Economic &
Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

FINAL REPORT

PLACER VINEYARDS SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

Prepared for:

Placer County

Prepared by:

Economic & Planning Systems, Inc.

July 2007

EPS #11407

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I. Introduction and Summary

INTRODUCTION

The Placer Vineyards Specific Plan Area (PVSP) is located on approximately 5,200 acres in the southwest corner of Placer County (County). **Map I-1** shows the PVSP in its regional context—in relation to the County and Sacramento County developed areas, Interstate 80, and State Route 99.

The PVSP is bordered by Base Line Road to the north, Walerga Road to the east, Sutter County at Pleasant Grove Boulevard to the west, and Sacramento County to the south (**Map I-2**). Watt Avenue, Tanwood Road, 16th Street, Palladay Road, and Locust Road bisect the PVSP. The Dyer Lane loop road would serve as a major connector between the northern and southern roadways and the heart of the project area around the town center.

This Public Facilities Financing Plan (Financing Plan) is based on the PVSP land use designations described in the July 2007 Placer Vineyards Specific Plan (Specific Plan). **Table I-1** summarizes the land use plan for the PVSP, which includes these proposed land uses:

- Roughly 14,100 residential units spread over 3,500 gross developable acres (including mixed-use);
- Approximately 300 acres of commercial development, featuring a town center;
- Roughly 50 acres of public uses;
- Approximately 167 acres of schools;
- Approximately 900+ acres of parks and open space; and
- Roughly 300+ acres of rights-of-way for arterial and collector roads serving the project.

Economic & Planning Systems, Inc., (EPS) prepared this Financing Plan. MacKay & Somps prepared and updated the engineering design and cost estimates, which are current as of October 2006 and are based on the most current Master Plans for infrastructure. The County's Executive Office coordinated review of the Financing Plan by several different County departments.

PURPOSE OF THE FINANCING PLAN

The Financing Plan will be submitted to the County Board of Supervisors for approval as a companion document to the PVSP. The purpose of the Financing Plan is to describe the financing strategy to fund major Backbone Infrastructure and Public Facilities (as defined later in this Chapter) needed to serve new development in the PVSP. The Financing Plan accomplishes this strategy by following these steps:

1. Specifying the major Public Facilities to be constructed or acquired in association with the development of the PVSP. Corresponding costs are based on available engineering data, existing County department data, and other estimates;
2. Identifying funding sources to pay for the Backbone Infrastructure and Public Facilities, including any existing and potential future fee programs or financing districts;
3. Providing information regarding the development timing of Backbone Infrastructure and Public Facilities improvements; and
4. Establishing the policy framework for financing the required Backbone Infrastructure and Public Facilities improvements.

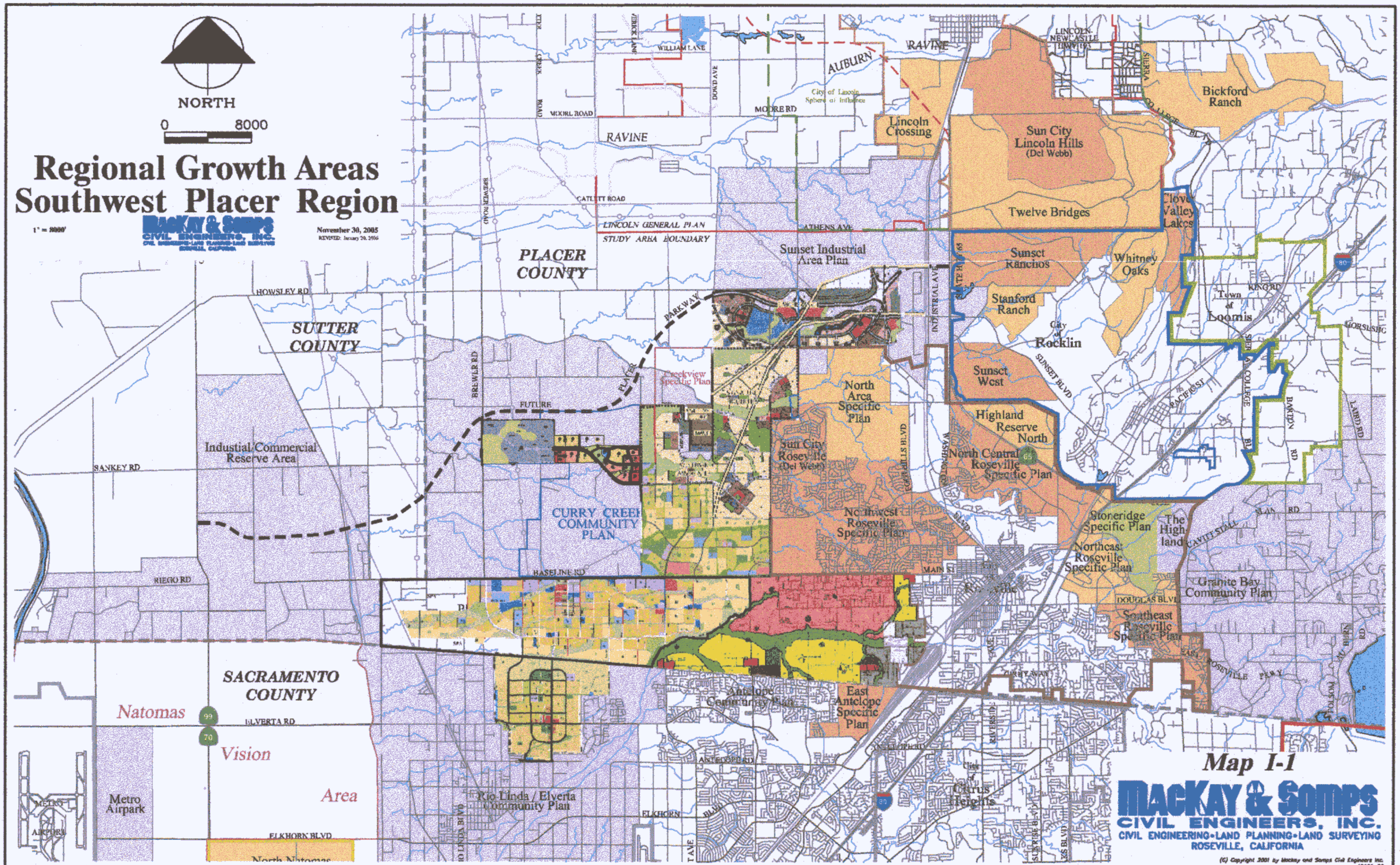
OVERVIEW OF THE FINANCING PLAN

This Financing Plan shows the estimated costs to construct identified Backbone Infrastructure and Public Facilities and describes the proposed or existing financing mechanisms to fund those costs.

FACTORS INFLUENCING THE FINANCING PLAN

The process of developing the Financing Plan for the PVSP includes the following important considerations:

- **Many individual property owners**. Nearly all of the property owners will participate in development at the outset; these owners and developers will be contractually bound through Development Agreements (D.A.s) with the County as well as private agreements between developers to work cooperatively in constructing the Backbone Infrastructure and Public Facilities required to serve all projects;
- **D.A. Participants and Non-Participants.** A large number of property owners are participating in the design and entitlement process for the Specific Plan. These owners are expected to have D.A.s as a part of the approval of the Specific Plan. **Map I-3** shows properties in the PVSP that are presumed to complete a D.A.



