366
890	Furniture Store	1,000 s.f.	0.253	\$329
911	Walk-In Bank	1,000 s.f.	2.989	\$3,888
912	Drive-In Bank	1,000 s.f.	4.432	\$5,766

SPRTA Impact Fees

Jurisdiction: Placer County
 District: Sunset
 Cost per DUE: \$1,210

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 2018 Annual Adjustment Factor for Inflation = 1.0273511
 2019 Annual Adjustment Factor for Inflation = 1.0245234
 2020 Annual Adjustment Factor for Inflation = 1.0288336
 2021 Annual Adjustment Factor for Inflation = 1.0320842

Cost per DUE With Inflation = \$1,466

ITE Code	Land Use Category	Unit	DUE per Unit	Fee per Unit
Industrial				
110	Light Industrial	1,000 s.f.	0.910	\$1,334
120	Heavy Industrial	1,000 s.f.	0.178	\$261
130	Industrial Park	1,000 s.f.	0.798	\$1,170
140	Manufacturing	1,000 s.f.	0.685	\$1,004
150	Warehousing	1,000 s.f.	0.300	\$440
151	Mini-Warehousing	1,000 s.f.	0.148	\$217
Residential				
210	Single Family	DU	1.000	\$1,466
220	Apartment	DU	0.620	\$909
231	Attached Condominium/Townhome	DU	0.780	\$1,143
240	Mobile Home Park	DU	0.590	\$865
251	Senior Adult Housing - Detached	DU	0.270	\$396
252	Senior Adult Housing - Attached	DU	0.230	\$337
253	Congregate Care	DU	0.070	\$103
260	Recreational Home	DU	0.109	\$160
Lodging				
310	Hotel	Room	0.545	\$799
311	All Suites Hotel	Room	0.364	\$533
312	Business Hotel	Room	0.563	\$825
320	Motel	Room	0.355	\$520
Recreational				
411	City Park	Acre	0.184	\$270
430	Golf Course	Hole	3.732	\$5,470
444	Movie Theater	1,000 s.f.	1.486	\$2,178
492	Health/Fitness Club	1,000 s.f.	1.589	\$2,329
493	Athletic Club	1,000 s.f.	2.682	\$3,931
495	Recreational Community Center	1,000 s.f.	1.233	\$1,807
Institutional				
520	Elementary School	1,000 s.f.	0.832	\$1,219
536	Private School (K - 12)	1,000 s.f.	1.170	\$1,715
530	High School	1,000 s.f.	0.751	\$1,101
560	Church	1,000 s.f.	0.386	\$566
565	Day Care Center	1,000 s.f.	3.653	\$5,354
590	Library	1,000 s.f.	5.125	\$7,511
Medical				
610	Hospital	1,000 s.f.	0.917	\$1,344
620	Nursing Home	1,000 s.f.	0.311	\$456
630	Clinic	1,000 s.f.	4.575	\$6,705
Office				
710	Up to 50,000 s.f.	1,000 s.f.	3.998	\$5,860
	50,001-150,000 s.f.	1,000 s.f.	1.783	\$2,613
	150,001-300,000 s.f.	1,000 s.f.	1.379	\$2,021
	300,001-500,000 s.f.	1,000 s.f.	1.239	\$1,816
	500,001-800,000 s.f.	1,000 s.f.	1.164	\$1,706
	> 800,000 s.f.	1,000 s.f.	1.145	\$1,678
720	Medical - Dental Office Building	1,000 s.f.	2.804	\$4,110
Retail				
812	Lumber Yard	1,000 s.f.	0.550	\$806
814	Specialty Center	1,000 s.f.	1.522	\$2,231
815	Discount Store	1,000 s.f.	1.022	\$1,498
816	Hardware Store	1,000 s.f.	0.592	\$868
817	Nursery	1,000 s.f.	0.849	\$1,244
820	Shopping Center			
	< 200,000 s.f.	1,000 s.f.	1.272	\$1,864
	200,001-500,000 s.f.	1,000 s.f.	1.384	\$2,028
	500,000s.f.-1,000,000 s.f.	1,000 s.f.	1.441	\$2,112
	>1,000,000 s.f.	1,000 s.f.	1.528	\$2,240
931	Quality Restaurant	1,000 s.f.	2.959	\$4,337
932	High Turnover Restaurant	1,000 s.f.	2.845	\$4,170
933	Fast Food w/o Drive-In	1,000 s.f.	4.357	\$6,386
934	Fast Food Drive-In	1,000 s.f.	5.439	\$7,972
941	Quick Lube/Vehicle Shop	Service Pos.	1.895	\$2,777
942	Automobile Care Center	1,000 s.f.	1.136	\$1,665
841	New Car Sales	1,000 s.f.	0.956	\$1,401
843	Automobile Parts Sales	1,000 s.f.	3.358	\$4,922
944	Gas Station	Fueling Position	1.054	\$1,545
945	Gas Station w/Convenience Market	Fueling Position	1.027	\$1,505
946	Gas/Serv. Stn. W/Conv. Mkt./Wash	Fueling Position	1.053	\$1,543
848	Tire Store	1,000 s.f.	1.461	\$2,141
850	Supermarket	1,000 s.f.	1.547	\$2,267
851	Convenience Market 24-hour	1,000 s.f.	3.459	\$5,070
852	Convenience Market < 24-hour	1,000 s.f.	2.282	\$3,345
853	Convenience Market w/Gas Pumps	1,000 s.f.	3.361	\$4,926
861	Discount Club	1,000 s.f.	1.519	\$2,226
862	Home Improvement Superstore	1,000 s.f.	0.436	\$639
863	Electronics Superstore	1,000 s.f.	0.972	\$1,425
864	Toy/Childrens Superstore	1,000 s.f.	1.060	\$1,554
880	Drugstore W/O Drive-Thru	1,000 s.f.	1.421	\$2,083
881	Drugstore W/Drive-Thru	1,000 s.f.	1.819	\$2,666
890	Furniture Store	1,000 s.f.	0.253	\$371
911	Walk-In Bank	1,000 s.f.	2.989	\$4,381
912	Drive-In Bank	1,000 s.f.	4.432	\$6,496

RESOLUTION NO. 21-02

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

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

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

C. **WHEREAS**, the Board of Directors of the Authority finds as follows:

(i) The purpose of the Fee is to finance the public facilities (the "Facilities") described and identified in the Regional Transportation and Air Quality Mitigation Fee Improvement Program to reduce the impacts of increased traffic caused by New Development within the area of jurisdiction of the Authority;

(ii) The Fee shall be used to finance the Facilities (including, without limitation, planning, design, administration, environmental compliance, and construction costs of the Facilities);

(iii) The estimated cost of the Facilities, the need for the Facilities and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the Fee is charged continues to exist.

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

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

1. Fee Adjustment. The Regional Transportation and Air Quality Mitigation Fee schedule, as shown in Attachment B, is hereby adjusted to reflect an increase of 3.20842%.
2. Adoption. Pursuant to Section 8 of the JPA Agreement, this Resolution is adopted unanimously.
3. Judicial Review. Any judicial action or proceeding to attack, review, set aside, void, or annul this Resolution shall be brought within one hundred twenty (120) days after the effective date set forth below.
4. Effective Date. This Resolution and the Fee hereby approved shall be effective July 1, 2021.

