

Economic & Planning Systems

> Public Finance Real Estate Economics Regional Economics Land Use Policy

APPENDICES

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Economic & Planning Systems

> Public Finance Real Estate Economics Regional Economics Land Use Policy

APPENDIX A

DETAILED SHERIFF AND COUNTYWIDE/BASELINE MUNICIPAL SERVICES COST ESTIMATES

Table A-1	Detailed Projected Cost and Phasing: Sheriff (3 pages) A-1
Table A-2	Countywide Services Multiplier Detail

Table A-1 Placer Vineyards Specific Plan - Urban Services Plan Detailed Projected Cost and Phasing: Sheriff (2006\$)

	11-14	Per Unit	Total Cost			Timin	g (Building Permit			
	Unit Quantity at	Cost per	at Buildout							
Item	Buildout [1]	Buildout	(Exc. SPA)	1	700	1,200	1,700	2,200	2,700	3,200
Staffing										
Sworn Staff Regular										
Lieutenant	1	\$216,300	\$216,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sgt./Investigation	6	\$150,380	\$902,280	\$15,038	\$45,114	\$60,152	\$90,228	\$120,304	\$150,380	\$180,456
Deputy II-Investigation	2	\$134,930	\$269,860	\$13,493	\$26,986	\$26,986	\$53,972	\$67,465	\$80,958	\$94,451
Deputies-Patrol	27	\$129,780	\$3,504,060	\$129,780	\$207,648	\$324,450	\$480,186	\$648,900	\$765,702	\$921,438
Deputies-Traffic	3	\$129,780	\$389,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deputy II-School Resource Officers	4	\$129,780	\$519,120	\$0	\$38,934	\$38,934	\$38,934	\$38,934	\$38,934	\$77,868
Non-Sworn Staff	43									
Administrative Secretary	1	\$73,130	\$73,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Clerk-Journey (1Sr/3Alc)	4	\$70,394	\$281,576	\$0	\$0	\$0	\$0	\$0	\$0	\$70,394
Equipment Service Worker-II	1	\$72,466	\$72,466	\$0	\$0	\$0	\$7,247	\$7,247	\$7,247	\$14,493
Community Service Officer-II (CSO)	4	\$77,765	\$311,060	\$0	\$0	\$0	\$77,765	\$77,765	\$77,765	\$77,765
Subtotal Staffing	53		\$6,539,192	\$158,311	\$318,682	\$450,522	\$748,332	\$960,615	\$1,120,986	\$1,436,865
Services & Programs										
Sheriff Patrol OT/EH/Ret S/L	39	\$12,824	\$500,117	\$9,270	\$16,223	\$39,753	\$60,270	\$80,788	\$96,176	\$115,412
Comm Srv OT/EH/Ret S/L	4	\$7,501	\$30,006	\$0	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$4,501
Direct Supervision Overhead	43	\$9,890	\$425,273	\$11,868	\$23,736	\$33,626	\$49,450	\$65,274	\$77,142	\$94,945
Patrol Services/Supplies	39	\$16,033	\$625,286	\$19,240	\$33,669	\$49,702	\$75,355	\$101,008	\$120,247	\$144,297
Comm Services/Supplies	4	\$22,644	\$90,574	\$0	\$6,793	\$6,793	\$6,793	\$6,793	\$6,793	\$13,586
Administrative Overhead	53	\$15,320	\$811,972	\$18,384	\$26,389	\$52,089	\$93,453	\$117,966	\$136,350	\$180,779
Special Teams Program	39	\$1,927	\$75,158	\$2,313	\$4,047	\$5,974	\$9,058	\$12,141	\$14,453	\$17,344
Evidence Unit Program	39	\$6,517	\$254,156	\$7,820	\$13,685	\$20,202	\$30,629	\$41,056	\$48,876	\$58,651
Communications & Dispatch Services	39	\$13,770	\$537,033	\$16,524	\$28,917	\$42,687	\$64,719	\$86,751	\$103,276	\$123,931
Records	39	\$6,956	\$271,268	\$8,347	\$14,607	\$21,562	\$32,691	\$43,820	\$52,167	\$62,600
Vehicles	48	\$15,691	\$753,169	\$15,691	\$37,658	\$53,349	\$94,146	\$120,821	\$139,650	\$169,463
Helicopter	39	\$1,695	\$66,120	\$2,034	\$3,560	\$5,256	\$7,968	\$10,681	\$12,715	\$15,258
Subtotal Services & Programs			\$4,440,130	\$111,491	\$211,535	\$333,244	\$526,784	\$689,350	\$810,097	\$1,000,766
Building Maintenance (Sq. Ft.)	19,000	\$10	\$185,915	\$19,570	\$19,570	\$19,570	\$19,570	\$19,570	\$19,570	\$68,495
Other	53	\$7,054	\$373,887	\$8,465	\$16,931	\$23,985	\$43,032	\$54,319	\$62,785	\$83,243
Total			\$11,539,124	\$297,837	\$566,717	\$827,322	\$1,337,718	\$1,723,854	\$2,013,437	\$2,589,369

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007); Placer County Exec. Office - May 22, 2007.

[2] Based on a standard of 1.36 sworn officers per 1,000 population, the level of service at the 12,049th building permit (BP) is sufficient to serve the PVSP. Timing sheet was prepared by Sheriff using a higher persons per household factor. In the Sheriff calculations the 12,049th BP corresponded to the expected PVSP buildout population of 31,815. Therefore the 12,049 BP is used as the buildout level of service and cost. Timing of Sheriff costs is slightly accelerated because of this adjustment.