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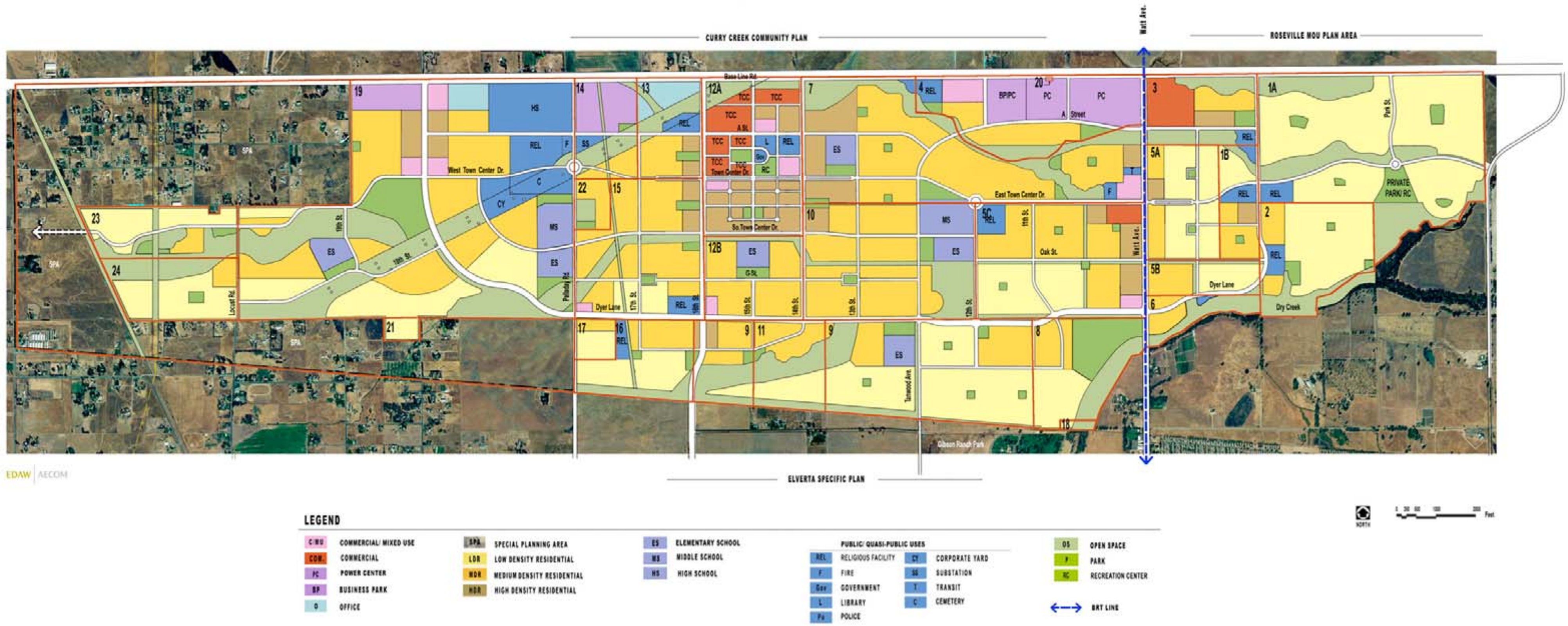

Map I-2
Placer Vineyards Land Use Plan

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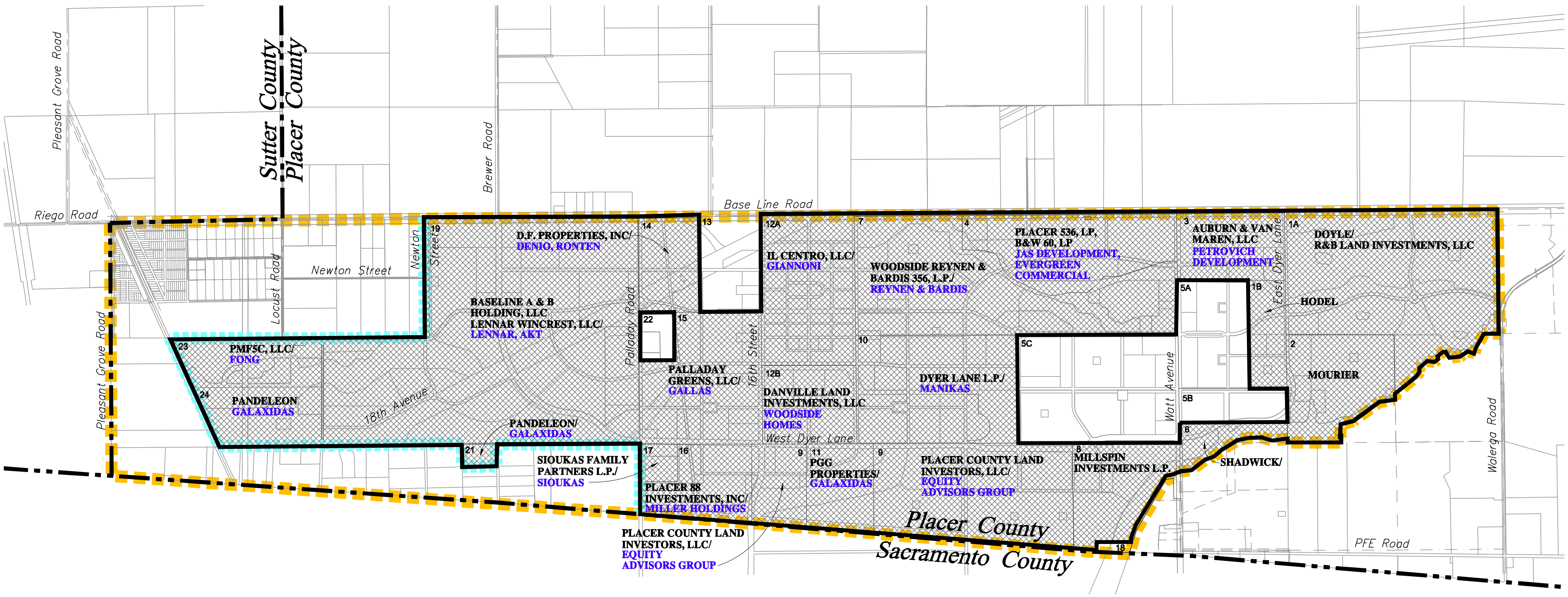
PLACER VINEYARDS SPECIFIC PLAN

Placer County, California

July 2, 2007

LEGEND:

DOYLE/	Owner
LENNAR	Developer
(orange dashed line)	Placer Vineyards Specific Plan Boundary
(cyan dashed line)	SPA Boundary



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Map I-3

DEVELOPMENT AGREEMENT PARTICIPANTS

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Table I-1
Placer Vineyards Public Facilities Financing Plan
Summary Land Use Table

Land Use	PVSP Land Use at Buildout		
	Acres	Units	Sq. Ft.
Developable Land Uses			
Residential			
Special Planning Area (SPA) [1]	979	411	
Age-Restricted [2]	264	931	
Low-Density [3]	737	2,588	
Medium-Density [4]	1,176	6,474	
High-Density [5]	205	3,092	
Subtotal Residential	**3,361**	**13,496**	
Nonresidential			
Commercial Mixed Use (CMU) [6]	51	636	296,970
Business Park [7]	90		974,655
Town Center [8]	43		833,085
Commercial Retail [8]	34		370,260
Power Center Retail	60		653,400
Office	33		424,710
Subtotal Nonresidential	**309**	**636**	**3,553,080**
Total Developable Land Uses	**3,670**	**14,132**	**3,553,080**
Public and Other Land Uses			
Public	51		
Religious	91		
Elementary Schools	72		
Middle Schools	45		
High Schools	50		
Parks	211		
Open Space	709		
Major Roads	332		
Total Public and Other Land Uses	**1,560**		
Total All Land Uses	**5,230**	**14,132**	**3,553,080**

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Source: EDAW, July 2007.

[1] In the Special Planning Area there are 150 existing units and potential for an additional 261 units.
[2] Parcel 1A in the Specific Plan is reserved as a residential community for active adults (55+). Housing is proposed to be low-density of approximately 3.5 units per acre.
[3] Low-density units 2 - 6 units per acre.
[4] Medium-density units 4 - 8 units per acre.
[5] High-density units 7 - 21 units per acre.
[6] Of the total Commercial Mixed Use acreage, 70% is residential, 15% retail, and 15% office.
[7] Includes BP/PC (Business Park/Power Center).
[8] Commercial uses are 50% retail and 50% office, according to the Specific Plan.

(Participants) and properties without a D.A. (Non-Participants). **Appendix I** contains a summary of the property owners. Non-Participants are included in the PVSP, but are not expected to move forward with development at the time of approval. If and when Non-Participants move forward, their projects will be subject to Specific Plan policies, including the Financing Plan and other conditions set forth therein. Development in the Special Planning Area will have special conditions regarding participation in the Financing Plan, as described in Section 3 of the Specific Plan;

- Large amount of acreage (approximately 5,200 acres);
- Broad mix of land uses; and
- Substantial amount of major infrastructure required at the outset and throughout the early development of the Plan Area.

GOALS OF THE FINANCING PLAN

The goals of the Financing Plan are as follows:

- Require developers to initially fund and construct Backbone Infrastructure and fund, construct, equip, and furnish Public Facilities with private funding;
- Implement new fee programs and, if needed, modify existing fee programs to ultimately provide shared funding mechanisms for all development projects through fee credits and reimbursements;
- Consider appropriate use of municipal debt–financing mechanisms to reimburse developers for construction of facilities, recognizing, though, that municipal debt financing for infrastructure and public facilities is likely to be very limited given public service funding needs and priority status; and
- Build in flexibility to allow response to market conditions.

The Financing Plan proposes the following fee program formation and update process, which will be used ultimately to provide equal participation in financing for all development projects:

- Use existing County and Special District fee programs to the extent possible;
- Participate in a potential new Southwest Placer Fee (SW Placer Fee) program to provide reimbursements for regional public facilities serving the larger Southwest Placer area;

- Establish a Placer Vineyards Specific Plan Fee (PVSP Fee) program to reimburse developers for construction of Public Facilities not included in existing fee programs; and
- Participate in other new regional fee programs (i.e., planned regional road fee programs).