Passed and Adopted by the Board of the South Placer Regional Transportation Authority, this 28th day of April, 2021, by the following vote on roll call:

AYES Board Members:
NOES Board Members:
ABSENT Board Members:

Jim Holmes, Chair

ATTEST:

Mike Luken, Executive Director



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

TO: SPRTA Board of Directors **DATE: April 28, 2021**

FROM: David Melko, Senior Transportation Planner

SUBJECT: I-80 AUXILIARY LANES PROJECT – APPROVING RIGHT-OF-WAY CONTRACTS AND EXECUTING CERTIFICATE OF ACCEPTANCE AND DEEDS

Action Requested

Adopt Resolution No. 21-03 and Resolution No. 21-04 approving the acquisition of real property and Temporary Construction Easements and authorizing the Executive Director to complete the real property transactions for the I-80 Auxiliary Lanes Project.

Background

The Placer County Transportation Planning Agency (PCTPA), in cooperation with Caltrans, Placer County, City of Rocklin, and City of Roseville propose to reduce congestion and increase safety by constructing capacity enhancements and interchange improvements on I-80 in Roseville and Rocklin at two locations: (1) eastbound from SR 65 through the Rocklin Road Interchange, and (2) westbound from Douglas Boulevard through the Riverside Avenue Interchange. The eastbound direction includes modifying the off ramp at Rocklin Road from one-lane to two-lanes. The westbound direction includes extending the existing 5th lane from Douglas Boulevard to Riverside Avenue and improvements to the on and off ramps at Douglas Boulevard and Riverside Avenue (I-80 Auxiliary Lanes Project).

PCTPA is the implementing agency for the environmental and final design phases of the I-80 Auxiliary Lanes Project. SPRTA is the implementing agency for the right-of-way phase. Caltrans will advertise, award, and administer (AAA) construction of the project.

Federal and state environmental documentation was approved for the I-80 Auxiliary Lanes Project in August and October 2016, respectively. The project was awarded construction funding by the California Transportation Commission in December 2020.

Discussion

The I-80 Auxiliary Lanes Project will impact four parcels: one privately owned parcel near Douglas Boulevard; two parcels owned by the City of Roseville; and a sliver of China Garden Road owned by the City of Rocklin. It is the Roseville and Rocklin publicly owned parcels that are the subject of this staff report. The privately owned parcel will come before the SPRTA Board at a future date. Below is a table of the required publicly owned right-of-way and easements:

**SPRTA Board of Directors
I-80 AUXILIARY LANES PROJECT –
APPROVING RIGHT-OF-WAY CONTRACTS AND
EXECUTING CERTIFICATE OF ACCEPTANCE AND DEEDS
April 28, 2021
Page 2**

Property Owner	APN	Acquisition Type Required	Size (Sq. Ft.)	Acquisition Progress
City of Roseville	472-240-009 & 472-240-010	Temporary Construction Easement	7,540 & 3,224	Signed Agreement
City of Rocklin	045-110-n/a	Fee	1,461	Signed Agreement

SPRTA initiated the right-of-way phase in June 2020 after Board approval of Resolution No. 20-08 establishing the administrative process for project right-of-way acquisition. Notices of Intent to inspect and appraise were sent to the cities of Rocklin and Roseville in June 2020 by certified mail. The Executive Director authorized Dokken Engineering to proceed with the right-of-way acquisitions in September 2020.

City of Roseville

Temporary Construction Easements are required on two parcels owned by the City of Roseville to access and widen the I-80 bridge structure over Cirby Creek and to perform grading and drainage improvements including construction of a new overland release structure on unimproved City Park property from the terminus of Jo Anne Lane to Cirby Creek. Currently, stormwater runoff sheet-flows over native soil and vegetation at this location. Because the park is a publicly owned facility, the proposed Temporary Construction Easements qualify as a temporary occupancy and therefore, SPRTA, is required to obtain a formal valuation of the affected property and submit a fair market value offer of compensation to the City of Roseville. An appraisal for the Jo Anne Lane parcels, Roseville, was completed by Pattison & Associates, Inc. in June 2020, with the appraisal review completed by Ryan Valuation Services in July 2020. The property was estimated to have a fair market value of \$17,300. A formal Acquisition Offer for this amount was submitted to the City of Roseville by SPRTA in October 2020. The Roseville City Council executed a Right of Way Contract – State Highway and a Temporary Construction Easement Deed (Attachment 1 and Attachment 2) to SPRTA at its April 7, 2021 meeting. The City of Roseville has waived monetary compensation offered by SPRTA and consistent with the City of Roseville’s mutual public purpose to improve roadway congestion and safety.

City of Rocklin

A fee acquisition is required of a portion of a parcel owned by the City of Rocklin currently used as public road right-of-way located at China Garden Grove. Because the valuation is considered uncomplicated, and the market value is estimated at less than \$10,000 based on a review of available data an appraisal can be waived and a Waiver Valuation can be

**SPRTA Board of Directors
I-80 AUXILIARY LANES PROJECT –
APPROVING RIGHT-OF-WAY CONTRACTS AND
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prepared. The property was estimated to have a fair market value of \$750. A Waiver

Valuation in-lieu of an appraisal for the China Garden Grove parcel was submitted to the City of Rocklin by SPRTA in October 2020. The Rocklin City Council subsequently approved a Right of Way Contract – State Highway and Grant Deed (Attachment 3 and Attachment 4) of the China Garden Grove parcel to SPRTA at its December 8, 2020 meeting.

Staff recommends that the Board adopt the two resolutions to approve the acquisition of real property and Temporary Construction Easements and authorize the Executive Director to complete the real property transactions for the I-80 Auxiliary Lanes Project. The SPRTA Technical Advisory Committee (TAC) concurs with the project right-of-way acquisition.

DM:ML:ss

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
RIGHT OF WAY CONTRACT – STATE HIGHWAY
RW 8-3 (Rev. 6/1995)

DIST 3	CO PLA	RTE 80	POST	EXP AUTH
Caltrans Parcel 37820-1 and 37820-2			DATE _____, 2021	
GRANTOR THE CITY OF ROSEVILLE, A MUNICIPAL CORPORATION				

This Right of Way Contract (“Contract” or “Agreement”) is made and entered into this _____ day of _____, 2021, by and THE CITY OF ROSEVILLE, A MUNICIPAL CORPORATION (“Grantor”), and South Placer Regional Transportation Authority, a public entity (“Grantee”).

The Grantors are the owners of that certain real property situated in the County of Placer, State of California and also known as Assessor Parcel Number 472-240-009 and 472-240-010 and Caltrans Numbers 37820-1 & 37820-2 (the “Property”); and

The Grantee desires to acquire a temporary construction easement (TCE), upon, over, under and across that portion of the Property which is more particularly described in Exhibit “A” and “A-1” and depicted in Exhibit “B” and “B-1” attached hereto and made a part hereof (“TCE”); and

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said document and shall relieve the Grantee of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement
- (B) Grantee requires said Property described in Exhibit “A” and “A-1” and depicted in Exhibit “B” and “B-1” for the purpose of construction of roadway improvements, for State highway purposes, a public use for which Grantee has the authority to exercise the power of eminent domain. Grantor(s) is compelled to sell, and Grantee is compelled to acquire the Property.