Table A-1 Placer Vineyards Specific Plan - Urban Services Plan Projected Phasing: Sheriff

					Timina (Buildi	na Permit)				
-					Thing (Balan	ngrennig				
ltem	3,700	4,200	4,700	5,200	5,700	6,137	6,573	7,009	7,446	7,882
Staffing										
Sworn Staff Regular										
Lieutenant	\$0	\$0	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	\$195,494	\$225,570	\$255,646	\$285,722	\$300,760	\$330,836	\$511,292	\$601,520	\$601,520	\$601,520
Deputy II-Investigation	\$107,944	\$121,437	\$134,930	\$148,423	\$161,916	\$175,409	\$134,930	\$134,930	\$134,930	\$134,930
Deputies-Patrol	\$1,051,218	\$1,206,954	\$1,323,756	\$1,492,470	\$1,609,272	\$1,726,074	\$1,894,788	\$2,076,480	\$2,206,260	\$2,336,040
Deputies-Traffic	\$0	\$129,780	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560
Deputy II-School Resource Officers	\$207,648	\$207,648	\$337,428	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340
Non-Sworn Staff										
Administrative Secretary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3Alc)	\$70,394	\$70,394	\$70,394	\$70,394	\$140,788	\$140,788	\$140,788	\$140,788	\$281,576	\$281,576
Equipment Service Worker-II	\$14,493	\$21,740	\$28,986	\$28,986	\$28,986	\$36,233	\$36,233	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$77,765	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$233,295
Subtotal Staffing	\$1,724,956	\$2,139,053	\$2,782,530	\$3,046,725	\$3,262,452	\$3,430,070	\$3,738,761	\$4,120,044	\$4,390,612	\$4,598,157
Services & Programs										
Sheriff Patrol OT/EH/Ret S/L	\$130,800	\$162,858	\$203,894	\$224,411	\$238,517	\$253,905	\$282,117	\$307,764	\$320,588	\$333,411
Comm Srv OT/EH/Ret S/L	\$12,002	\$12,002	\$19,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504
Direct Supervision Overhead	\$116,703	\$141,428	\$182,966	\$202,746	\$213,625	\$225,493	\$247,252	\$267,032	\$276,922	\$286,812
Patrol Services/Supplies	\$163,536	\$203,619	\$254,924	\$280,577	\$298,213	\$317,453	\$352,726	\$384,792	\$400,825	\$416,857
Comm Services/Supplies	\$36,230	\$36,230	\$58,873	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931
Administrative Overhead	\$214,483	\$269,636	\$335,513	\$366,153	\$398,326	\$418,242	\$451,946	\$582,168	\$551,528	\$582,168
Special Teams Program	\$19,657	\$24,475	\$30,641	\$33,725	\$35,845	\$38,157	\$42,397	\$46,251	\$48,178	\$50,105
Evidence Unit Program	\$66,471	\$82,763	\$103,617	\$114,044	\$121,213	\$129,033	\$143,370	\$156,403	\$162,920	\$169,437
Communications & Dispatch Services	\$140,455	\$174,880	\$218,944	\$240,976	\$256,123	\$272,647	\$302,942	\$330,482	\$344,252	\$358,022
Records	\$70,947	\$88.336	\$110.594	\$121,723	\$129.374	\$137,721	\$153.023	\$166,934	\$173,890	\$180.845
Vehicles	\$203.983	\$260,471	\$327,942	\$359,324	\$376.584	\$396.983	\$431,503	\$470,731	\$486,422	\$517.804
Helicopter	\$17.293	\$21,531	\$26.957	\$29,669	\$31,534	\$33,569	\$37,298	\$40,689	\$42,385	\$44.080
Subtotal Services & Programs	\$1,192,560	\$1,478,229	\$1,874,369	\$2,063,784	\$2,189,790	\$2,313,638	\$2,535,008	\$2,843,681	\$2,898,343	\$3,029,977
Building Maintenance (Sq. Ft.)	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$185,915	\$185,915	\$185,915
Other	\$98,763	\$124,159	\$154,493	\$168,602	\$183,416	\$192,587	\$208,107	\$268,070	\$253,961	\$268,070
Total	\$3,084,774	\$3,809,936	\$4,879,888	\$5,347,607	\$5,704,153	\$6,004,790	\$6,550,371	\$7,417,709	\$7,728,831	\$8,082,119

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007); Placer County Exec. Office - May 22, 2007.

[2] Based on a standard of 1.36 sworn officers per 1,000 population, the level of service at the 12,049th building permit (BP) is sufficient to serve the PVSP. Timing sheet was prepared by Sheriff using a higher persons per household factor. In the Sheriff calculations the 12,049th BP corresponded to the expected PVSP buildout population of 31,815. Therefore the 12,049 BP is used as the buildout level of service and cost. Timing of Sheriff costs is slightly accelerated because of this adjustment.

Table A-1 Placer Vineyards Specific Plan - Urban Services Plan Projected Phasing: Sheriff