The Financing Plan recommends a Placer Vineyards Private Reimbursement Program (Private Reimbursement Program) in which all PVSP developers will participate. The Private Reimbursement Program will be privately administered. The PVSP will be required, through the D.A.s, to construct the Backbone Infrastructure necessary to serve the project. Funding for all of the Backbone Infrastructure not included in any County or Special District fee program will be provided for through the Private Reimbursement Program. Developers participating in this program will be required to agree to a set of cost sharing, construction, and funding agreements necessary to implement the Private Reimbursement Program, as described in the D.A.s.

GENERAL FINANCING PLAN POLICIES

The following financing policies shall be followed in implementing the Financing Plan for the Plan Area:

1. The full costs of both on-site and off-site Backbone Infrastructure and Public Facilities required to support the Plan Area will be funded first and foremost from private financing and revenues generated by development within the Plan Area. Some regionally-serving Public Facilities may be funded by a larger fee program that includes areas both within and outside of the Plan Area;
2. Development projects will be required to provide up-front funding for the costs of installing and expanding the Backbone Infrastructure and Public Facilities as and when necessary to adequately serve and support their projects. Developers will be subject to fee credits or future reimbursements consistent with the provisions of the D.A.s. The costs for Public Facilities will be allocated as much as possible based on a project's fair share of required improvements;
3. Plan Area fees will be imposed by the D.A.s, for those Public Facilities that are not funded by existing fee programs. A fair-share cost allocation of the Plan Area fee for required Public Facilities will be established for each land use;
4. The Financing Plan establishes methods to time the availability of infrastructure funding to the need for said infrastructure;
5. The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the Plan Area;

6. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and shall be consistent with the Rules and Procedures of the Placer County Bond Screening Committee; and
7. Before properties can be developed, such properties shall be required to annex into the Community Facility District (CFD) and/or a County Services Area (CSA) prior to recording of the final map. Parcel maps that are found by the applicable hearing body to be bona fide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.

DEFINITIONS OF INFRASTRUCTURE IN THE FINANCING PLAN

Many people tend to use the term "backbone infrastructure" for all publicly owned facilities. The Financing Plan will use the following definitions to more precisely define the following items.

Backbone Infrastructure

This term includes most of the essential public service-based items that are underground or on the surface. These items include roads, water, sewer, drainage, recycled water, erosion control and dry utilities. Backbone Infrastructure is sized to serve numerous individual development projects in the Specific Plan and in some cases serves the broader region's development areas. Backbone Infrastructure contains the following two subsets of improvements.

Core Backbone Infrastructure

This first subset of the Backbone Infrastructure is required at the outset of development, as specified in the D.A., to serve all of the major development projects. **Appendix A** contains these exhibits identifying Core Backbone Infrastructure improvements:

- Exhibit A-1: Core Backbone Road Improvements;
- Exhibit A-3: Core Backbone Sewer Improvements;
- Exhibit A-5: Core Backbone Water Improvements;
- Exhibit A-7: Core Backbone Recycled Water Improvements; and
- Exhibit A-8: Core Backbone Storm Drainage Improvements.

Remaining Backbone Infrastructure

This second subset of Backbone Infrastructure is backbone infrastructure that may or may not be required at the outset of development, the timing of which will be required as specified in the D.A.s. Depending on specific requirements of development projects or development triggers summarized in **Chapter IV**, Remaining Backbone Infrastructure improvements could be constructed concurrently with Core Backbone Infrastructure or after Core Backbone Infrastructure. **Appendix A** contains these exhibits that identify Remaining Backbone Infrastructure improvements:

- Exhibit A-2: Remaining Backbone Road Improvements;
- Exhibit A-4: Remaining Backbone Sewer Improvements; and
- Exhibit A-6: Remaining Backbone Water Improvements.

Public Facilities

This term includes these public improvements:

- Schools;
- Public buildings, including the Government Center, Library, Fire Stations and Sheriff Substation and corresponding equipment;
- Parks;
- Corporation Yard; and
- Open space.

This group of items provides amenities to the Specific Plan (park facilities and libraries) or houses employees providing services to the area (sheriff, fire, public administration).

Please note that frontage costs are included in the cost of these items:

- Schools;
- Parks;
- Library;
- Public Buildings;
- Fire Stations;
- Sheriff Substation; and
- Corporation Yard.

Facilities

This term is used generically in the Financing Plan to include a combination of Backbone Infrastructure and Public Facilities when a precise breakdown is not required.

Subdivision/Discretionary Permit Infrastructure

Residential subdivisions, as well as nonresidential projects (i.e., multifamily and commercial projects) requiring a discretionary permit are defined as Subdivision/ Discretionary Permit (Subdivision/DP) projects. Subdivision/DP projects will be responsible for these three subsets of improvements: frontage improvements, in-tract improvements, and Secondary Road improvements.

- **Frontage improvements** include frontage roads, sound walls, and landscape corridors that border a Subdivision/DP project. Except for the frontage costs described in the Public Facilities above, these improvements are funded privately, and the costs of these improvements are not estimated or included in the burdens presented in the Financing Plan. These costs are typically considered "Lot Costs," and are included in developers' private financing structure.
- **In-tract improvements** in a Subdivision/DP project include local roads, sewer, water, drainage, recycled water, erosion control and dry utilities. These improvements are funded privately, and the costs of these improvements are not estimated or included in the burdens presented in the Financing Plan. The development community considers these costs in their private financing structure as "Lot Costs."
- **Secondary Road improvements** refer to Subdivision/DP infrastructure essential to developing each landowner's property. During implementation, when the County considers assignments for infrastructure construction for new tentative maps through the conformity review or design review process for multifamily and commercial projects, the County will examine already approved and developing areas and the infrastructure projects already conditioned and committed to complete. To the extent that more than one development project may be conditioned to construct the same improvements and that all developers required to post security for those improvements and the County agree, an agreement may be concluded to allow mutual security for those improvements.

  Because developers will be conditioned to complete specific infrastructure improvements and, in many instances, will advance-fund more than their "proportionate share" of infrastructure costs, private reimbursement agreements may be appropriate. Private reimbursement agreements may be prepared for each development project providing more than its proportionate share of infrastructure costs. Either through such private reimbursement agreements or the D.A.s, the developers fronting the cost of improvements benefiting adjacent owners may be able to recover those costs.

ITEMS EXCLUDED FROM THE FINANCING PLAN

The following items are specifically excluded from the Financing Plan:

1. The cost of Backbone Infrastructure, which will be funded privately through the Private Reimbursement Program;
2. The cost of Subdivision/DP Infrastructure, which will be funded privately by developers;
3. Habitat mitigation, which will be funded by each project;
4. The cost of right-of-way for onsite roads, which will be dedicated, either as provided in the D.A. or on any Large Lot Final Map;
5. Public land acquisition payment; and
6. Land acquisition for off-site environmental mitigation.

Also, this Financing Plan includes the Special Planning Area (SPA) in the land use plan (**Chapter II**) but excludes the SPA from the PVSP Fee program and the SW Placer Fee program.

In addition, land dedication, right-of-way (excluding roads), and easement costs are not part of the Financing Plan and will be handled among the developers and the County as described in the D.A.s.

FINANCING STRATEGY AND IMPLEMENTATION

Development is planned to start simultaneously in several areas in the PVSP. This timing requires construction of all Core Backbone Infrastructure at the outset of development as specified in the D.A. Because of the very large initial investment required to build the Core Backbone Infrastructure, it is unlikely that any one landowner/developer can proceed with development independently, as (s)he would have to construct all of the Core Backbone Infrastructure to serve the other development areas. Therefore, a conglomerate of landowners/developers will need to proceed simultaneously to generate the required investment.

The specific organizational structure for the landowner/developers to cooperatively fund and construct the Backbone Infrastructure and Public Facilities is still being determined. The financing plan refers to the organization of the Private Reimbursement Program. It will not be implemented until after the Specific Plan is adopted. At least two organizational structures could provide a structure for cooperative funding and construction:

- **Multi-Party Cost Sharing and Funding Agreement**: Under this structure, the landowners/developers would contract with each other through a legally binding contract to provide their designated share of funding or construct their designated Backbone Infrastructure items and Public Facilities; and
- **Limited Liability Company (LLC)**: Under this structure, the landowners/developers would join together in a newly constituted legal entity to execute the required funding and perform construction.

Presently, the development group is operating under a Cost Sharing and Funding Agreement to pay for all the costs associated with receiving the approval of the PVSP. This agreement has been in place for many years. The new agreement between the landowners/developers to fund, construct, furnish and equip Backbone Infrastructure and Public Facilities would be finalized before the commencement of Core Backbone Infrastructure construction. This organization structure would also administer the Private Reimbursement Program.

The developers of the PVSP will be responsible for funding and constructing all Backbone Infrastructure and Public Facilities needed to serve the Plan Area unless the County and project proponents agree otherwise to County construction of specific Public Facility improvements. The County may agree to a limited amount of construction responsibility for specific facilities only after it is proven that the County will have adequate funding to construct the facilities on the required schedule defined in the Financing Plan or in one of the Facilities Master Plan documents. The County will not assume any risk for construction cost increases or timing of available funding as a result of assuming responsibility for construction of the specified facilities.