Both Grantor(s) and Grantee recognize the expense, time, effort, and risk to both parties in determining the compensation for the Property by eminent domain litigation. The compensation set forth herein for the Property is in compromise and settlement, in lieu of such litigation.

2. It is agreed that the Property described in Exhibit “A” an “A-1” and depicted in Exhibit “B” and B-1” are being donated to the Grantee by the undersigned Grantor. Grantor, having initiated this donation, has been informed of the right to compensation for the Property donated and hereby waives such right to compensation. Property vests in the Grantee free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 - a. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.

RIGHT OF WAY CONTRACT – STATE HIGHWAY

RW 8-3 (Rev. 6/1995)

3. Permission is hereby granted to Grantee or its authorized agent to enter upon Grantor's land where necessary within the certain area as described in Exhibit "A" and "A-1" and depicted in Exhibit "B" and "B-1" attached hereto and made a part hereof, for the purpose of construction of roadway improvements, for State highway purposes, and for construction to regrade the existing drainage swale from the end of Jo Anne Lane across the City owned parcel to the west and to Cirby Creek, and to add Rock Slope protection in the steep area near the creek and at the outfall pipe from I-80 near the end of Jo Anne Lane, consistent with City Standards and as shown in the project plans Titled "Construction on State Highway in Placer County in and near Roseville and Rocklin from 0.1 Mile west of Riverside Avenue Overcrossing to Rocklin Road Undercrossing Contract Number 03-3F230" (Contract 03-3F230).
4. This Temporary Construction Easement shall begin on May 3, 2021 and terminates on May 3, 2024 or completion of the project, whichever occurs first.
5. The undersigned Grantor(s) warrant(s) that they are owner(s) in fee simple of the Property affected by this Temporary Construction Easement as described in CLAUSE 3 above and that they have the exclusive right to grant this Temporary Construction Easement.
6. Permission is hereby granted to Grantee or its authorized agent to enter on the Property, where necessary, as shown on the attached map(s) and as described in CLAUSE 3 of this Contract. Grantor understands and agrees that after completion of the work described in CLAUSE 3, said Grantor Facilities will be considered Grantor's sole Property and Grantor will be responsible for their future maintenance and repair.
7. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this Contract, the right of possession and use of the subject Property by the Grantee, including the right to remove and dispose of improvements, shall commence upon full execution of this Agreement by Grantor and Grantee.
8. Except as otherwise stated within this Agreement or approved Plan Set for Contract 03-3F230, the Grantor agrees that no improvements, other than those already on the Property, shall be placed thereof; and the planting of any crops, trees, or shrubs or alterations, repairs, or additions to existing improvements which may hereafter be placed thereon are at Grantor's risk and without expectation of payment if removed by the Grantee.
9. In consideration of the Grantee's waiving the defects and imperfections in the record title, as set forth in Clause 2, the undersigned Grantor covenants and agrees to indemnify and hold the Grantee harmless from any and all claims that other parties may make or assert on the title to the premises. The Grantor's obligation herein to indemnify the Grantee shall not exceed the amount paid to the Grantor under this Contract.
10. All work done under this Agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner. All structures, improvements or other facilities, when removed, and relocated, or reconstructed by the Grantee, shall be left in as good condition as found.

RIGHT OF WAY CONTRACT – STATE HIGHWAY

RW 8-3 (Rev. 6/1995)

11. Grantor warrants that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and the Grantor agrees to hold Grantee harmless and reimburse Grantee for any and all of its losses and expenses occasioned by reason of any lease of said Property held by any tenant of Grantor for a period exceeding one month.

12. It is agreed that this transaction shall be handled through internal escrow at South Placer Regional Transportation Authority 299 Nevada Street, Auburn, CA 95603.

13. With respect to this Contract, any or all of the rights or obligations of the Grantee may be transferred, either in whole or in part, to the State of California, Department of Transportation and/or to any private, public or governmental association, agency or entity, whether now existing or hereafter created, upon written notification to Grantor's Development Services Department.

[Signatures Next Page]

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

GRANTOR:

GRANTEE:

THE CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

BY: _____

Dominick Casey
City Manager

BY: _____

NAME: _____

ATTEST:

ITS: _____

Date: _____

BY: _____

Sonia Orozco
City Clerk

AGENCY COUNSEL
Approved as to Legal Form:

APPROVED AS TO FORM:

Signature

BY: _____

Robert R. Schmitt
City Attorney

Attest

BY: _____

NAME: _____

ITS: Clerk of the Board of Directors

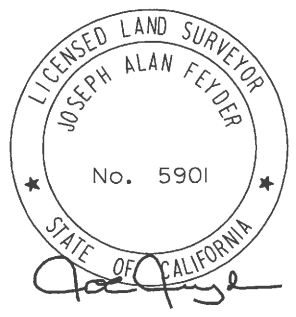
RECOMMENDED FOR APPROVAL:

By: _____

Jamie Formico
Right of Way Manager
Dokken Engineering

NO OBLIGATION OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED.

EXHIBIT B



G - MAPS - 37

George Cirby Park

JO ANNE LANE

TEMPORARY CONSTRUCTION EASEMENT
7,540 S.F.

Lot 8

S62°02'00"W
34.31'

S45°22'39"W 84.43'

S40°06'58"W 97.06'

N49°53'02"W
33.38'

P.O.B.
FD 6" x 6" CONC MON
Am 49+01.01, 89.25' Lt

8' P.U.E. (N49°34'37"E 152.06'
(N49°34'59"E 152.07')

S03°23'36"W
48.39'

INTERSTATE 80



APN: 472-240-009

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 SUTTER STREET, SUITE 905
FOLSOM, CA 95630
(916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY	
TEMPORARY CONSTRUCTION EASE. CITY OF ROSEVILLE	
DATE: JULY 8, 2020	SCALE: 1"=50'

EXHIBIT B-1



G - MAPS - 37

George Kirby Park

JO ANNE LANE

Lot 8

TEMPORARY CONSTRUCTION EASEMENT
3,224 S.F.

N23°56'16"E
57.38'

S66°03'44"E
38.27'

N41°00'50"W
44.96'

8' P.U.E. - G-Maps-37
S49°34'37"W 152.06'
(N49°34'59"E 152.07')

S03°23'36"W
48.39'

S48°58'04"W
34.33'

P.O.B.