				Ti	ming (Building Pern	nit)			
Item	8,299	8,716	9,133	9,550	9,966	10,799	11,216	11,633	12,049
Staffing									
Sworn Staff Regular									
Lieutenant	\$216.300	\$216.300	\$216.300	\$216.300	\$216.300	\$216.300	\$216.300	\$216.300	\$216.300
Sqt./Investigation	\$601,520	\$601,520	\$751,900	\$751,900	\$751,900	\$751,900	\$751,900	\$902,280	\$902,280
Deputy II-Investigation	\$134,930	\$134,930	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860
Deputies-Patrol	\$2,465,820	\$2,595,600	\$2,725,380	\$2,855,160	\$2,984,940	\$3,114,720	\$3,244,500	\$3,374,280	\$3,504,060
Deputies-Traffic	\$259,560	\$259,560	\$259,560	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340
Deputy II-School Resource Officers	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120
Non-Sworn Staff									
Administrative Secretary	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3Alc)	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576
Equipment Service Worker-II	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$311,060	\$311,060	\$311,060
Subtotal Staffing	\$4,857,717	\$4,987,497	\$5,402,587	\$5,662,147	\$5,791,927	\$5,921,707	\$6,129,252	\$6,409,412	\$6,539,192
Services & Programs									
Sheriff Patrol OT/EH/Ret S/L	\$346,235	\$359,058	\$397,529	\$423,176	\$435,999	\$448,823	\$461,646	\$487,293	\$500,117
Comm Srv OT/EH/Ret S/L	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006
Direct Supervision Overhead	\$306,592	\$316,482	\$346,152	\$365,932	\$375,822	\$385,712	\$395,602	\$415,383	\$425,273
Patrol Services/Supplies	\$432,890	\$448,923	\$497,022	\$529,088	\$545,121	\$561,154	\$577,187	\$609,253	\$625,286
Comm Services/Supplies	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574
Administrative Overhead	\$612,809	\$628,129	\$674,090	\$704,730	\$720,050	\$735,371	\$766,011	\$796,651	\$811,972
Special Teams Program	\$52,033	\$53,960	\$59,741	\$63,595	\$65,522	\$67,450	\$69,377	\$73,231	\$75,158
Evidence Unit Program	\$175,954	\$182,471	\$202,021	\$215,055	\$221,572	\$228,088	\$234,605	\$247,639	\$254,156
Communications & Dispatch Services	\$371,792	\$385,562	\$426,872	\$454,412	\$468,182	\$481,952	\$495,723	\$523,263	\$537,033
Records	\$187,801	\$194,757	\$215,623	\$229,534	\$236,490	\$243,446	\$250,401	\$264,312	\$271,268
Vehicles	\$549,186	\$564,877	\$611,950	\$643,332	\$659,023	\$674,714	\$706,096	\$737,478	\$753,169
Helicopter	\$45,775	\$47,471	\$52,557	\$55,948	\$57,643	\$59,338	\$61,034	\$64,424	\$66,120
Subtotal Services & Programs	\$3,201,646	\$3,302,269	\$3,604,137	\$3,805,382	\$3,906,005	\$4,006,628	\$4,138,262	\$4,339,507	\$4,440,130
Building Maintenance (Sq. Ft.)	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915
Other	\$282,179	\$289,233	\$310,397	\$324,506	\$331,560	\$338,615	\$352,724	\$366,832	\$373,887
Total	\$8,527,457	\$8,764,914	\$9,503,035	\$9,977,950	\$10,215,407	\$10,452,864	\$10,806,152	\$11,301,667	\$11,539,124

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007); Placer County Exec. Office - May 22, 2007.

"sheriff_backup"

[2] Based on a standard of 1.36 sworn officers per 1,000 population, the level of service at the 12,049th building permit (BP) is sufficient to serve the PVSP. Timing sheet was prepared by Sheriff using a higher persons per household factor. In the Sheriff calculations the 12,049th BP corresponded to the expected PVSP buildout population of 31,815. Therefore the 12,049 BP is used as the buildout level of service and cost. Timing of Sheriff costs is slightly accelerated because of this adjustment.

Table A-2 Placer Vineyards Specific Plan - Urban Services Plan Countywide Services Multiplier Detail

		Re	sidents			Em	ployees		Тс	otal
Item	Annual Cost per Resident at Buildout (2005\$)	Annual Cost per Resident at Buildout (2006\$)	Total Annual Cost at Buildout (2005\$)	Total Annual Cost at Buildout (2006\$)	Annual Cost per Employee at Buildout (2005\$)	Annual Cost per Employee at Buildout (2006\$)	Total Annual Cost at Buildout (2005\$)	Total Annual Cost at Buildout (2006\$)	Total Annual Cost at Buildout (2005\$)	Total Annual Cost at Buildout (2006\$)
Formula	а	b=a x 1.03	c = a x 31,199	d = b x 31,199	е	f = e x 1.03	g = e x 7,584	h = f x 7,584	<i>i</i> = <i>c</i> + <i>g</i>	j = d + h
Annual per-Resident/Employee Countywide/Baseline Municipal Services Costs										
Countywide Services Costs - (Exc. Public Safety) [1]										
Total General Fund	\$329.84	\$339.74	\$10,290,678	\$10,599,399	\$65.01	\$66.96	\$493,036	\$507,827	\$10,783,714	\$11,107,225
Less Contribution to Public Safety	(\$90.04)	(\$92.74)	(\$2,809,158)	(\$2,893,433)	(\$27.91)	(\$28.75)	(\$211,669)	(\$218,020)	(\$3,020,827)	(\$3,111,452)
Public Ways and Facilities Fund	\$0.78	\$0.80	\$24,335	\$25,065	\$0.19	\$0.20	\$1,441	\$1,484	\$25,776	\$26,549
Total Countywide Services - (Exc. Public Safety)	\$240.58	\$247.80	\$7,505,855	\$7,731,031	\$37.29	\$38.41	\$282,807	\$291,292	\$7,788,663	\$8,022,323
Countywide Services Costs - Public Safety [1][2]										
Contribution to Public Safety	\$90.04	\$92.74	\$2,809,158	\$2,893,433	\$27.91	\$28.75	\$211,669	\$218,020	\$3,020,827	\$3,111,452
Public Safety Fund	\$41.90	\$43.16	\$1,307,238	\$1,346,455	\$13.00	\$13.39	\$98,592	\$101,550	\$1,405,830	\$1,448,005
Less Community Program Cost [3]	(\$7.22)	(\$7.44)	(\$225,257)	(\$232,014)	(\$2.24)	(\$2.31)	(\$16,988)	(\$17,498)	(\$242,245)	(\$249,512)
Total Countywide Services Costs - Public Safety	\$124.72	\$128.46	\$3,891,139	\$4,007,873	\$38.67	\$39.83	\$293,273	\$302,071	\$4,184,413	\$4,309,945
Unincorporated Area/Municipal Services Costs [1]										
Total General Fund	\$436.84	\$449.95	\$13,628,971	\$14,037,840	\$114.36	\$117.79	\$867,306	\$893,325	\$14,496,277	\$14,931,166
Public Safety Fund	\$81.23	\$83.67	\$2,534,295	\$2,610,324	\$25.18	\$25.94	\$190,965	\$196,694	\$2,725,260	\$2,807,018
Public Ways and Facilities Fund	\$16.65	\$17.15	\$519,463	\$535,047	\$4.00	\$4.12	\$30,336	\$31,246	\$549,799	\$566,293
Total Unincorporated Area/Muni. Services Costs	\$534.72	\$550.76	\$16,682,729	\$17,183,211	\$143.54	\$147.85	\$1,088,607	\$1,121,266	\$17,771,337	\$18,304,477
Sheriff Costs [1]										
Less Contribution to Public Safety	(\$136.09)	(\$140.17)	(\$4,245,872)	(\$4,373,248)	(\$42.19)	(\$43.46)	(\$319,969)	(\$329,568)	(\$4,565,841)	(\$4,702,816)
Less Public Safety Fund	(\$81.23)	(\$83.67)	(\$2,534,295)	(\$2,610,324)	(\$25.18)	(\$25.94)	(\$190,965)	(\$196,694)	(\$2,725,260)	(\$2,807,018)
(Less Sheriff) [4]	(\$217.32)	(\$223.84)	(\$6,780,167)	(\$6,983,572)	(\$67.37)	(\$69.39)	(\$510,934)	(\$526,262)	(\$7,291,101)	(\$7,509,834)
Total Annual per-Resident/Employee Countywide/Baseline Municipal Costs	\$682.70	\$703.18	\$21,299,557	\$21,938,544	\$152.13	\$156.69	\$1,153,754	\$1,188,367	\$22,453,311	\$23,126,911
Adjust per-Resident/Employee Cost to Account for Growth-Related Cost Increases (15%) [5]	\$18.71	\$19.27	\$583,671	\$601,181	\$5.80	\$5.97	\$43,991	\$45,311	\$627,662	\$646,492
Total Adjusted per-Resident/Employee Cost	\$701.41	\$722.45	\$21,883,228	\$22,539,725	\$157.93	\$162.67	\$1,197,745	\$1,233,677	\$23,080,973	\$23,773,402
										"cntv mult detail"