In many cases, developers will be required to construct or fund significantly more than their proportionate share of improvements. This is particularly true at the outset of development. The proposed PVSP Fee and potential SW Placer Fee programs will provide a mechanism through which all development projects will ultimately pay their proportionate share of Public Facilities. Subdivision/DP projects without significant construction responsibility will pay fees that will be used to reimburse developers who constructed or advance-funded Public Facilities beyond their proportionate share.

After there are adequate assurances that public services are funded, then special taxes and/or special assessments may be used to fund Facilities as long as such funding is consistent with the County's Land Secured Debt Financing policies. **Countywide and Urban Services will have priority over special taxes and assessments available to fund infrastructure and backbone infrastructure.**

The amount of funding available in the early years from public debt financing through the implementation of Mello-Roos Community Facilities Districts (CFDs or Mello-Roos CFDs) as called for in the Financing Plan will be very limited. The limits on public debt financing are influenced by value-to-lien considerations, absorption of residential and commercial land, maximum special tax rates, annual tax levies on undeveloped property, and limited water capacity.

The developer conglomerate will privately fund the Core Backbone Infrastructure.

The initial developer conglomerate will also have to finance the required Public Facilities. Subject to the County's fee credit and reimbursement policies, some or all of this private funding will be reimbursed to the landowners/developers over time as the County is able to issue public debt through the CFD(s), issue credits due for landowner/developer proportionate share of fees, and collect fees from other developers that will provide reimbursements. The time frame for reimbursement is unknown and could be a considerable period, depending on market conditions and the actual absorption of the development projects. Because of the many uncertainties, there is no guarantee that any developer will be fully reimbursed for the costs to oversize facilities for subsequent development projects.

The developers constructing the major infrastructure required for development to proceed in the PVSP will be reimbursed through the following combination of public and private financing:

- Private capital will be the source of funding for Core Backbone Infrastructure that will be built at the outset of development, as specified in the D.A.s.
- Private capital will fund built Public Facilities which will be reimbursed when there are sufficient revenues from fee program collections or sufficient bond proceeds available from tax-exempt bond financing;
- Existing County and Special District development impact fees, proposed PVSP Fee program, and potential SW Placer Fee program, would be used to fund required facilities when possible or would provide reimbursement to developers who constructed the facilities; and
- Bond financing through a Mello Roos CFD, or a series of Districts, may be used to reimburse facility costs and other costs during initial stages of development, as well as at other strategic times when development impact fees are insufficient to fund the necessary facilities required for new development. Debt financing will be limited to prudent levels consistent with County guidelines. Countywide and Urban Services will have priority over special taxes and assessments available to fund infrastructure and backbone infrastructure.

TIMING OF INFRASTRUCTURE CONSTRUCTION

The buildout of the PVSP will require the construction of Core Backbone Infrastructure, Remaining Backbone Infrastructure, Public Facilities, and Subdivision/DP projects. While the actual timing for buildout will depend on market conditions, this Financing Plan is designed to be flexible to accommodate faster or slower growth of project development in response to the market conditions for housing and commercial/industrial space.

The Financing Plan accomplishes this flexibility through the creation of parameters for Core Backbone, Remaining Backbone, Public Facilities, and Subdivision/DP improvements that depend on development triggers. This section summarizes the parameters for each type of improvement series. More detailed information can be found in **Chapters III** and **IV**. **Chapter III** describes the improvements for Core Backbone, Remaining Backbone, and Public Facilities. **Chapter IV** summarizes the development triggers for these improvements and summarizes the conditions under which Core Backbone and Remaining Backbone improvements will be constructed and Subdivision/DP projects will move forward.[1]

CORE BACKBONE INFRASTRUCTURE

The conceptual plan for development of the PVSP is based on construction of the Core Backbone Infrastructure that will occur at the outset of development, as specified in the D.A.s. Construction of Core Backbone Infrastructure will allow the initiation of Subdivision/DP projects.

REMAINING BACKBONE INFRASTRUCTURE

Remaining Backbone Infrastructure improvements are conditions of certain Subdivision/DP projects as specified in the D.A.s. As Subdivision/DP projects move forward, some will be required to construct Remaining Backbone Infrastructure. Consequently, some Remaining Backbone Infrastructure items may be built concurrently with Core Backbone Infrastructure, while others may be built after the completion of Core Backbone Infrastructure.

[1] The D.A.s contain the precise conditions to be met by all Participants.

PUBLIC FACILITIES

Some Public Facilities will be required at the outset of development (e.g., temporary fire station facilities). In reality, the construction of most Public Facilities is triggered by residential development (e.g., the aquatic center must be developed by the 10,000th building permit). As such, Public Facilities improvements will be staggered over time.

SUBDIVISION/DP INFRASTRUCTURE

For Subdivision/DP projects to develop, required Core Backbone Infrastructure improvements must be in place as described in the D.A.s. Subdivision/DP projects may also be required to build Remaining Backbone Improvements as well as Secondary Road Improvements in conjunction with their own in-tract improvements.

In addition, Subdivision/DP projects may be required to build infrastructure outside the boundary of the Subdivision/DP project if the other Subdivision/DP project has not been developed and improvements are required, such as a connecting road. Both residential and commercial/multifamily projects would be subject to these requirements.

Construction requirements for Subdivision/DP projects will be determined as part of subdivision map conditions (before the first small lot final map) consistent with the D.A.s. Specific requirements also may be identified in conditional use permits or design review. In all cases, development can occur only after the infrastructure requirements stated in the subdivision map, D.A. conditions, use permits, or design review are met.

SUMMARY OF COSTS AND FUNDING SOURCES

BACKBONE INFRASTRUCTURE COSTS

The PVSP will develop infrastructure totaling roughly $853.8 million (2006$) at buildout (**Table I-2**). These costs are for Facilities located within the boundaries of the PVSP, or are beyond the boundaries of the PVSP but are designed to serve the PVSP, and are required to be funded by the PVSP developers. These costs are based on Facility Master Plans and were prepared by MacKay & Somps and the County in October and December 2006, respectively.

Development projects in the PVSP also will pay existing development impact fees to the County and other special districts, as well as Project Development Fees and Project Implementation Fees identified in the D.A.s. A portion of the regional fees paid by PVSP developers may be subject to credit or reimbursement pursuant to fee credit and

Table I-2
Placer Vineyards Public Facilities Financing Plan
Summary of Estimated Infrastructure Improvement Costs

Improvement Type	Core Backbone Infrastructure	Remaining Backbone Infrastructure	Other Infrastructure	Public Facilities Infrastructure	Total Plan Area Estimated Cost
Backbone Infrastructure					
Roads	$88,000,000	$41,200,000			$129,200,000
Sewer	$43,200,000	$7,500,000			$50,700,000
Water	$39,700,000	$13,700,000			$53,400,000
Drainage - Facilities	$19,700,000	$3,800,000			$23,500,000
Recycled Water	$19,300,000	$0			$19,300,000
Open Space/Detention/Erosion	$4,100,000	$700,000			$4,800,000
Dry Utilities	$21,500,000	$3,100,000			$24,600,000
Total Backbone Infrastructure	**$235,500,000**	**$70,000,000**			**$305,500,000**
Other Infrastructure					
Drainage Shed			**$20,700,000**		**$20,700,000**
Public Facilities Infrastructure					
School Facilities					
Center USD				$229,500,000	$229,500,000
Elverta JESD				$38,300,000	$38,300,000
Grant JUHSD				$18,200,000	$18,200,000
Schools Subtotal				**$286,000,000**	**$286,000,000**
Other Public Facilities Infrastructure					
Government Center Facilities (General Users)				$15,800,000	$15,800,000
Trails, Parks and Recreation Facilities				$118,900,000	$118,900,000
Fire Facilities and Equipment				$15,300,000	$15,300,000
Regional Fire Training Center				$5,800,000	$5,800,000
Library				$25,500,000	$25,500,000
County Transit				$7,700,000	$7,700,000
Sheriff Facilities and Equipment				$12,800,000	$12,800,000
Corporation Yard				$27,500,000	$27,500,000
Total Other Public Facilities Infrastructure				**$229,300,000**	**$229,300,000**
Subtotal All Infrastructure	**$235,500,000**	**$70,000,000**	**$20,700,000**	**$515,300,000**	**$841,500,000**
Fee Formation & Administration					
PVSP Formation / Updates					$500,000
PVSP Administration					$9,900,000
SW Placer Formation / Updates					$300,000
SW Placer Administration					$1,600,000
Subtotal Fee Formation & Administration					**$12,300,000**
Total All Infrastructure	**$235,500,000**	**$70,000,000**	**$20,700,000**	**$515,300,000**	**$853,800,000**

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Sources: McKay and Somps, Placer County, and EPS.

reimbursement policies adopted by the County. The remainder would be paid to the County to construct other facilities. The amount of revenue from these fees is not shown on **Table I-2**, but is identified later in the report.