FD 6" x 6" CONC MON
Am 49+01.01, 89.25' Lt

VOL 1286,
PG 152, PCR

INTERSTATE 80



APN: 472-240-010

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 SUTTER STREET, SUITE 905
FOLSOM, CA 95630
(916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY	
TEMPORARY CONSTRUCTION EASE. CITY OF ROSEVILLE	
DATE: JULY 8, 2020	SCALE: 1"=50'

Recording requested by:
South Placer Regional Transportation
Authority

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

TEMPORARY CONSTRUCTION EASEMENT DEED

(To the South Placer Regional Transportation Authority)

APN: 472-240-009 and 472-240-010
Caltrans No. 37820-1 & 37820-2

For a valuable consideration, receipt of which is hereby acknowledged,

THE CITY OF ROSEVILLE, A MUNICIPAL CORPORATION (hereinafter referred to as “Grantor”),

hereby grants to the

South Placer Regional Transportation Authority (“Grantee”), a public entity.

A temporary easement for the purposes of facilitating construction of adjacent public street improvements and related purposes, in, on, over, under, through, along, and across that certain parcel of land located in the County of Placer, State of California described in Exhibit “A” and “A-1” and depicted in Exhibit “B” and “B-1”, attached hereto and incorporated herein.

This Temporary Construction Easement shall commence after Grantee acceptance of this Temporary Construction Easement Deed, as evidenced by the Grantee’s execution of the Certificate of Acceptance and Consent to Recordation attached hereto, and when escrow closes. If the deed is to be recorded by the Grantee, commencement shall be the date in which the check is mailed from the Grantee to the Grantor. This Temporary Construction Easement shall automatically terminate upon completion of Grantee’s construction or three (3) years after the commencement, whichever occurs first. Notwithstanding the foregoing, in no event shall this Temporary Construction Easement extend after May 3, 2024. Upon termination, the Temporary Construction Easement area will be generally restored by Grantee to a comparable or better condition as that which existed prior to Grantee’s access and use.

Executed this _____ day of _____, 20 ____.

GRANTOR:

THE CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

BY: _____

Dominick Casey
City Manager

EXHIBIT "A"

All that portion of the Southeast Quarter of Section 11, Township 10 North, Range 6 East, Mount Diablo Meridian, City of Roseville, County of Placer, State of California, as described in the GRANT DEED to the CITY OF ROSEVILLE, A MUNICIPAL CORPORATION, recorded on February 8, 1968, in Book 1186, Official Records, Page 405, Official Records of Placer County, being a portion of LOT 8, as shown on the PLAT OF WILD ROSE TRACT UNIT 1, recorded on October 23, 1961, in Book G of Maps, Page 37, Official Records of said county, more particularly described as follows:

BEGINNING at a found 6" by 6" concrete highway monument on the northwesterly right of way line of Interstate 80, accepted as marking the northeasterly terminus of the course shown as "N. 49° 34' 59" E. 152.07 feet" on that certain Grant Deed recorded on October 25, 1950, in Volume 577, Page 446, Official Records of said county,

THENCE FROM SAID POINT OF BEGINNING, along said northwesterly line, North 40° 06' 58" East, 101.76 feet to the easterly corner of said LOT 8;

Thence, along the northeasterly line of said LOT 8, North 49° 53' 02" West, 33.38 feet;

Thence, leaving said line, South 40° 06' 58" West, 97.06 feet;

Thence South 45° 22' 39" West, 84.43 feet;

Thence South 62° 02' 00" West, 34.31 feet to the westerly line of said Lot 8;

Thence, along said line, South 03° 23' 36" W, 48.39 feet to said northwesterly right of way line of Interstate 80;

Thence, along said right of way line, North 49° 34' 37" East, 152.06 feet to the POINT OF BEGINNING.

Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999918.

This real property description has been prepared
By me, under my direction, in conformance
with the Professional Land Surveyors Act.

Signature: Joe Feyder

Date: July 8, 2020



EXHIBIT "A-1"

All that portion of the Southeast Quarter of Section 11, Township 10 North, Range 6 East, Mount Diablo Meridian, City of Roseville, County of Placer, State of California, being a portion of GEORGE CIRBY PARK, as dedicated to, and accepted by, the City of Roseville, on the PLAT OF WILD ROSE TRACT UNIT 1, recorded on October 23, 1961, in Book G of Maps, Page 37, Official Records of said county, more particularly described as follows:

COMMENCING at a found 6" by 6" concrete highway monument on the northwesterly right of way line of Interstate 80, accepted as marking the northeasterly terminus of the course shown as "N. 49° 34' 59" E. 152.07 feet" on that certain Grant Deed recorded on October 25, 1950, in Volume 577, Page 446, Official Records of said county,

THENCE FROM SAID POINT OF COMMENCEMENT, along said right of way, South 49° 34' 37" West, 152.06 feet to the northerly corner of the parcel of land described in the Granted Deed recorded on March 12, 1970, in Volume 1286, Page 152, Official Records of said county, the POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, along the northwesterly line of said Grant Deed, South 48° 58' 04" West, 34.33 feet;

Thence, leaving said line, North 41° 00' 50" West, 44.96 feet;

Thence North 23° 56' 16" East, 57.38 feet;

Thence South 66° 03' 44" East, 38.27 feet to the easterly line of said GEORGE CIRBY PARK;

Thence, along said easterly line, South 03° 23' 36" West, 48.39 feet to the POINT OF BEGINNING.

Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999918.

This real property description has been prepared
By me, under my direction, in conformance
with the Professional Land Surveyors Act.

Signature: Joe Feyder

Date: July 8, 2020



EXHIBIT B



G - MAPS - 37

George Kirby Park

JO ANNE LANE

TEMPORARY CONSTRUCTION EASEMENT
7,540 S.F.

Lot 8

S62°02'00"W
34.31'

S45°22'39"W 84.43'
S40°06'58"W 97.06'
S40°06'58"E 101.76'
N49°34'37"E 152.06'
(N49°34'59"E 152.07')

P.O.B.
FD 6" x 6" CONC MON
Am 49+01.01, 89.25' Lt

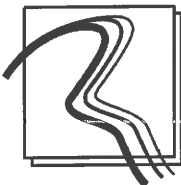
S03°23'36"W
48.39'

INTERSTATE 80



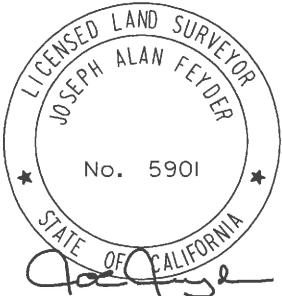
APN: 472-240-009

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 SUTTER STREET, SUITE 905
FOLSOM, CA 95630
(916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY	
TEMPORARY CONSTRUCTION EASE. CITY OF ROSEVILLE	
DATE: JULY 8, 2020	SCALE: 1"=50'

EXHIBIT B-1



G - MAPS - 37

George Cirby Park

Lot 8

JO ANNE LANE

TEMPORARY CONSTRUCTION EASEMENT 3,224 S.F.

N23°56'16"E 57.38'

S66°03'44"E 38.27'

N41°00'50"W 44.96'

8' P.U.E. - G-Maps-37
S49°34'37"W 152.06'
(N49°34'59"E 152.07')

S03°23'36"W 48.39'

S48°58'04"W 34.33'

P.O.B.