Sources: Hausrath Economics Group (HEG), Placer Vineyards Specific Plan Fiscal Impact Analysis , August 24, 2006; Placer County.

[1] From HEG Fiscal Analysis, Table 1, page 6 and Table B.5.

Includes contribution to Public Safety, Detention and Correction, Judicial, Protection and Prevention, and Administration.
 Per Placer County Executive Office, May 30, 2007.

[4] Sheriff cost backed out of total municipal services cost to avoid double-counting. See HEG Table B.5. These costs are included in Table 17 and Table 18. [5] 15 percent increase applied only to Public Safety portion of countywide services cost.



Economic & Planning Systems

> Public Finance Real Estate Economics Regional Economics Land Use Policy

APPENDIX **B**

PVSP ANNUAL CASH FLOW SENSITIVITY ANALYSIS

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Table B-1Placer Vineyards Specific Plan - Urban Services PlanSensitivity Analysis: Alternative Residential Absorption Scenarios

	Scena	rio #1	Scena	rio #2	Scena	rio #3	Scena	rio #4
Year	Annual	Cum.	Annual	Cum.	Annual	Cum.	Annual	Cum.
2008/09	350	350	350	350	350	350	1,000	1,000
2009/10	350	700	350	700	350	700	1,000	2,000
2010/11	350	1,050	350	1,050	350	1,050	1,000	3,000
2011/12	350	1,400	350	1,400	350	1,400	1,000	4,000
2012/13	350	1,750	350	1,750	350	1,750	1,000	5,000
2013/14	350	2,100	350	2,100	350	2,100	1,000	6,000
2014/15	500	2,600	350	2,450	350	2,450	1,000	7,000
2015/16	500	3,100	350	2,800	350	2,800	1,000	8,000
2016/17	500	3,600	500	3,300	350	3,150	1,000	9,000
2017/18	500	4,100	500	3,800	350	3,500	1,000	10,000
2018/19	500	4,600	500	4,300	350	3,850	1,000	11,000
2019/20	500	5,100	500	4,800	350	4,200	1,000	12,000
2020/21	437	5,537	350	5,150	350	4,550	720	12,720
2021/22	437	5,974	350	5,500	350	4,900	0	12,720
2022/23	437	6,411	350	5,850	350	5,250	0	12,720
2023/24	437	6,848	350	6,200	350	5,600	0	12,720
2024/25	437	7,285	350	6,550	350	5,950	0	12,720
2025/26	417	7,702	350	6,900	350	6,300	0	12,720
2026/27	417	8,119	500	7,400	350	6,650	0	12,720
2027/28	417	8,536	500	7,900	350	7,000	0	12,720
2028/29	417	8,953	500	8,400	350	7,350	0	12,720
2029/30	417	9,370	500	8,900	350	7,700	0	12,720
2030/31	450	9,820	350	9,250	350	8,050	0	12,720
2031/32	450	10,270	350	9,600	350	8,400	0	12,720
2032/33	450	10,720	350	9,950	350	8,750	0	12,720
2033/34	450	11,170	350	10,300	350	9,100	0	12,720
2034/35	450	11,620	350	10,650	350	9,450	0	12,720
2035/36	450	12,070	350	11,000	350	9,800	0	12,720
2036/37	450	12,520	350	11,350	350	10,150	0	12,720
2037/38	200	12,720	370	11,720	350	10,500	0	12,720
2038/39	0	12,720	500	12,220	350	10,850	0	12,720
2039/40	0	12,720	500	12,720	350	11,200	0	12,720
2040/41	0	12,720	0	12,720	350	11,550	0	12,720
2041/42	0	12,720	0	12,720	350	11,900	0	12,720
2042/43	0	12,720	0	12,720	350	12,250	0	12,720
2043/44	0	12,720	0	12,720	350	12,600	0	12,720
2044/45	0	12,720	0	12,720	120	12,720	0	12,720

"altsc_unit_summary"

Source: Goodwin Consulting Group (October 28, 2006) and Placer Vineyards Owners Group (April 25, 2007).