Backbone Infrastructure costs at PVSP buildout amount to approximately $305.5 million (2006$)[2] and comprise two components:

- Backbone Infrastructure built to serve the PVSP's local needs for roads, sewer, water, storm drainage, recycled water, detention basins, open space and erosion requirements, and dry utilities; and
- Backbone Infrastructure built either inside or outside the PVSP and serving regional needs for roads, water, sewer, drainage, and detention.

In addition to backbone infrastructure, drainage shed improvements are estimated to cost roughly $20.7 million.

The PVSP, which overlaps with three school districts, plans to provide a combination of elementary schools, middle schools, and a high school and funding for bussing and/or interim facilities while the schools are being built. Total school facility costs amount to approximately $286.0 million (2006$).

Other Public Facilities costs total more than $229.3 million (2006$). Public Facilities include government/public administration buildings, parks and recreation facilities, on-site fire facilities and equipment, sheriff facilities, transit, library, regional fire facilities, and the corporation yard. These Public Facilities are built to service the needs of PVSP citizens with the exception of some park and other facilities that may also serve regional needs.

In addition, the PVSP will incur an estimated cost of $12.3 million (2006$) to form and update the PVSP and SW Placer Fee programs, as well as administer these fee programs.

SOURCES OF FUNDING

Several different financing sources will be used to fund the infrastructure required to serve the projected development and to mitigate impacts on surrounding developments. **Figure I-1** shows a diagram of the different funding sources planned for the PVSP. The

[2] Total costs shown do not include in-tract subdivision costs or secondary roads and associated infrastructure.

Figure I-1

Funding from Development Projects with Development Agreements

Development Mitigation Fees ($177.6 Million)

- Sewer Service Systems Annexation and Connection Fees
- County Road Network Capital Improvement Program Traffic Fee
  - -Dry Creek Zone
- Capital Public Facilities Fee
- Dry Creek Watershed Improvement Zone Fee
- Placer-Roseville Joint Traffic
  - -Regional Roads
- SPRTA
  - -Regional Roads

Project Development Fees ($210.4 Million)

- Enhancement of Agricultural Water Supply Fee
- Additional Walerga Road Bridge Construction Fee
- Regional Traffic Fee
- Highways 99/70 - Riego Road Interchange Fee
- Subsequent Traffic Fee
- Urban Services Shortfall Fee

Project Implementation Fees ($241.6 Million)

PVSP Fee

Public Facilities

- Mini and Neighborhood Parks
- Community Parks
- Community Park Facilities
- Trails
- On-Site Fire Stations & Equipment
- Sheriff Substation & Equipment
- Government Center
- County Transit
- Corporation Yard

Administration

- Fee Formation & Updates
- Advanced Funding for County Admin.
- Administration

SW Placer Fee

- Library Facilities
- Regional Fire Center
- Fee Formation &Updates
- Administration

Private Reimbursement Program ($326.3 Million)

Backbone Core & Remaining Improvements

- Roadway
- Sewer
- Water
- Drainage Facilities
- Drainage Shed
- Recycled Water
- Open Space/ Detention/Erosion
- Dry Utilities

Placer Vineyards Mello-Roos CFD

Public services financing carries priority over public infrastructure financing.

If formed, Mello-Roos CFD(s) for infrastructure will be authorized to fund facilities in the PVSP Fee and Southwest Placer Fee programs.

Developers funding items through a CFD(s) will receive credits for fee-funded items funded through CFD bonds.

Oversizing of facilities are not eligible for bond proceeds.

Prepared by EPS

11407 FP 22.xls 7/3/2007

public funding sources identified in **Figure I-1** represent the ultimate funding sources that will be used to reimburse developers for the construction of the Backbone Infrastructure and Public Facilities required to serve the Specific Plan.

As discussed earlier in the Financing Plan, the landowners/developers active at the outset of development will be required to fund, construct, equip, and furnish the required Core Backbone Infrastructure through a Private Reimbursement Program. They will also initially fund, construct, equip, and furnish the required Public Facilities with private funding until public funding becomes available. Public funding sources will be used primarily to reimburse the landowners/developers for the advance funding of Public Facilities and to ensure that landowners/developers building at a later time ultimately pay their proportionate share for the required Public Facilities.

The County and Special Districts serving the PVSP have established development impact fee programs to fund the regional costs for roads, sewer, water, drainage, and capital facilities. Because of the size of the PVSP and other large proposed development projects in the County, some of the existing fee programs may be modified, or new fee programs may be created. Existing and potential future fee programs are discussed in detail in **Chapter V** and **Chapter VI**.

Development Mitigation Fees

The County and other Special Districts have several fee programs already in place:

- Sewer Service System Annexation and Connection Fees and Placer County Sewer Treatment;
- County Road Network Capital Improvement Zone Fee;
- County's Capital Facilities Fee;
- Dry Creek Watershed Drainage Improvement Zone Fee;
- County of Placer – City of Roseville Joint Traffic Fee; and
- South Placer Regional Transportation Agency (SPRTA): South Placer Regional Transportation and Air Quality Fee.

Project Development Fees

- Enhancement of Agriculture Water Supply Fee;
- Additional Walerga Road Bridge Construction Fee;
- Regional Traffic Fee (County Tier II Fee);
- Highways 99/70 – Riego Road Interchange Fee;

- Subsequent Traffic Fee; and
- Urban Services Shortfall Fee.

Project Implementation Fees

Proposed PVSP Fee

This Financing Plan proposes that Public Facilities including mini/pocket parks, neighborhood parks, community parks, community park facilities, trails, on-site fire facilities and equipment, sheriff substation and equipment, government center, County transit facilities and equipment, and corporation yard will ultimately be funded through the PVSP Fee program. The PVSP Fee program will be used to reimburse developers who advance fund improvements. As later developers come forward, they will pay their proportionate share of the PVSP Fee program costs; this funding will be used to reimburse the developers who funded and constructed more than their proportionate share of costs in the PVSP Fee program at the outset of development.

SW Placer Fee

A proposed SW Placer Fee Program would include funding for these Public Facilities:

- Library; and
- Regional fire training center.

Reader's Note: This draft Financing Plan includes only a preliminary structure and methodology for a potential SW Placer Fee program. Residential and commercial fees are based on the methodology employed by the County's existing Capital Facility Fee program and may be further refined in the future. In addition, an overlap exists between existing County fee programs and the proposed SW Placer Fee program that needs to be reconciled. For example, this draft Financing Plan shows that PVSP will participate fully in the County's existing Capital Facilities Fee, which funds sheriff, library, public administration, and other items. At the same time, the PVSP also participates fully in the SW Placer Fee, which also includes a library component, while the PVSP Fee includes administrative and sheriff components.

Should the County choose to move forward with implementing a SW Placer Fee program, the final Financing Plan would address potential overlap with existing County fee programs. This topic is discussed in more detail in Chapter VI.[3]

[3] Alternatively, the County may choose to update or modify its existing fee programs, or include all fees in the project-specific fees (i.e., PVSP Fee).

Private Financing

Private Reimbursement Program

The Financing Plan assumes a reimbursement program will be established for all Placer Vineyards developers to participate. The reimbursement program will be privately administered. The County will use development agreements to require participation in the reimbursement program.

Subdivision/DP

Subdivision/DP projects will be conditioned to construct Facilities needed to serve development through the subdivision map process, conditional use permit process, or design review process.

Mello-Roos CFD Bond Financing

Debt financing through one or more Mello-Roos CFD(s) may ultimately be considered to fund construction of Backbone Infrastructure and Public Facilities. Developers initially will fund the construction of the Core Backbone Infrastructure and Public Facilities privately.

After there are adequate assurances that public services are funded, then special taxes and/or special assessments may be considered to fund Facilities as long as such funding is consistent with the County's Land Secured Debt Financing policies. **Countywide and Urban Services will have priority over special taxes and assessments available to fund Facilities.**

When bond funds are available, the County will acquire improvements through a CFD Acquisition Agreement. The amount of bond proceeds available to acquire such facilities will be very limited in the early stages of development, but will grow as development progresses. Developers participating in a debt-financing mechanism would receive fee credits and/or reimbursements for Facilities funded through the CFD to the extent permitted by the County fee credit and reimbursement policies.

School Funding

PVSP landowners/developers are presently working with the three school districts serving the Specific Plan area to develop comprehensive funding strategies to construct required school facilities and provide interim facilities while the schools are being constructed. Available funding sources include these:

- School development impact fees controlled by State law (Government Code Section 65995 et. seq.);
- State grants from the State School Facilities Program;

- Local general obligation bonds; and
- Additional funding from new development.

Summary of Funding Sources for Development of PVSP

As shown in **Table I-3**, the facilities and funding source for each major public improvement required to be constructed by developers for PVSP buildout amounts to more than $853.9 million (2006$), including fee formation, updates, and administration costs.