FD 6" x 6" CONC MON
Am 49+01.01, 89.25' Lt

VOL 1286, PG 152, PCR

INTERSTATE 80

47

48

49

50



APN: 472-240-010

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 SUTTER STREET, SUITE 905
FOLSOM, CA 95630
(916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY	
TEMPORARY CONSTRUCTION EASE. CITY OF ROSEVILLE	
DATE: JULY 8, 2020	SCALE: 1"=50'

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

RESOLUTION NO. 21-03

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT DEED
FOR THE INTERSTATE 80 AUXILIARY LANE PROJECT
(JO ANNE LANE, ROSEVILLE: APNs: 472-240-009 and 472-240-010)**

WHEREAS, the Board of Directors of the South Placer Regional Transportation Authority may not have deeds or grants conveying in or easement upon real property accepted for recordation without its consent evidenced by its certificate or resolution of acceptance in accordance with section 27281 of the California Government Code; and

WHEREAS, the Board of Directors of the South Placer Regional Transportation Authority, by Resolution No. 20-08, established an administrative process for right-of-way acquisition for the Interstate 80 Auxiliary Lane Project, which designated the Executive Director or designee as the officer authorized to accept and execute deeds and grants; and

WHEREAS, the real property interest which is subject of this resolution of acceptance consists of a Temporary Construction Easement and is located along Jo Anne Lane, in the City of Roseville, and the Placer County Assessor has designated the Property Interests as APNs: 472-240-009 and 472-240-010; and

WHEREAS, the Board of Directors of the South Placer Regional Transportation desires to acquire the Temporary Construction Easement which is subject to this resolution for purposes of the Interstate 80 Auxiliary Lane Project; and

WHEREAS, the Board of Directors of the South Placer Regional Transportation Authority finds and determines that the Temporary Construction Easement for the Interstate 80 Auxiliary Lane Project, described and depicted in the Right of Way Contract – State Highway and Temporary Construction Easement Deed attached to the staff report, is acceptable for recordation.

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

1. The Right of Way Contract – State Highway as shown in Attachment 1 is approved.
2. The Temporary Construction Easement for APNs: 472-240-009 and 472-240-010, described and depicted in Exhibits 2A and 2B, and attached to the Temporary Construction Easement Deed shown as Attachment 2 to the staff report is accepted.
3. The Executive Director or designee shall execute said Right of Way Contract – State Highway and take all necessary action to carry-out the Right of Way Contract – State Highway.
4. The Executive Director or designee shall execute said Temporary Construction Easement Deed.
5. The Executive Director or designee is hereby directed to execute said Certificate of Acceptance.

6. The Executive Director or designee shall cause the Temporary Construction Easement Deed with the executed Certificate of Acceptance to be recorded in the Clerk-Recorder of Placer County.

PASSED AND ADOPTED by the Board of Directors of the South Placer Regional Transportation Authority, this 28th day of April 2021, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Jim Holmes, Chair

ATTEST:

Executive Director

RIGHT OF WAY CONTRACT – STATE HIGHWAY

RW 8-3 (Rev. 6/1995)

DIST	CO	RTE	POST	EXP AUTH
03	PLA	80		
Caltrans Parcel Number		DATE		
37822-1		,2021		
GRANTOR				
THE CITY OF ROCKLIN, A MUNICIPAL CORPORATION				

This Right of Way Contract (“Contract”) is made and entered into this 16 day of February, 2021, by and THE CITY OF ROCKLIN, A MUNICIPAL CORPORATION (“Grantor”), and South Placer Regional Transportation Authority (“Grantee”).

the Grantors are the owners of that certain real property situated in the County of Placer, State of California and also known as Assessor Parcel Number 045-110-n/a and Caltrans Number 37822-1 (the “Property”); and

The Grantee desires to acquire fee property, upon, over, under and across that portion of the Property which is more particularly described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and made a part hereof (“PROPERTY”); and

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the Grantee of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement
- (B) Grantee requires said property described in Exhibit “A” and depicted in Exhibit “B”, for the purpose of construction of roadway improvements, for State highway purposes, a public use for which Grantee has the authority to exercise the power of eminent domain. Grantor(s) is compelled to sell, and Grantee is compelled to acquire the property.

Both Grantor(s) and Grantee recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.

2. The Grantee shall:

- (A) Pay the undersigned grantor(s) the sum of **\$750.00** for the property or interest conveyed by above document(s) when title to said property vests in the Grantee free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except:
 - a. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 - b. Covenants conditions, restrictions, and reservations of record, or contained in the above-referenced document.

-
- c. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
 - d. Mineral of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relation thereto, whether or not appearing in the Public Records.
 - (B) Pay all escrow and recording fees incurred in this transaction and, if title insurance is desired by the Grantee, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax
 - (C) Have the authority to deduct and pay from the amount shown on Clause 2(A) above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.
3. Permission is hereby granted the Grantee or its authorized agent to enter upon grantor's land where necessary within the certain area as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part hereof, for the purpose of **construction of roadway improvements for State highway purposes.**
 4. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the State, including the right to remove and dispose of improvements, shall commence on the date the amount of funds as specified in Clause 2(A) herein are deposited into the escrow controlling this transaction. The amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
 5. The Grantor agrees that no improvements, other than those already on the property, shall be placed thereof; and the planting of any crops, trees, or shrubs or alterations, repairs, or additions to existing improvements which may hereafter be placed thereon are at Grantor's risk and without expectation of payment if removed by the Grantee.
 6. In consideration of the Grantee's waiving the defects and imperfections in the record title, as set forth in Paragraph 2(a), the undersigned Grantor covenants and agrees to indemnify and hold the Grantee harmless from any and all claims that other parties may make or assert on the title to the premises. The Grantor's obligation herein to indemnify the Grantee shall not exceed the amount paid to the Grantor under this contract.
 7. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner. All structures, improvements or other facilities, when removed, and relocated, or reconstructed by the Grantee, shall be left in as good condition as found.
 8. Grantor warrants that there are no oral or written leases on all or any portion of the property exceeding a period of one month, and the grantor agrees to hold Grantee harmless and reimburse Grantee for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of grantor for a period exceeding one month.

RIGHT OF WAY CONTRACT – STATE HIGHWAY

RW 8-3 (Rev. 6/1995)

9. It is agreed that this transaction and the net proceeds of the amount payable under Clause 2(A) above shall be handled through internal escrow at South Placer Regional Transportation Authority 299 Nevada Street, Auburn, CA 95603.

10. With respect to this Contract, any or all of the rights or obligations of the Grantee may be transferred, either in whole or in part, to the State of California, Department of Transportation and/or to any private, public or governmental association, agency or entity, whether now existing or hereafter created.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

GRANTOR:

GRANTEE:

THE CITY OF ROCKLIN, A MUNICIPAL CORPORATION

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

BY: A. Zimmerman

BY: _____

NAME: ALY ZIMMERMANN

NAME: _____

ITS: CITY MANAGER

ITS: _____

Date: _____

RECOMMENDED FOR APPROVAL:

AGENCY COUNSEL

Approved as to Legal Form:

By: Jamie Formico
Jamie Formico
Right of Way Manager
Dokken Engineering

Signature

Attest

APPROVED AS TO FORM:

BY: _____

BY: Sheri Chapman
Sheri Chapman, City Attorney
City of Rocklin

NAME: _____

ITS: Clerk of the Board of Directors

NO OBLIGATION OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED.