Absorption Scenario	Per-Unit Urban Services Shortfall Fee
	\$1 ,400
Base Scenario	\$4,100
County Scenario #1	\$6,200
County Scenario #2	\$7,200
County Scenario #3	\$7,100
Placer Vineyards Scenario #4	\$5,900

Table B-2Placer Vineyards Specific Plan - Urban Services PlanSensitivity Analysis: Summary of Results

"sens_summ"

Table B-3 Placer Vineyards Specific Plan - Urban Services Plan Sensitivity Analysis: Tax/Assessment Rates for Scenarios 1 - 4

			Scen	ario 1	Scen	ario 2	Scen	ario 3	PV Scenario 4	
	Specific Plan			Annual		Annual		Annual		Annual
Land Llas	Maximum	Adjusted		Revenue		Revenue		Revenue		Revenue
	Units/3q. Ft.	Units [1]	Tax/A55655.	at Bulluout	Tax/Assess.	at Buildout	Tax/A55655.	at Buildout	Tax/A55655.	at Bulluout
Residential - Single Family	Units	Units	per Unit		per Unit		per Unit		per Unit	
Low-Density										
SPA	0	0	\$2,410	\$0	\$2,410	\$0	\$2,410	\$0	\$2,410	\$0
Age-Restricted	931	863	\$2,410	\$2,080,023	\$2,410	\$2,080,023	\$2,410	\$2,080,023	\$2,410	\$2,080,023
Low-Density	2,588	2,399	\$2,410	\$5,782,061	\$2,410	\$5,782,061	\$2,410	\$5,782,061	\$2,410	\$5,782,061
Religious	0	0	\$2,410	\$0	\$2,410	\$0	\$2,410	\$0	\$2,410	\$0
Medium-Density										
Medium-Density	6,337	5,874	\$2,410	\$14,157,537	\$2,410	\$14,157,537	\$2,410	\$14,157,537	\$2,410	\$14,157,537
Medium-Density (Affordable)	137	127	\$500	\$63,600	\$500	\$63,600	\$500	\$63,600	\$500	\$63,600
Residential Multifamily/High-Density										
High-Density										
High-Density	855	793	\$1,250	\$991,012	\$1,250	\$991,012	\$1,250	\$991,012	\$1,250	\$991,012
High-Density (Affordable)	1,235	1,145	\$500	\$572,400	\$500	\$572,400	\$500	\$572,400	\$500	\$572,400
High-Density (Rental)	1,002	929	\$1,250	\$1,161,021	\$1,250	\$1,161,021	\$1,250	\$1,161,021	\$1,250	\$1,161,021
CMU	636	590	\$1,250	\$737,002	\$1,250	\$737,002	\$1,250	\$737,002	\$1,250	\$737,002
Weighted Avg. Tax/Assess Residential	13,721	12,720	\$1,917	\$24,383,635	\$1,917	\$24,383,635	\$1,917	\$24,383,635	\$1,917	\$24,383,635
Nonresidential/Commercial	Sq. Ft.	Sq. Ft.	per Sq. Ft.		per Sq. Ft.		per Sq. Ft.		per Sq. Ft.	
Office	2,172,392	N/A	\$0.36	\$775,544	\$0.36	\$775,544	\$0.36	\$775,544	\$0.36	\$775,544
Retail	1,380,689	N/A	\$0.36	\$492,906	\$0.36	\$492,906	\$0.36	\$492,906	\$0.36	\$492,906
Weighted Avg. Tax/Assess Commercial [2]	3,553,080	N/A	\$0.36	\$1,268,450	\$0.36	\$1,268,450	\$0.36	\$1,268,450	\$0.36	\$1,268,450
Total Annual Revenue at Buildout				\$25,652,084		\$25,652,084		\$25,652,084		\$25,652,084
Annual Cost of Services at Buildout				(\$27,552,371)		(\$27,552,371)		(\$27,552,371)		(\$27,552,371)
Annual Surplus/(Shortfall) at Buildout				(\$1,900,286)		(\$1,900,286)		(\$1,900,286)		(\$1,900,286)
Urban Services Shortfall Fee				\$6,200		\$7,200		\$7,100		\$5,900

[1] County scenarios consider 12,720 units to be the number of units at buildout. As such, the proposed project units are adjusted by -7.30% for each land use to determine the number of units. [2] Equivalent per-acre cost:

Land Use	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Retail (max \$6,000 per Acre)	\$3,890	\$3,890	\$3,890	\$3,890
Office (max \$5,000 per Acre)	\$4,670	\$4,670	\$4,670	\$4,670

"scenario_rates"

Table B-4 Placer Vineyards Specific Plan - Urban Services Plan Sensitivity Analysis: Urban Services Shortfall Fee Cash Flow