ORGANIZATION OF THE REPORT

The remainder of this report is organized as follows:

Chapter II summarizes the proposed land uses in the PVSP Area.

Chapter III organizes and summarizes the Backbone Infrastructure and Public Facilities necessary to serve development in the PVSP or that are required off-site to accommodate development of the PVSP.

Chapter IV discusses development-timing requirements (triggers) for construction of Backbone Infrastructure and Public Facilities. This chapter also presents guiding principles for installment of Subdivision/DP Infrastructure.

Chapter V provides a financing strategy for the PVSP with identification of funding sources to be used to pay for Public Facilities.

Chapter VI provides an overview of the cost allocation methodologies used to estimate the proposed PVSP Fee and potential SW Placer Fee programs.

Chapter VII outlines the possible funding mechanisms for the delivery of urban services in the PVSP as described in the Urban Services Plan.

Chapter VIII reviews implementation procedures, including the fee credit and reimbursement process, over the course of the development of the PVSP.

Ten appendices are included in this Financing Plan:

Appendix A provides infrastructure exhibits for the PVSP, provided by project engineers MacKay & Somps.

Appendix B provides summary tables of the Capital Improvement Program (CIP) for the PVSP. **Tables B-1** through **B-3** show total Backbone Infrastructure costs, Core Backbone Infrastructure costs, and Remaining Backbone Infrastructure costs, and **Tables B-4** through **B-10** itemize facilities and costs according to the type of backbone infrastructure (e.g., roads, water, sewer, drainage).

Table I-3
Placer Vineyards Public Facilities Financing Plan
Sources and Uses of Funding: Total Plan Area

Total Plan Area

		Funding Sources						
			Placer County Fee Programs					
Infrastructure Type	**PVSP Estimated Total Costs**	**PVSP Fee Program [1]**	Existing/ planned Fee Programs	Southwest Placer Fee Program	School Mitigation Fees	**State Grants/ Fees/Other**	**Private Reimbursement Program [1]**	**Developer/ Other**
Backbone Infrastructure								
Roads	$129,202,889		TBD				$129,202,889	
Sewer	$50,743,000		TBD				$50,743,000	
Water	$53,354,945		TBD				$53,354,945	
Drainage - Facilities	$23,521,386		TBD				$23,521,386	
Recycled Water	$19,331,900		TBD				$19,331,900	
Open Space/Detention/Erosion	$4,806,522		TBD				$4,806,522	
Dry Utilities	$24,621,590		TBD				$24,621,590	
Subtotal Backbone Infrastructure	**$305,582,232**		**$0**	**$0**	**$0**	**$0**	**$305,582,232**	**$0**
Other Infrastructure								
Drainage Shed	**$20,742,680**		TBD	**$0**	**$0**	**$0**	**$20,742,680**	**$0**
Public Facilities Infrastructure								
Schools	$285,975,000	$0			$63,242,000	$191,625,000		$31,108,000
Government Center [2]	$15,822,244	$15,822,244						
Trails, Parks and Recreation	$118,906,660	$118,906,660		$0				
Fire Facilities and Equipment [3]	$15,288,126	$15,288,126						
Regional Fire Training Center	$5,832,115			$5,832,115				
Library	$25,468,013			$25,468,013				
Transit	$7,744,360	$7,744,360						
Sheriff	$12,839,780	$12,839,780						
Corporation Yard	$27,484,313	$27,484,313						
Subtotal Public Facilities Infrastructure	**$515,360,611**	**$198,085,483**	**$0**	**$31,300,128**	**$63,242,000**	**$191,625,000**	**$0**	**$31,108,000**
Subtotal Infrastructure and Public Facilities	**$841,685,523**	**$198,085,483**	**$0**	**$31,300,128**	**$63,242,000**	**$191,625,000**	**$326,324,912**	**$31,108,000**
Fee Formation and Administration								
PVSP Fee Program Formation and Updates	$500,000	$500,000						
SW Placer Fee Program Formation and Updates	$278,837			$278,837				
PVSP 5% Administration	$9,904,274	$9,904,274						
SW Placer 5% Administration	$1,565,006			$1,565,006				
Subtotal Fee Formation and Administration	**$12,248,117**	**$10,404,274**	**$0**	**$1,843,843**	**$0**	**$0**	**$0**	**$0**
Total	**$853,933,640**	**$208,489,757**	**$0**	**$33,143,970**	**$63,242,000**	**$191,625,000**	**$326,324,912**	**$31,108,000**

"sources_uses"

[1] Some improvements may be funded through a special financing district such as a Mello-Roos CFD or Assessment District.
[2] Excludes sheriff and library portions.
[3] Excludes Regional Fire Center.

Appendix C estimates revenues generated by the PVSP for development mitigation and project development fee programs.

Appendix D estimates revenues generated by the PVSP for project implementation fees.

Appendix E contains the estimated net fee revenues for other agencies, including Placer County Water Agency and schools.

Appendix F contains the original detailed cost estimates for the Placer Vineyards CIP as provided by MacKay & Somps, updated in October 2006.

Appendix G provides the cost allocation for Public Facilities improvements included in the potential SW Placer Fee program.

Appendix H is the County's June 27, 2007, Facility Timing Proposal for Public Facilities in the PVSP.

Appendix I provides a summary of PVSP property owners, including contact information and property ownership status.

Appendix J provides the estimated costs for permanent drainage improvements to be funded through the Drainage Fee program. Costs are estimated by drainage shed.

II. LAND USE

The PVSP comprises approximately 5,200 acres in the southwest corner of the County. Base Line Road (north), Walerga Road (east), Sutter County at Pleasant Grove Boulevard (west), and Sacramento County (south) form the Specific Plan's boundaries. The PVSP is bisected by Watt Avenue, Tanwood Road, 16th Street, Palladay Road, and Locust Road. The Dyer Lane loop road serves as a major connector between the northern and southern roadways and the heart of the project area around the town center.

Table II-1 summarizes the proposed land uses to be developed by Participants, Non-Participants, and the total PVSP as delineated in the Specific Plan. **Table II-2** details all land uses in the PVSP. **Map II-1** shows the Participating Owners in the PVSP.

DEVELOPABLE LAND USE ASSUMPTIONS

For purposes of this Financing Plan, the proposed land use designations are described as 'developable' or 'public and other.' Developable land uses include private residential and nonresidential uses that will be required to pay development impact fees and that will support the sale of bonds to finance Facilities.

Based on the density standards presented in the PVSP, the proposed land use plan yields approximately 14,100 dwelling units, of which roughly 10,400 are single-family (**Table II-1**).

RESIDENTIAL DEVELOPMENT

Special Planning Area

The Special Planning Area (SPA) is a 980-acre area located at the western end of the PVSP that includes the Riego area in which there are 150 existing units. Development in this area will include the buildout of existing vacant parcels and 261 new units for a total of 411 units within the PVSP (**Table II-2**). Some of these additional units will be permitted under existing zoning, while others will require additional project-level analysis and a major amendment to the Specific Plan. For this reason, the Financing Plan excludes the entire SPA from certain financing mechanisms. The most notable programs excluded are the PVSP Fee program, which covers the costs of building Backbone Infrastructure and the majority of Public Facilities, and the SW Placer Fee Program, which funds regional Public Facility improvements.

Table II-1
Placer Vineyards Public Facilities Financing Plan
Developable Land Uses Summary and Public and Other Land Uses Summary

		DA Participants			Non-Participants			Total Plan Area		
Land Use	**FAR**	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.
Developable Land Uses										
Residential										
Special Planning Area (SPA)					979.0	411		979.0	411	
Age-Restricted		264.0	931					264.0	931	
Low-Density		577.5	2,030		159.5	558		737.0	2,588	
Medium-Density		996.0	5,508		180.0	966		1,176.0	6,474	
Subtotal Single-Family		1,837.5	8,469		1,318.5	1,935		3,156.0	10,404	
High-Density		200.2	3,116		40.1	612		240.3	3,728	
Subtotal Residential		**2,037.7**	**11,585**		**1,358.6**	**2,547**		**3,396.3**	**14,132**	
Nonresidential										
Commercial Mixed Use (CMU) [1]	0.45	13.8	-	270,508	1.4		26,462.0	15.2	-	296,970
Business Park [2]	0.25	89.5		974,655				89.5		974,655
Town Center	0.45	42.5		833,085				42.5		833,085
Commercial Retail	0.25	25.0		272,250	9.0		98,010	34.0		370,260
Power Center Retail	0.25	59.7		650,133	0.3		3,267	60.0		653,400
Office	0.30	15.0		196,020	17.5		228,690	32.5		424,710
Subtotal Nonresidential		**245.5**	**-**	**3,196,651**	**28.2**		**356,429**	**273.7**	**-**	**3,553,080**
Total Developable Land Uses		**2,283.2**	**11,585**	**3,196,651**	**407.8**	**2,547**	**356,429**	**3,670.0**	**14,132**	**3,553,080**
Public and Other Land Uses										
Public		50.5						50.5		
Religious		74.2			17.0			91.2		
Schools		167.0						167.0		
Parks		199.0			12.0			211.0		
Open Space		675.5			33.5			709.0		
Major Roads		296.5			35.0			331.5		
Total Public and Other Land Uses		**1,462.7**			**97.5**			**1,560.2**		
Total All Land Uses [3]		**3,745.9**	**11,585**	**3,196,651**	**1,484.3**	**2,547**	**356,429**	**5,230.2**	**14,132**	**3,553,080**

"lu_2"

Source: EDAW, July 2007.