EXHIBIT "A"

All that portion of the Southwest Quarter of Section 20, Township 11 North, Range 7 East, Mount Diablo Meridian, City of Rocklin, County of Placer, State of California, as described in the RELINQUISHMENT OF STATE HIGHWAY IN THE COUNTY OF PLACER, ROAD III-Pla-17-A, B, RECORDED ON April 21, 1961, in Volume 873, Page 601, Official Records of Placer County, more particularly described as follows:

All that portion of said RELINQUISHMENT lying northwesterly of the following described line:

COMMENCING at a 5/8" rebar, tagged L.S. 5250, on the southeasterly right of way of Interstate 80, at the westerly terminus of course "L6", as shown on Record of Survey No. 2126 for the City of Rocklin, recorded on November 23, 1998, in Book 15 of Surveys, Page 116, Official Records of Placer County; from whence a lead and brass tag L.S. 5250 in concrete, as shown on said Record of Survey, bears North 78° 56' 39" East 212.05 feet

THENCE FROM SAID POINT OF COMMENCEMENT, along said southeasterly right of way, South 83° 22' 21" West 48.96 feet to the POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, leaving said right-of-way, along a non-tangent curve to left, having a radius of 915.00 feet, through a central angle of 21° 21' 04", an arc distance of 340.97 feet, subtended by a chord of South 57° 02' 32" West 339.00 feet;

Thence South 50° 07' 37" West 60.99 feet to said southeasterly right-of-way line of Interstate 80, and the end of the herein described line; from whence the POINT OF COMMENCEMENT bears North 58° 53' 54" East 443.66 feet.

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

Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999934.

This real property description has been prepared
By me, under my direction, in conformance
with the Professional Land Surveyors Act.

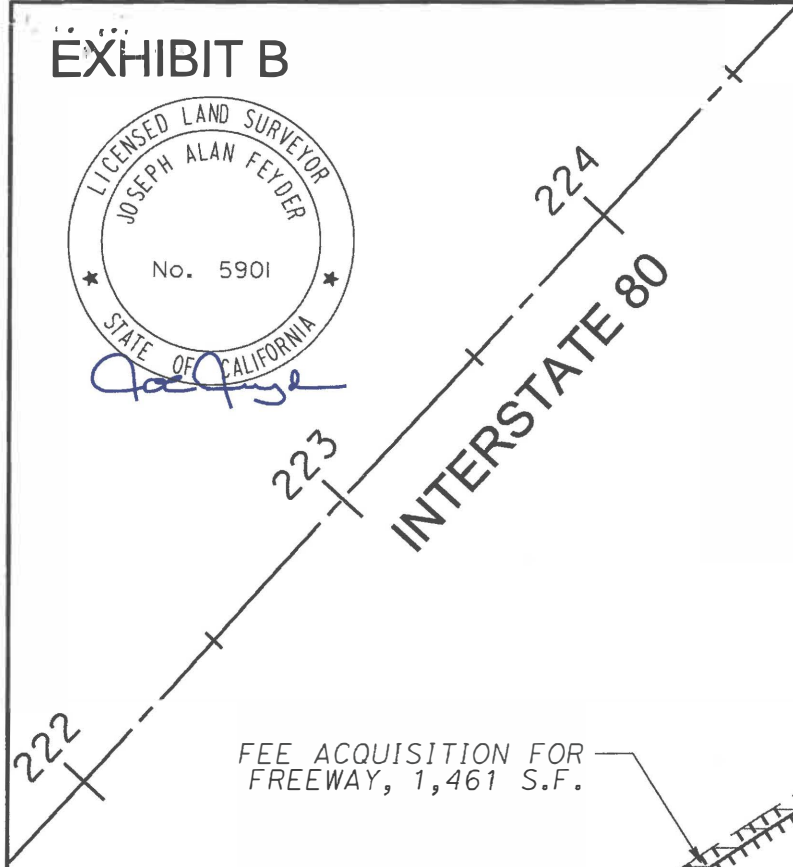
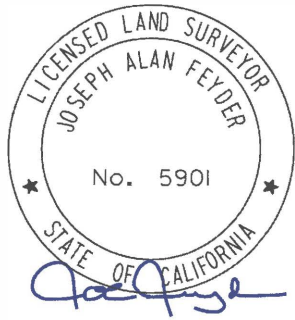
Signature: Joe Feyder

Date: April 15, 2020



EXHIBIT B

Exhibit 3A



FD 5/8" REBAR, LS 5250
15-SURVEYS-116

P.O.B.

S83°22'21"W
48.96'

FEE ACQUISITION FOR
FREEWAY, 1,461 S.F.

CHINA GARDEN ROAD
(CITY OF ROCKLIN)

R: 915.00'
Δ: 21°21'04"
L: 340.97'
CHD: S 57°02'32" W, 339.00'

Parcel 2

S50°07'37"W
60.99'

Parcel 1

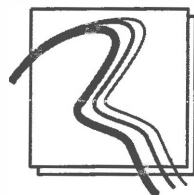
22-PARCEL MAPS-77

LEGEND	
○	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
	ACCESS CONTROLLED
	RIGHT OF WAY
	ACCESS SUPERCEDED



APN: 045-110-n/a

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 SUTTER STREET, SUITE 905
FOLSOM, CA 95630
(916) 366-3040 Fax (916) 366-3303



SOUTH PLACER REGIONAL
TRANSPORTATION AUTHORITY

FEE ACQUISITION FOR FREEWAY
CITY OF ROCKLIN

DATE: SEPT 29, 2020

SCALE: 1"=50'

NO FEE DOCUMENT
Government Code §6103 & §27383

Agenda Item H
Attachment 4

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

The Above Space For Recorder's Use Only

OK to Accept: _____
Date: _____

Project Name: I-80 Auxiliary Lanes Project
APN(s): 045-110-n/a
Title No. _____
Escrow No: _____

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE.

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, THE CITY OF ROCKLIN, A MUNICIPAL CORPORATION ("GRANTOR"), hereby grants to the South Placer Regional Transportation Authority, all that real property situated in the County of Placer, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat to accompany legal description, attached hereto and made a part hereof.