Year	Units	Cumulative Units	Cumulative Commercial Sq. Ft.	Beginning Balance	Net Annual Costs	Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Urb. Svc. Shortfall Fee)	Urban Services Shortfall Fee Revenue [1]	Ending Balance	Shortfall Funding Required
	а	b	С	d	e (Table B-8)	f = b x \$1917 + c x \$0.357 (Table B-3)	g = e + f	h = \$6,200 per unit	i = d + g + h	j
2008/09	350	350	90 500	02	(\$1 894 599)	\$703 242	(\$1 101 358)	\$2 170 000	\$978 642	\$0
2000/05	350	700	181 000	φ0 \$978 642	(\$3,022,030)	\$1 406 484	(\$1,615,546)	\$2,170,000	\$1 533 096	φ0 \$0
2000/10	350	1 050	309 200	\$1 533 096	(\$3,622,000)	\$2 123 184	(\$1,499,298)	\$2,170,000	\$2 203 798	\$0 \$0
2011/12	350	1,000	437 400	\$2 203 798	(\$4 214 064)	\$2,839,885	(\$1,374,179)	\$2,170,000	\$2,999,618	\$0
2012/13	350	1,400	565 600	\$2,999,618	(\$5,124,021)	\$3,556,586	(\$1,567,435)	\$2,170,000	\$3,602,184	\$0
2012/10	350	2 100	693 800	\$3,602,184	(\$5,500,907)	\$4 273 287	(\$1,227,620)	\$2,170,000	\$4 544 564	\$0
2014/15	500	2,600	822,000	\$4,544,564	(\$6.580.181)	\$5,277,530	(\$1,302,651)	\$3,100,000	\$6.341.913	\$0
2015/16	500	3,100	950.200	\$6.341.913	(\$7.322.863)	\$6.281.774	(\$1.041.089)	\$3,100,000	\$8,400,824	\$0
2016/17	500	3.600	1.078.400	\$8,400,824	(\$8.243.217)	\$7.286.017	(\$957.200)	\$3,100,000	\$10.543.624	\$0
2017/18	500	4,100	1.206.600	\$10.543.624	(\$9.411.369)	\$8,290,261	(\$1,121,108)	\$3,100,000	\$12.522.516	\$0
2018/19	500	4.600	1.334.800	\$12.522.516	(\$10,483,496)	\$9.294.505	(\$1,188,991)	\$3,100,000	\$14,433,524	\$0
2019/20	500	5,100	1,463,000	\$14,433,524	(\$13,196,782)	\$10,298,748	(\$2,898,034)	\$3,100,000	\$14,635,491	\$0
2020/21	437	5,537	1,575,200	\$14,635,491	(\$14,000,958)	\$11,176,512	(\$2,824,446)	\$2,709,400	\$14,520,444	\$0
2021/22	437	5,974	1,687,400	\$14,520,444	(\$14,704,601)	\$12,054,275	(\$2,650,326)	\$2,709,400	\$14,579,518	\$0
2022/23	437	6,411	1,799,600	\$14,579,518	(\$15,374,509)	\$12,932,039	(\$2,442,470)	\$2,709,400	\$14,846,449	\$0
2023/24	437	6,848	1,911,800	\$14,846,449	(\$16,214,929)	\$13,809,803	(\$2,405,126)	\$2,709,400	\$15,150,723	\$0
2024/25	437	7,285	2,018,200	\$15,150,723	(\$18,739,253)	\$14,685,496	(\$4,053,757)	\$2,709,400	\$13,806,366	\$0
2025/26	417	7,702	2,124,600	\$13,806,366	(\$19,361,835)	\$15,522,850	(\$3,838,985)	\$2,585,400	\$12,552,780	\$0
2026/27	417	8,119	2,231,000	\$12,552,780	(\$20,343,018)	\$16,360,204	(\$3,982,815)	\$2,585,400	\$11,155,365	\$0
2027/28	417	8,536	2,337,400	\$11,155,365	(\$21,086,973)	\$17,197,557	(\$3,889,415)	\$2,585,400	\$9,851,350	\$0
2028/29	417	8,953	2,443,800	\$9,851,350	(\$21,693,303)	\$18,034,911	(\$3,658,392)	\$2,585,400	\$8,778,359	\$0
2029/30	417	9,370	2,550,200	\$8,778,359	(\$22,756,704)	\$18,872,265	(\$3,884,439)	\$2,585,400	\$7,479,320	\$0
2030/31	450	9,820	2,656,600	\$7,479,320	(\$23,537,001)	\$19,772,879	(\$3,764,122)	\$2,790,000	\$6,505,198	\$0
2031/32	450	10,270	2,763,000	\$6,505,198	(\$24,618,289)	\$20,673,492	(\$3,944,797)	\$2,790,000	\$5,350,401	\$0
2032/33	450	10,720	2,869,400	\$5,350,401	(\$24,969,122)	\$21,574,106	(\$3,395,016)	\$2,790,000	\$4,745,385	\$0
2033/34	450	11,170	2,975,800	\$4,745,385	(\$25,625,069)	\$22,474,719	(\$3,150,350)	\$2,790,000	\$4,385,035	\$0
2034/35	450	11,620	3,082,200	\$4,385,035	(\$26,572,578)	\$23,375,332	(\$3,197,245)	\$2,790,000	\$3,977,790	\$0
2035/36	450	12,070	3,188,524	\$3,977,790	(\$26,923,410)	\$24,275,919	(\$2,647,491)	\$2,790,000	\$4,120,298	\$0
2036/37	450	12,520	3,294,848	\$4,120,298	(\$27,274,242)	\$25,176,505	(\$2,097,737)	\$2,790,000	\$4,812,561	\$0
2037/38	200	12,720	3,401,172	\$4,812,561	(\$27,552,371)	\$25,597,853	(\$1,954,518)	\$1,240,000	\$4,098,043	\$0
2038/39	0	12,720	3,507,496	\$4,098,043	(\$27,552,371)	\$25,635,811	(\$1,916,560)	\$0	\$2,181,484	\$0
2039/40	0	12,720	3,553,080	\$2,181,484	(\$27,552,371)	\$25,652,084	(\$1,900,286)	\$0	\$281,197	\$0

[1] The required Urban Services Shortfall Fee assumes tax/assessment rates remain unchanged.

