

eligible for fee credits, to the extent possible.

- Make appropriate use of municipal debt-financing mechanisms and developer financing for improvements.
  - Three financing sources will be used to fund the major infrastructure and facilities costs required to serve the Specific Plan area development and to mitigate impacts on surrounding developments.
1. The County of Placer and the Special Districts serving the Specific Plan area have established development impact fee programs to mitigate development impacts on existing facilities by fair share funding a portion of the following backbone infrastructure and facilities: sewer treatment, water, off-site roads identified in the Placer County Traffic Mitigation Fee Program, and County capital facilities.
  2. An Assessment District is proposed to assist in funding the majority of the backbone infrastructure and public facilities costs for the project. The proposed Assessment District (or alternatively a Mello-Roos CFD) will be formed consistent with the guidelines of the Placer County Bond Screening Committee.
  3. Developer funding and/or security will be used for all improvements. Developer funding is proposed to fund standard street frontage improvements, local water distribution lines, local sewer collection lines, and internal storm drainage. The developer will be eligible for fee credits and reimbursement, if applicable, for improvements included in the CIP.

## Financing Programs

Riolo Vineyard will use a variety of financing techniques to fund the public infrastructure improvements. The following is a description of financing sources that will be used to assist in developing the infrastructure and facilities required by the Specific Plan development.

## County Impact Fees

Placer County and other agencies serving the Specific Plan area already have established development impact fees to fund a portion of the infrastructure and facility requirements serving new development. The Specific Plan area development will participate in these programs. Facilities funded partially or wholly through existing development impact fee programs include water, sewer, fire, traffic, and County capital facilities. The County traffic fees, City of Roseville sewer fee, PCWA and California American water fees, and County capital facilities fees are discussed below.

*Table 8.2 summarizes maintenance providers and funding sources.*

## Regional Road and Traffic Mitigation Fees

The Countywide Traffic Mitigation Fee Program funds roadway improvements throughout the unincorporated areas of the County. These unincorporated areas have been divided into benefit districts each with their own Capital Improvement Program (CIPs). Riolo Vineyard lies within the Dry Creek Benefit District of the program. The County has indicated its intent to update the CIP for the Dry Creek Benefit District to revise the improvements included and the associated costs.

The Placer County-City of Roseville Joint Traffic Fee Program funds regional improvements that benefit both the City and the County. Currently included in the program are improvements to Base Line Road, Fiddymont Road, and the Walerga Road Bridge. Proposed improvements to be added to the program are along Watt Avenue and Blue Oaks Boulevard.

The SPRTA Fee Program funds major regional road improvements, rail transit and interchanges. Some of the funding is for projects including the proposed Placer Parkway, SR 65 widening, the Lincoln Bypass and Sierra College Boulevard.

In addition, the project may be subject to two proposed fees. The Walerga Road Bridge Construction Fee Program is to supplement any existing fee program and provide additional money for the construction of the new bridge. Another proposed fee will contribute to the interchange that is being proposed at the intersection of State Highways 99/70 and Reigo Road in Sutter County.

## **Water Fee**

PCWA charges a Zone 1 water plant expansion and replacement charge (PERC) fee for water treatment, storage and transmission facilities which serve Zone 1 development. The Specific Plan area improvement projects that may be eligible for PERC program funding, reimbursement, or PERC fee credits, include the water storage tanks needed to serve the area.

PCWA usually constructs the necessary facilities while the developer participates in the fee program. In some cases, developers, individually or as a group, may need to fund facilities in advance and then be credited or reimbursed the advanced cost. If developers construct Zone 1 water facilities, they are subject to reimbursement. The developers will be responsible for the in-tract Zone 1 water system.

## **Sewer Fee**

Sanitary sewer service to the Specific Plan Area will be provided from the proposed treatment plant expansion in the City of Roseville Regional Waste Water Treatment Plant sewer connection fee program to fund new treatment facilities.

## **Fire Protection Fee**

The Placer County Fire Department (managed by the California Department of Forestry and Fire Protection) provides fire protection services to the Plan Area. The Placer County Fire Department is currently working on the implementation of both

local and regional capital facilities and operational emergency services fees for Western Placer County. The timing of the fee proposal and fee structure is currently unknown. However, when the Riolo Vineyard project receives final approval a fee structure similar to the Placer Vineyards project will be applied.

## **County Capital Facilities Fee**

In October 1996, the Placer County Board of Supervisors implemented a new development impact fee to fund new development's share of the cost of expanding County capital facilities. The facilities to be funded include County administration, public works, library, health and welfare and sheriff's facilities. New development in the Specific Plan area would contribute to development impact fee revenue over time toward the eventual expansion of those facilities as needed.

## **School District Impact Fees**

The Center Unified School District (CUSD) has established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County prior to issuance of a building permit, and are forwarded to the CUSD.

## **Community Facilities District**

The 1982 Mello-Roos Community Facilities District Act enables cities, counties, special districts, and school districts to establish community facilities districts (CFDs) and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for funding one-time fees or directly funding improvements.

## Developer Funded Improvements

In addition to the above funding sources, developers will privately finance all improvements at the time specified by the applicable EIR Mitigation Measures, Conditions of Approval, and the Development Agreement. Private capital will be used for in-tract infrastructure that is serving the specific development project, such as standard street frontage improvements, local water distribution lines, local sewer lines and internal storm drains. In addition, private capital from specific development projects may be required at times. A developer may also choose not to participate in the bond financing, but rather use their own source of funding and may receive credits or reimbursement.

Credits or reimbursements for facilities otherwise funded by an existing fee program or a bond financing district will be available if developers fund and construct the facilities included in any of these programs. Credits or reimbursements will be adjusted to the inflated costs of the facilities at the time the credit is taken or the reimbursement is paid. Credits under the existing fee programs may not necessarily reimburse the total costs of the improvements. Under such circumstances, the developer may be eligible for reimbursement from an applicable County CIP fund or third party developers.

## Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the Riolo Vineyard Specific Plan Area. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations are detailed in the Specific Plan development agreements.