

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.

Table 8.1 Development Phasing

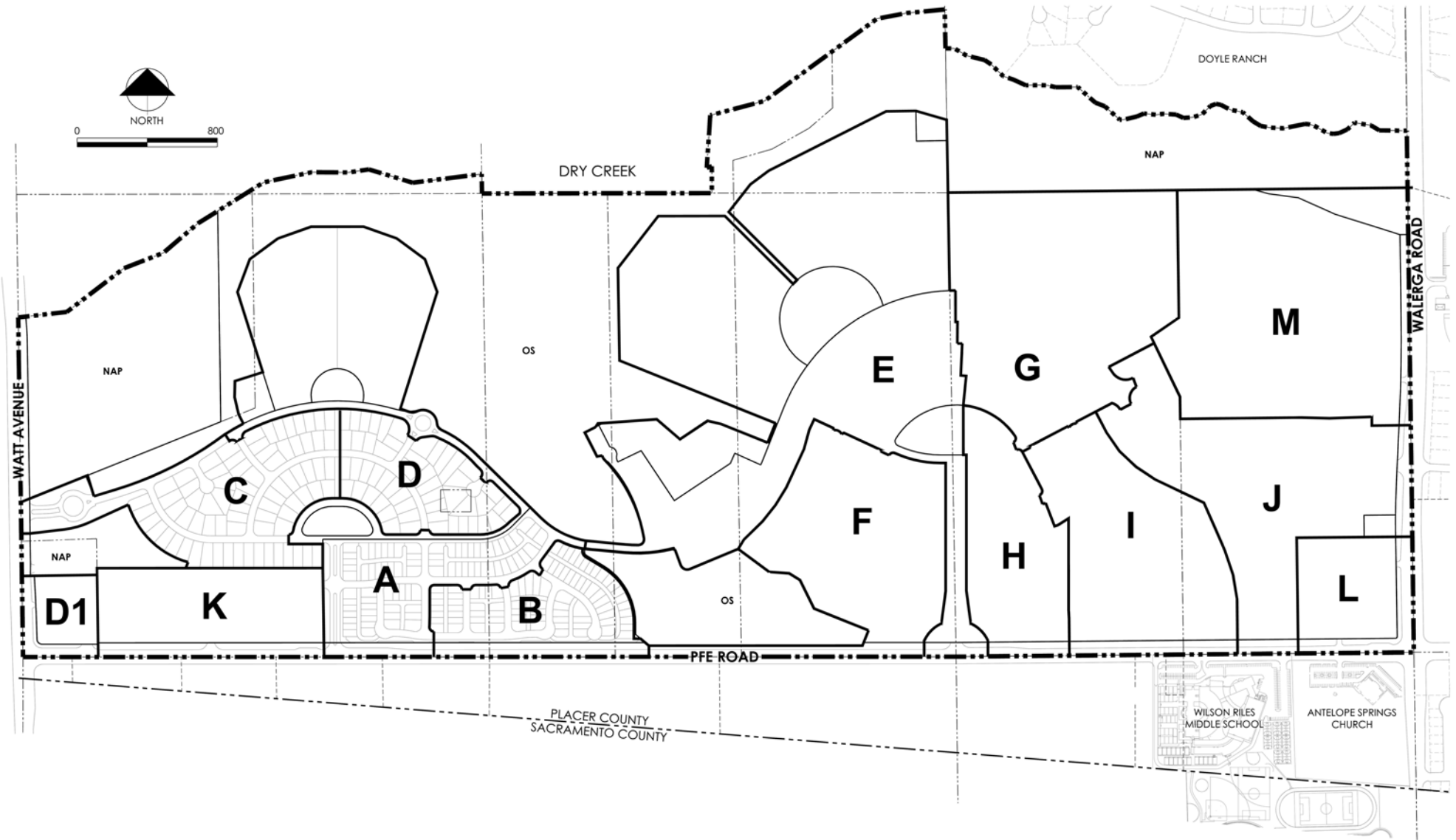
Land Use	Phase A		Phase B		Phase C		Phase D		Phase E		Phase F		Phase G		Phase H		Phase I		Phase J		Phase K		Phase L		Phase M		Phase N		Total DU
	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	
HDR																					4.6	70							70
MDR	19.4	77	12.7	79																			15.0	120					276
LDR					20.4	73	10.9	51	29.3	72	24.7	89	12.9	41	13.7	49	24.5	85	30.5	76							37.8	40	576
RR								5.0	2																				2
AG-10	20.0	2						40.0	4			20.0	2																8
AG																										2.7			
P	2.3							6.4						1.3															
CO																								10.0					
POP	1.0																												
TOTAL	42.7	79	12.7	79	20.4	73	10.9	51	80.7	78	24.7	89	32.9	43	15.0	49	24.5	85	30.5	76	4.6	70	15.0	120	10.0	NA	40.5	40	932

Note: Residential and commercial phasing acreages include adjacent landscape corridors and major roads.

Table 8.2 Maintenance Providers & Funding Sources

Service	Proposed Maintenance Provider	Funding Source
County Maintained Roads	Placer County	County Service Area
Non-County Maintained Roads	HOA	Member Assessment
Parks	Placer County	County Service Area
Public Landscape Corridors, Soundwalls and Medians along PFE Road, Watt Avenue and Walerga Road, Open Space & Preservation Easements	Placer County	County Service Area
Interior Road Landscaping, Landscape Corridors and Entries	HOA or Placer County	Member Assessment or County Service Area
Trails	Placer County	County Service Area
Public Lighting (roadway)	Placer County	County Service Area
Lighting (non-roadway)	HOA, or LLAD	Member Assessment
Drainage Related to County Maintained Road	Placer County	County Service Area
Fire	Placer County Fire Department	Property Tax and Special Tax
Sanitary Sewer Treatment	City of Roseville	User Fees
Sanitary Sewer Collection/ Conveyance	County Service Area 28, Zone 173	User Fees
Water	Placer County Water Agency	User Fees
Recycled Water	Placer County	User Fees
Schools	Center Unified School District	State Funding, Property Taxes
Judicial Services	Placer County	County Funds
Detention	HOA	Member Assessment
Public Assistance	Placer County	County Funds
Health Programs	Placer County	County Funds, User Fees
General Government	Placer County	County Funds
Sheriff Protection	Placer County	County Funds
Planning	Placer County	County Funds

FIGURE 8.1 PHASING



Note: Phases may be developed in any sequence provided public safety issues are addressed. Phasing boundaries may be modified based on utility service, access, and parcelization as approved by the Public Works Director, Director of Engineering and Surveying, or County Surveyor. Open space lots may be divided into multiple lots on future Final Maps to accomplish project take-down or phasing.