"dev_fee_cf_altsc1"

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Table B-5Placer Vineyards Specific PlanSensitivity Analysis: Urban Services Shortfall Fee Cash Flow

County Development Scenario #2

Year	Units	Cumulative Units	Cumulative Commercial Sq. Ft.	Beginning Balance	Net Annual Costs	Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Urb. Svc. Shortfall Fee)	Urban Services Shortfall Fee Revenue [1]	Ending Balance	Shortfall Funding Required
	а	b	С	d	е	f = b x \$1917 + c x \$0.357 (Table B-3)	g = e + f	h = \$7,200 per unit	i = d + g + h	j
2008/09	350	350	90,500	\$0	(\$1,892,464)	\$703,242	(\$1,189,222)	\$2,520,000	\$1,330,778	\$0
2009/10	350	700	181,000	\$1,330,778	(\$3,017,759)	\$1,406,484	(\$1,611,276)	\$2,520,000	\$2,239,502	\$0
2010/11	350	1,050	309,200	\$2,239,502	(\$3,616,077)	\$2,123,184	(\$1,492,892)	\$2,520,000	\$3,266,610	\$0
2011/12	350	1.400	437,400	\$3,266,610	(\$4,205,523)	\$2,839,885	(\$1,365,638)	\$2,520,000	\$4,420,973	\$0
2012/13	350	1,750	565,600	\$4,420,973	(\$5,113,344)	\$3,556,586	(\$1,556,758)	\$2,520,000	\$5,384,215	\$0
2013/14	350	2,100	693,800	\$5,384,215	(\$5,488,094)	\$4,273,287	(\$1,214,808)	\$2,520,000	\$6,689,407	\$0
2014/15	350	2,450	822,000	\$6,689,407	(\$6,191,058)	\$4,989,987	(\$1,201,071)	\$2,520,000	\$8,008,336	\$0
2015/16	350	2.800	950,200	\$8,008,336	(\$7,137,263)	\$5,706,688	(\$1,430,575)	\$2,520,000	\$9,097,761	\$0
2016/17	500	3,300	1,078,400	\$9,097,761	(\$8,136,754)	\$6,710,932	(\$1,425,822)	\$3,600,000	\$11,271,939	\$0
2017/18	500	3,800	1,206,600	\$11,271,939	(\$8,982,152)	\$7,715,175	(\$1,266,977)	\$3,600,000	\$13,604,962	\$0
2018/19	500	4,300	1,334,800	\$13,604,962	(\$10,355,938)	\$8,719,419	(\$1,636,519)	\$3,600,000	\$15,568,443	\$0
2019/20	500	4.800	1,463,000	\$15,568,443	(\$11,737,723)	\$9,723,663	(\$2,014,060)	\$3,600,000	\$17,154,383	\$0
2020/21 2021/22 2022/23 2023/24	350 350 350 350	5,150 5,500 5,850 6,200	1,575,200 1,687,400 1,799,600 1,911,800	\$17,154,383 \$16,671,340 \$16,122,545 \$15,608,533	(\$13,437,694) (\$14,214,434) (\$14,890,641) (\$15,533,112)	\$10,434,651 \$11,145,640 \$11,856,629 \$12,567,617	(\$3,003,043) (\$3,068,794) (\$3,034,012) (\$2,965,495)	\$2,520,000 \$2,520,000 \$2,520,000 \$2,520,000 \$2,520,000	\$16,671,340 \$16,122,545 \$15,608,533 \$15,163.038	\$0 \$0 \$0 \$0
2024/25	350	6,550	2,018,200	\$15,163,038	(\$15,854,863)	\$13,276,536	(\$2,578,327)	\$2,520,000	\$15,104,711	\$0
2025/26	350	6,900	2,124,600	\$15,104,711	(\$16,669,982)	\$13,985,454	(\$2,684,528)	\$2,520,000	\$14,940,183	\$0
2026/27	500	7,400	2,231,000	\$14,940,183	(\$19,212,628)	\$14,981,915	(\$4,230,713)	\$3,600,000	\$14,309,470	\$0
2027/28	500	7,900	2,337,400	\$14,309,470	(\$20,178,825)	\$15,978,376	(\$4,200,449)	\$3,600,000	\$13,709.021	\$0
2028/29	500	8,400	2,443,800	\$13,709,021	(\$21,267,387)	\$16,974,837	(\$4,292,550)	\$3,600,000	\$13,016,470	\$0
2029/30	500	8,900	2,550,200	\$13,016,470	(\$21,897,855)	\$17,971,298	(\$3,926,558)	\$3,600,000	\$12,689,913	\$0
2030/31	350	9,250	2,656,600	\$12,689,913	(\$22,941,772)	\$18,680,216	(\$4,261,556)	\$2,520,000	\$10,948,357	\$0
2031/32	350	9,600	2,763,000	\$10,948,357	(\$23,692,987)	\$19,389,134	(\$4,303,853)	\$2,520,000	\$9,164,504	\$0
2032/33 2033/34 2034/35 2035/36	350 350 350 350	9,950 10,300 10,650 11,000	2,869,400 2,975,800 3,082,200 3,188,524	\$9,164,504 \$7,767,818 \$6,027,844 \$4,675.037	(\$24,014,738) (\$25,066,945) (\$25,388,695) (\$26,015,561)	\$20,098,052 \$20,806,970 \$21,515,888 \$22,224,779	(\$3,916,686) (\$4,259,974) (\$3,872,807) (\$3,790,782)	\$2,520,000 \$2,520,000 \$2,520,000 \$2,520,000 \$2,520,000	\$7,767,818 \$6,027,844 \$4,675,037 \$3,404,255	\$0 \$0 \$0 \$0
2036/37	350	11,350	3,294,848	\$3,404,255	(\$26,656,790)	\$22,933,670	(\$3,723,119)	\$2,520,000	\$2,201,136	\$0
2037/38	370	11,720	3,401,172	\$2,201,136	(\$27,261,555)	\$23,680,901	(\$3,580,655)	\$2,664,000	\$1,284,481	\$0
2038/39	500	12,220	3,507,496	\$1,284,481	(\$27,406,963)	\$24,677,334	(\$2,729,629)	\$3,600,000	\$2,154,853	\$0
2039/40	500	12,720	3,553,080	\$2,154,853	(\$27,552,371)	\$25,652,084	(\$1,900,286)	\$3,600,000	\$3,854,566	\$0

[1] The required Urban Services Shortfall Fee assumes tax/assessment rates remain unchanged.