[1] Of the total Commercial Mixed Use acreage, 70% is residential and 30% commercial.
[2] Includes BP/PC (Business Park/Power Center).
[3] For purposes of the financing plan EPS reallocates the CMU units and acres to High-Density, therefore it may not match **Table II-2.**

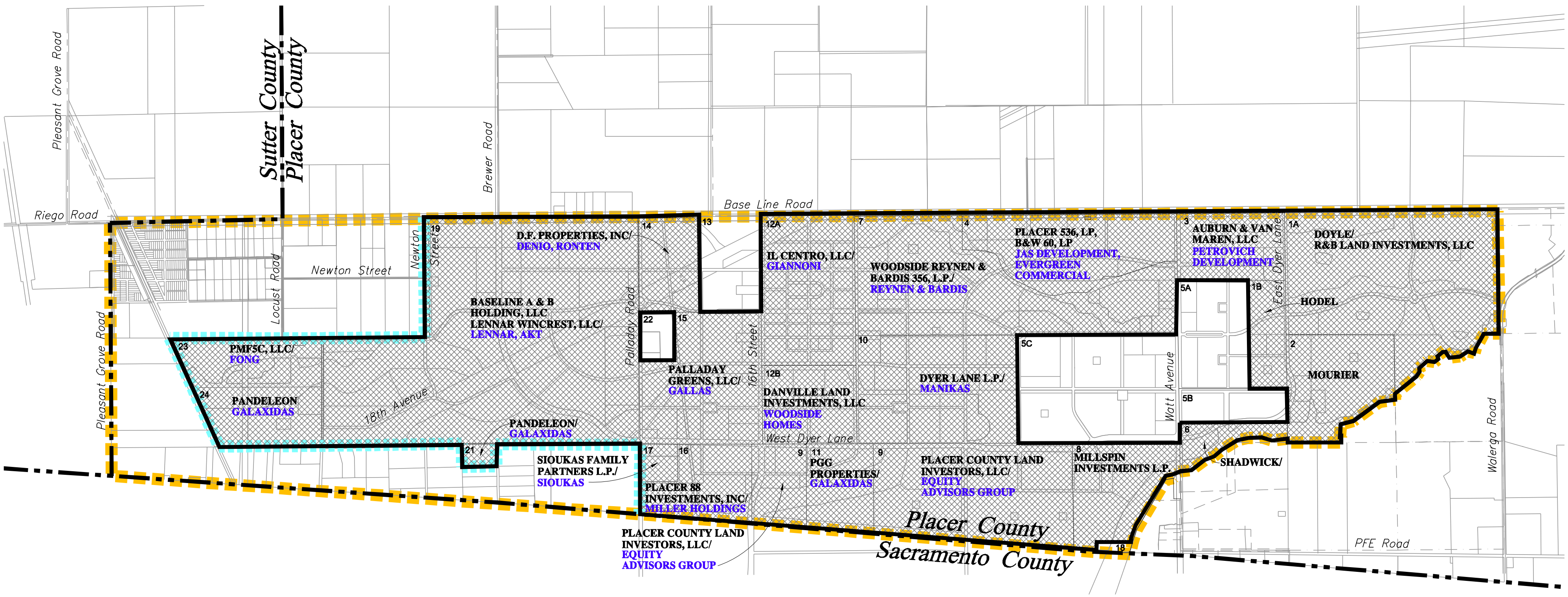
PLACER VINEYARDS SPECIFIC PLAN

Placer County, California

July 2, 2007

LEGEND:

DOYLE/ Owner
LENNAR Developer
Placer Vineyards Specific Plan Boundary
SPA Boundary



MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
ROSEVILLE, CALIFORNIA

0' 1200' 2400' 4800' 1 mile

Map II-1

DEVELOPMENT AGREEMENT PARTICIPANTS

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[1] \\Msrvdata\Projects\18156\planning\exhibits\pv-base.dwg [2] P:\18156\exhibits\MS_EDAW-baseplan-July-06.dwg

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Table II-2
Placer Vineyards Public Facilities Financing Plan
Detailed Land Use

Land Use	Density/ FAR	DA Participants Acres	DA Participants Units	DA Participants Sq. Ft.	Non-Participants Acres	Non-Participants Units	Non-Participants Sq. Ft.	Total Plan Area Acres	Total Plan Area Units	Total Plan Area Sq. Ft.
Developable										
	Units									
Residential	*per Acre*									
Special Planning Area (SPA) [1]					979.0	411		979.0	411	
Age-Restricted [2]	2-5	264.0	931					264.0	931	
Low-Density	2-6	577.5	2,030		159.5	558		737.0	2,588	
Medium-Density	4-8	996.0	5,508		180.0	966		1,176.0	6,474	
High-Density	7-22	168.0	2,537		37.0	555		205.0	3,092	
Subtotal Residential		**2,005.5**	**11,006**		**1,355.5**	**2,490**		**3,361.0**	**13,496**	
Nonresidential	*FAR*									
Commercial Mixed Use (CMU) [3]										
CMU Residential		32.2	579		3.1	57		35.3	636	
CMU Retail [4]	0.45	6.9		135,254	0.7		13,231	7.6		148,485
CMU Office [4]	0.45	6.9		135,254	0.7		13,231	7.6		148,485
Subtotal CMU		**46.0**	**579**	**270,508**	**4.5**	**57**	**26,462**	**50.5**	**636**	**296,970**
Business Park										
Business Park Retail [5]	0.25	30.7		333,779				30.7		333,779
Business Park Office [5]	0.25	58.8		640,877				58.8		640,877
Subtotal Business Park		**89.5**		**974,655**				**89.5**		**974,655**
Town Center										
Town Center Retail	0.45	34.0		666,468				34.0		666,468
Town Center Office	0.45	8.5		166,617				8.5		166,617
Subtotal Town Center		**42.5**		**833,085**				**42.5**		**833,085**
Commercial Retail	0.25	25.0		272,250	9.0		98,010	34.0		370,260
Power Center Retail	0.25	59.7		650,133	0.3		3,267	60.0		653,400
Office	0.30	15.0		196,020	17.5		228,690	32.5		424,710
Subtotal Nonresidential		**277.7**	**579**	**3,196,651**	**31.3**		**356,429**	**309.0**	**636**	**3,553,080**
Total Developable		**2,283.2**	**11,585**	**3,196,651**	**1,386.8**	**2,547**	**356,429**	**3,670.0**	**14,132**	**3,553,080**
Public and Other										
Public		50.5						50.5		
Religious		74.2			17.0			91.2		
Elementary Schools		72.0						72.0		
Middle Schools		45.0						45.0		
High Schools		50.0						50.0		
Parks		199.0			12.0			211.0		
Open Space		675.5			33.5			709.0		
Major Roads		296.5			35.0			331.5		
Total Public and Other		**1,462.7**			**97.5**			**1,560.2**		
Total All Land Uses		**3,745.9**	**11,585**	**3,196,651**	**1,484.3**	**2,547**	**356,429**	**5,230.2**	**14,132**	**3,553,080**

"land_use"

Source: EDAW, July 2007.

[1] In the Special Planning Area there are 150 existing units and potential for an additional 261 units.
[2] Parcel 1A on the ownership land use map in the Specific Plan is reserved as a residential community for active adults (55+ and older). Housing is proposed to be low-density of approximately 3.5 units per acre.
[3] Of the total Commercial Mixed Use acreage, 70% is residential and 30% commercial.
[4] Commercial uses are 50% retail and 50% office, according to the Specific Plan.
[5} Includes BP/PC (Business Park/Power Center).

Age-Restricted

At the eastern end of the PVSP is an approximately 265-acre parcel planned for active adult housing. There are 931 units of low-density housing proposed in this area that will be restricted for adults aged 55 and older (these units also are known as "age-restricted" units).

Other Low-Density and Medium-Density Development

The remainder of the single-family units is made up of approximately 2,600 low-density units and 6,475 medium-density units.

Multifamily Development

There also are approximately 3,100 planned multifamily units and 580 commercial mixed use multifamily residential units.

AFFORDABLE HOUSING

Of the total residential units, 10 percent are required to be for-sale or rental affordable housing units. In this report it is assumed that 2 percent will be median income affordable housing units, 4 percent will be low income affordable housing units, and 4 percent will be very low income affordable units per **Table 3-5** of the Placer Vineyards' Specific Plan.