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

Executed this 16 day of February, 2021

GRANTOR:

THE CITY OF ROCKLIN, A MUNICIPAL CORPORATION

By: A. Zimmerman

Name: A. ZIMMERMANN

Its: CITY MANAGER

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Placer }

On Feb. 16, 2021 before me, Sarina Yvette Friend, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared A. Zimmermann
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Sarina Yvette Friend
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer is Representing:

Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer is Representing:

EXHIBIT "A"

All that portion of the Southwest Quarter of Section 20, Township 11 North, Range 7 East, Mount Diablo Meridian, City of Rocklin, County of Placer, State of California, as described in the RELINQUISHMENT OF STATE HIGHWAY IN THE COUNTY OF PLACER, ROAD III-Pla-17-A, B, RECORDED ON April 21, 1961, in Volume 873, Page 601, Official Records of Placer County, more particularly described as follows:

All that portion of said RELINQUISHMENT lying northwesterly of the following described line:

COMMENCING at a 5/8" rebar, tagged L.S. 5250, on the southeasterly right of way of Interstate 80, at the westerly terminus of course "L6", as shown on Record of Survey No. 2126 for the City of Rocklin, recorded on November 23, 1998, in Book 15 of Surveys, Page 116, Official Records of Placer County; from whence a lead and brass tag L.S. 5250 in concrete, as shown on said Record of Survey, bears North 78° 56' 39" East 212.05 feet

THENCE FROM SAID POINT OF COMMENCEMENT, along said southeasterly right of way, South 83° 22' 21" West 48.96 feet to the POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, leaving said right-of-way, along a non-tangent curve to left, having a radius of 915.00 feet, through a central angle of 21° 21' 04", an arc distance of 340.97 feet, subtended by a chord of South 57° 02' 32" West 339.00 feet;

Thence South 50° 07' 37" West 60.99 feet to said southeasterly right-of-way line of Interstate 80, and the end of the herein described line; from whence the POINT OF COMMENCEMENT bears North 58° 53' 54" East 443.66 feet.

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

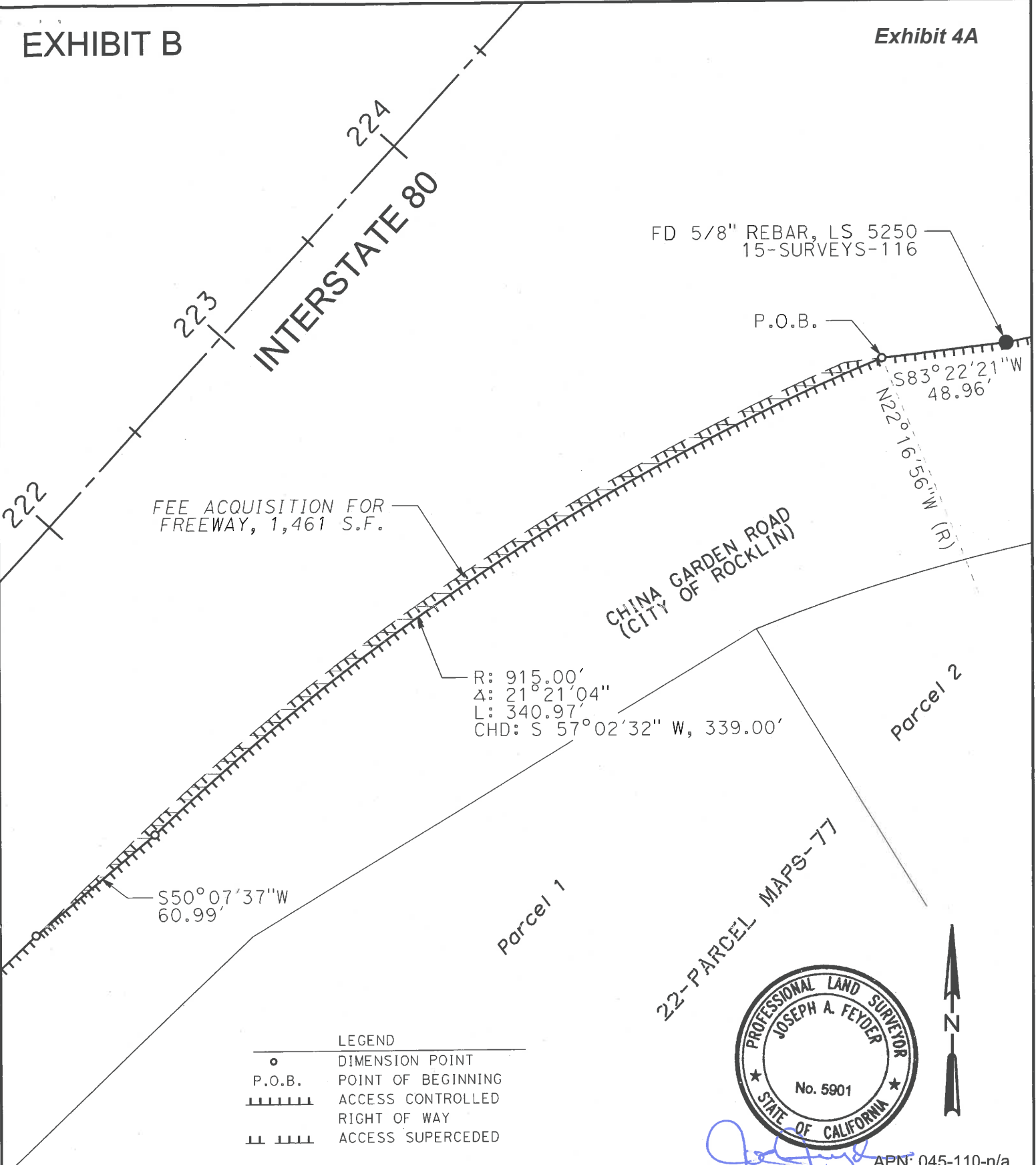
Bearing and distances used herein are grid based upon the California State Plane Coordinate System, Zone 2 NAD 83 (2004.69). To obtain ground distances divide distances shown by the combined grid factor of 0.999934.

This real property description has been prepared
By me, under my direction, in conformance
with the Professional Land Surveyors Act.

Signature: 

Date: April 15, 2020



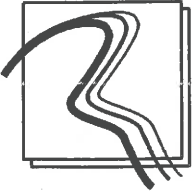


LEGEND

○	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
	ACCESS CONTROLLED
	RIGHT OF WAY
	ACCESS SUPERCEDED



R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 SUTTER STREET, SUITE 905
FOLSOM, CA 95630
(916) 366-3040 Fax (916) 366-3303



APN: 045-110-n/a

SOUTH PLACER REGIONAL
TRANSPORTATION AUTHORITY

FEE ACQUISITION FOR FREEWAY
CITY OF ROCKLIN

DATE: SEPT 29, 2020 SCALE: 1"=50'

RESOLUTION NO. 21-04

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY
ACCEPTING A GRANT DEED
FOR THE INTERSTATE 80 AUXILIARY LANE PROJECT
(CHINA GARDEN GROVE, ROCKLIN: APN: 045-110-N/A)**

WHEREAS, the Board of Directors of the South Placer Regional Transportation Authority may not have deeds or grants conveying in or easement upon real property accepted for recordation without its consent evidenced by its certificate or resolution of acceptance in accordance with Section 27281 of the California Government Code; and

WHEREAS, the Board of Directors of the South Placer Regional Transportation Authority, by Resolution No. 20-08, established an administrative process for right-of-way acquisition for the Interstate 80 Auxiliary Lane Project, which designated the Executive Director or designee as the officer authorized to accept and execute deeds and grants; and

WHEREAS, the real property interest which is subject of this resolution of acceptance consists of a fee acquisition and is located along China Garden Road, in the City of Rocklin, and the Placer County Assessor has designated the Property Interests as a portion of APN: 045-110-N/A; and

WHEREAS, the Board of Directors of the South Placer Regional Transportation desires to acquire the real property interest which is subject of this resolution for purposes of the Interstate 80 Auxiliary Lane Project; and

WHEREAS, the Board of Directors of the South Placer Regional Transportation Authority finds and determines that the Grant Deed for the Interstate 80 Auxiliary Lane Project, described and depicted in the Right of Way Contract – State Highway and Grant Deed attached to the staff report, is acceptable for recordation.