COMMERCIAL DEVELOPMENT

The PVSP also includes about 310 acres of commercial development, including a town center with approximately 43 acres of commercial activity. The town center is intended to create a pedestrian-oriented focal point with public facilities, public parks, plazas, mid-rise office buildings, hotels, restaurants and ground floor retail. According to the Specific Plan, about 80 percent of the town center commercial area will be retail and 20 percent will be office.

Fifty-one acres of the PVSP are designated Commercial Mixed Use (CMU). Development of this acreage is anticipated to be 70 percent multifamily residential and 30 percent commercial with a mix of retail and office uses. A variety of mixed-use projects is envisioned such as live-work residential loft spaces, artist studios, and offices. CMU buildings are typically found on the corners of collector and arterial streets providing for local neighborhood services.

There are approximately 34 acres of commercial retail and 33 acres of traditional office land uses. In addition, 90 acres of designated business park will support a large variety of uses including large-scale offices, commercial and light industrial uses, manufacturing, and businesses supporting the needs of office uses.

In addition to smaller and traditional commercial retail uses located on the commercial retail, town center commercial and CMU sites, a power center will provide goods and services for the regional market. Public and quasi-public uses also may locate at the power center. The power center will be located on approximately 60 acres.

PUBLIC AND QUASI-PUBLIC USES: SCHOOLS

The PVSP is served by three schools districts. The areas served and grade levels provided are summarized below:

School District	Grade Levels Served	Abbreviation
Eastern Majority Portion of PVSP		
Center Unified School District	K–12	Center USD
Far Western Portion of PVSP		
Elverta Joint Elementary School District	K–8	Elverta JESD
Grant Joint Union High School District	9–12	Grant JUHSD

Schools will occupy nearly 170 acres in the PVSP. Of this total acreage, 72 acres will be occupied by elementary schools, 45 acres will be utilized by middle schools, and one high school will be located on 50 acres.

OTHER PUBLIC AND QUASI-PUBLIC LAND USES

Public use designations include land for public facilities and services such as a corporation yard, fire stations, a cemetery,[4] a sheriff substation, government offices, a library, and a transit station. **Table II-3** summarizes the size of each of these parcels. **Map II-2** shows the public parcels in the PVSP.

GOVERNMENT CENTER

A 7-acre parcel in the town center will house a government center with space for sheriff, planning, library, community center, parks and other County service needs. The Government Center is anticipated to contain approximately 81,500 square feet upon completion and would be built in stages. Proposed timing of each phase is discussed in a later chapter.

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[4] Funding for the cemetery is not part of the Financing Plan.

Table II-3
PVSP Public Parcel Summary

Proposed Public Use	Specific Plan Parcel	Acres
Water Storage	7	1.5
Transit Center	7	2.0
Fire Station (East)	7	2.5
Government Center/ Sheriff Substation	12A	2.0
Library	12A	5.0
Sewer Substation	14	4.5
Fire Station (West)	19	2.0
Cemetery-- under public utility [1]	19	10.5
Cemetery-- not under public utility [1]	19	4.5
Corp Yard-- under public utility	19	10.0
Corp Yard-- not under public utility	19	6.0

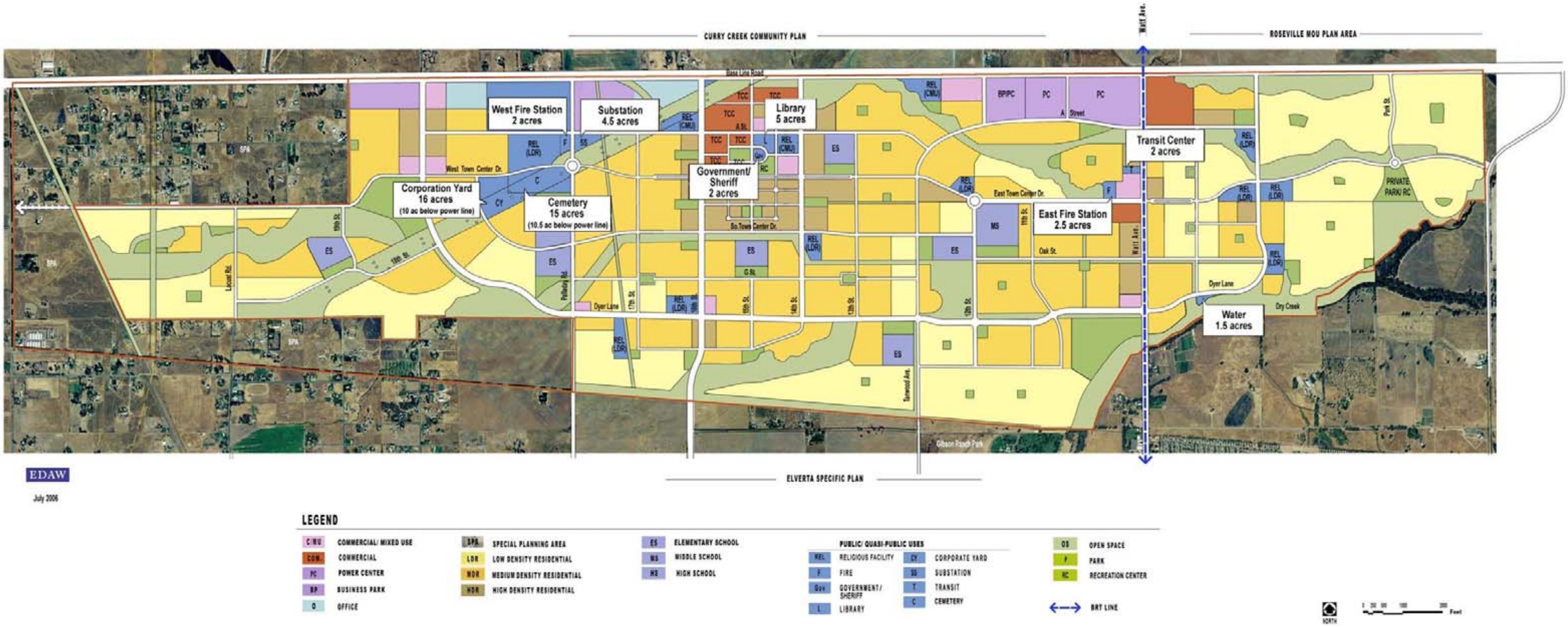
"public"

Source: EDAW, December 2006.

[1] The funding of the cemetery is not part of the Financing Plan.

OPEN SPACE, PARKS, AND RECREATION

Approximately 710 acres of the PVSP are designated as open space. Open space areas are intended to protect natural areas such as creeks, wetlands, and tree groves providing flood control and drainage channels. These areas may be enjoyed for passive recreational uses as well as provide pedestrian and equestrian trails. In addition, there are approximately 210 acres of parks providing two large community parks, eight neighborhood joint-use parks, and 47 neighborhood parks. In addition, a recreation center is planned for the Eastern Community Park. The community parks will provide some community amenities such as an aquatic center, gymnasium and skate park. The



Map II-2
Public Sites in the PVSP

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senior center and the youth center are currently located in the Western Community Park. The parks master plan will ultimately identify the best location for the senior center and the youth center.

CORPORATION YARD

The corporation yard will accommodate facility needs of the County and Special Districts. The corporation yard will house fleet/transit maintenance building space, yard, and fueling facility; a road maintenance yard; county fire department building space and training facility; sheriff building space; and special district facilities.[5]

These uses would generate demand for approximately 15.3 net acres. As noted in **Table II-3**, the proposed land use plan includes 16 acres for a corporation yard.

PARTICIPANTS VS. NON-PARTICIPANTS

Table II-1 also estimates the amount of residential and nonresidential development for Participants and Non-Participants, shown in **Map I-3** in **Chapter I**. Properties owned by Participants represent 3,750 acres (72 percent) of the 5,230-acre PVSP, which comprises approximately 11,585 residential units and 280 acres of commercial development.

The remaining 2,550 units on 1,360 acres, 28 acres of nonresidential development, and 65 acres of public uses likely will develop at a later time and are not anticipated to have D.A.s with the County as part of the initial approval of the Specific Plan. It is likely that, if and when Non-Participants move forward, their projects will be subject to Specific Plan policies, including the Financing Plan, and other conditions set forth therein. In addition, development in the Special Planning Area will have special conditions regarding participation in the Financing Plan, as described in Section 3 of the Specific Plan. **Map I-3** shows Participant and Non-Participant properties in the PVSP.

Appendix I contains the following additional information on Participant owners/developers:

- Name of Property Owner;
- Name and Address of Owner or Developer Representative;
- Assessor's Parcel Number (APN) and Proposed Acres and Units;
- Web site (if available); and
- Status of Property Ownership (own or option).

[5] Summary of information provided by County Executive Office Staff, January 2, 2007.

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