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

1. The Right of Way Contract – State Highway as shown in Attachment 3 is approved.
2. The fee acquisition for APN: 045-110-N/A, described and depicted in Exhibit 4A and attached to the Grant Deed shown as Attachment 4 to the staff report is accepted.
3. The Executive Director or designee shall execute said Right of Way Contract – State Highway and take all necessary action to carry-out the Right of Way Contract – State Highway.
4. The Executive Director or designee shall execute said Grant Deed.
5. The Executive Director or designee is hereby directed to execute said Certificate of Acceptance.
6. The Executive Director or designee shall cause the Grant Deed with the executed Certificate of Acceptance to be recorded in the Clerk-Recorder of Placer County.

7. The Executive Director or designee shall disburse funds as required for the fee acquisition of APN: 045-110-N/A.

PASSED AND ADOPTED by the Board of Directors of the South Placer Regional Transportation Authority, this 28th day of April 2021, by the following vote on roll call:

AYES Board Members:

NOES Board Members:

ABSENT Board Members:

Jim Holmes, Chair

ATTEST:

Executive Director

SOUTH PLACER REGIONAL TRANSPORTATION AUTHORITY

Technical Advisory Committee Meeting Minutes

April 13, 2021 – 1:30 p.m.

ATTENDANCE: Steve Prosser, City of Lincoln
Ken Grehm, Placer County
Amber Conboy, Placer County
Katie Jackson, Placer County
Richard Moorehead, Placer County
Justin Nartker, City of Rocklin
Jake Hanson, City of Roseville
Mark Johnson, City of Roseville
Jason Shykowski, City of Roseville

STAFF: Aaron Hoyt
Mike Luken
David Melko
Solvi Sabol

I-80 Auxiliary Lanes Right of Way Acquisition Update

David Melko said the I-80 Auxiliary Lanes project consists of constructing capacity enhancements and interchange improvements on I-80 in Roseville and Rocklin at two locations: 1) eastbound from SR 65 through the Rocklin Road Interchange, and 2) westbound from Douglas Boulevard through the Riverside Avenue Interchange. As part of the right-of-way phase, there are two temporary construction easements identified on two parcels owned by the City of Roseville. Additionally, a fee acquisition is required on a portion of a parcel owned by the City of Rocklin. The TAC concurred with bringing the staff recommendation to the SPRTA Board, which would approve the acquisition of real property and Temporary Construction Easements and authorize the Executive Director to complete the real property transactions for the I-80 Auxiliary Lanes Project.

Construction Cost Index Update

Aaron Hoyt provided the Cost Index Inflation (CCI) table which reflects a 3.21% annual inflationary adjustment. This inflationary adjustment will be brought to the Board for consideration this month, and if approved, would go into effect July 1, 2021. The TAC concurred with taking the CCI to the SPRTA Board for their approval.

Fee Deferral Program – Minor Updates and Refining the Use of Program

Mike Luken explained that the fee deferral program was created during the great recession, to encourage development. Ken Grehm, Placer County, and Mark Johnson, City of Roseville, conveyed that by deferring fees, it will delay the ability to construct public improvements. Further, implementing these deferrals are also very cumbersome. Mike said he will reach out to the County/City Managers Group and gauge their interest in exploring sunseting the fee deferral program. Based on this, he will contact the BIA to get their feedback. Mike will report back to the TAC on this effort.

Model and Fee Update

Aaron Hoyt explained that today's presentation is a status update and opportunity to provide some on component of the model and fee update. Aaron introduced Don Hubbard, Project Manager for WSP.

Don summarized the BIA and Stakeholder meetings which were held in February. The BIA group was interested in whether the fees will increase and the possibility of revisiting the Tier II fee program as a nexus-based fee. The Stakeholder group identified SPRTA as being the right size and about a third thought it should include other modes. Both groups were interested in how COVID's impact on traffic levels will be incorporated into the model update and the process of calculating SB-743. In terms of looking at a nexus-based program, while the TAC was not opposed to exploring a nexus-based program, they recognized that implementation would come at a cost to some members and require extensive negotiations. Aaron suggested, and the TAC concurred with bringing examples of nexus-based scenarios back to the TAC to show how it could impact fees and affect member jurisdictions.

Mr. Hubbard discussed including bike/pedestrian projects in SPRTA and how SB-743 has created an opportunity for including these types of projects in a fee program. Ken Grehm, Placer County, said that he is willing to explore this as part of SPRTA, however it may be difficult to find regional projects. Further, it is improbable that that other modes will significantly reduce VMT. Additionally, bike/ped projects are already required in many of the development agreements. Aaron explained at this time bike/ped may have limited opportunity, however we wanted to pose the question as there may be an opportunity for including these projects in the future. The TAC concurred with keeping the door open on this opportunity; however, were aware of the limitations.

Mr. Hubbard explained that the land use within Placer County were aggregated to SPRTA Traffic Analysis Zone (TAZ) system from 2014. The question was posed to the TAC asking if they would like to review and change the TAZs. The TAC concurred that they would be interested in reviewing the TAZs.

Don provided an overview of the process being used to correlate different land use designations. He illustrated the inherent differences between the: 1) 2013 SPRTA Model, 2) SACSIM19 Model, 3) Placer County General Plan, and 4) Roseville General Plan. Aaron said that he will reach out to the Community Development staff for input on the correlating the different land uses.

Don further explained that the future year land use assumptions are based on SACOG's Sustainable Communities Strategy. He wanted to ensure that each jurisdiction concurs with the underlying growth assumptions. Aaron indicated that he would reach out to the Community Development staff as they may be better able to speak to future land use assumptions.

Don highlighted the network development and noted that they are incorporating a "master network" into the travel demand model to streamline network editing. He provided a few examples of additional detail incorporated into the model network.

Don explained the process to keep the model run times short. The model will separately calculate: pass through trips; trips occurring outside of Placer County, but within the SACOG

region; trips within Placer County, and trips between Placer County and other locations within the SACOG region. The pass-through trips and trips outside of Placer County will be preloaded and remain static. Doing so will help keep run times short and model noise to a minimum.

Don also explored truck trips and how this plays into SB-743 calculations, He asked whether these trips should be included in the model. The TAC concurred that given the complexity, trucks should be outside the model.

The meeting wrapped up by highlighting future discussion topics such as future-year modeling scenarios, SPRTA projects, and nexus study policy questions.

SPRTA Board Meeting: April 28, 2021 – 10:45 a.m.

Next SPRTA TAC Meeting: May 11, 2021 - 2:00 p.m.

The TAC meeting concluded at approximately 3:00 p.m.

SS:ML