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Table B-6 Placer Vineyards Specific Plan Sensitivity Analysis: Urban Services Shortfall Fee Cash Flow

a b c d e $f = b \times \$1917$ $g = e + f$ $h = \$7$, + $c \times \$0.357$ (Table B-3)	0 per unit $i = d + g + h$ j
2008/09 350 350 90.500 \$0 (\$1.854.163) \$703.242 (\$1.150.921) \$	485,000 \$1,334,079 \$0
2009/10 350 700 181 000 \$1 334 079 (\$2 938 980) \$1 406 484 (\$1 532 496) \$	485,000 \$2,286,583 \$0
2010/11 350 1050 309200 \$2,286583 (\$2,306,906) \$2,173,184 (\$1,375,812) \$	485,000 \$3,395,771 \$0
2011/12 350 1.400 437.400 \$3.395.771 (\$4.050.441) \$2.8385 (\$1.075,012) \$	485,000 \$4,670,515 \$0
2012/13 350 1,700 50,700 $(0,700,71)$ $(0,700,71)$ $(0,700,71)$ $(0,700,71)$ $(0,700,71)$	405,000 \$5,803,491 \$0
2013/14 350 2.100 603,800 $(5,803,10)$ $(5,205,000)$ $(2,200,000)$ $(0,100,000)$ $(0,100,000)$ $(0,100,000)$ $(0,100,000)$	405,000 \$7,316,719 \$0
2014/45 250 2,100 03,000 03,000 03,003,000 03,200,000 03,000,000 03,000,000 03,000,000 03,000,000	405,000 \$7,510,715 \$0 495,000 \$9,901,002 \$0
2014/13 330 2,400 022,000 01,310,119 (03,303,123) 04,303,307 (04,313,733) 0 2015/16 250 2,900 050,200 09,904,002 (05,917,627) 05,706,509 (05,110,020) 0	405,000 \$0,001,905 \$0 495,000 \$10,256,045 \$0
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
2010/17 500 5,100 1,070,400 510,220,045 ($57,214,500$) 50,425,508 ($579,951$) 5	
2017/18 350 3,500 1,200,600 \$11,950,054 (\$8,050,676) \$7,140,090 (\$910,586) \$	485,000 \$13,524,468 \$0
2018/19 350 3,850 1,334,800 \$13,524,468 (\$8,814,151) \$7,856,790 (\$957,300) \$	485,000 \$15,052,107 \$0
2019/20 350 4,200 1,463,000 \$15,052,107 (\$10,103,836) \$8,573,491 (\$1,530,345) \$	485,000 \$16,006,762 \$0
2020/21 350 4,550 1,575,200 \$16,006,762 (\$10,434,130) \$9,284,480 (\$1,149,650) \$	485,000 \$17,342,112 \$0
2021/22 350 4,900 1,687,400 \$17,342,112 (\$11,717,168) \$9,995,469 (\$1,721,699) \$	485,000 \$18,105,413 \$0
2022/23 350 5,250 1,799,600 \$18,105,413 (\$13,801,797) \$10,706,457 (\$3,095,340) \$	485,000 \$17,495,073 \$0
2023/24 350 5,600 1,911,800 \$17,495,073 (\$14,117,278) \$11,417,446 (\$2,699,832) \$	485,000 \$17,280,242 \$0
2024/25 350 5,950 2,018,200 \$17,280,242 (\$14,755,184) \$12,126,364 (\$2,628,820) \$	485,000 \$17,136,422 \$0
2025/26 350 6,300 2,124,600 \$17,136,422 (\$15,357,344) \$12,835,282 (\$2,522,062) \$	485,000 \$17,099,360 \$0
2026/27 350 6,650 2,231,000 \$17,099,360 (\$16,166,194) \$13,544,200 (\$2,621,993) \$	485,000 \$16,962,367 \$0
2027/28 350 7,000 2,337,400 \$16,962,367 (\$17,832,393) \$14,253,119 (\$3,579,275) \$	485,000 \$15,868,092 \$0
2028/29 350 7,350 2,443,800 \$15,868,092 (\$18,905,234) \$14,962,037 (\$3,943,197) \$	485,000 \$14,409,895 \$0
2029/30 350 7,700 2,550,200 \$14,409,895 (\$19,475,088) \$15,670,955 (\$3,804,134) \$	485,000 \$13,090,761 \$0
2030/31 350 8,050 2,656,600 \$13,090,761 (\$20,403,544) \$16,379,873 (\$4,023,671) \$	485,000 \$11,552,090 \$0
2031/32 350 8,400 2,763,000 \$11,552,090 (\$21,094,770) \$17,088,791 (\$4,005,979) \$	485,000 \$10,031,111 \$0
2032/33 350 8,750 2,869,400 \$10,031,111 (\$21,642,355) \$17,797,709 (\$3,844,646) \$	485,000 \$8,671,465 \$0
2033/34 350 9,100 2,975,800 \$8,671,465 (\$21,979,011) \$18,506,627 (\$3,472,383) \$	485,000 \$7,684,082 \$0
2034/35 350 9,450 3,082,200 \$7,684,082 (\$22,935,001) \$19,215,546 (\$3,719,455) \$	485,000 \$6,449,626 \$0
2035/36 350 9,800 3,188,524 \$6,449,626 (\$23,652,973) \$19,924,437 (\$3,728,537) \$	485,000 \$5,206,090 \$0
2036/37 350 10.150 3.294.848 \$5.206.090 (\$24.644.710) \$20.633.328 (\$4.011.383) \$	485.000 \$3.679.707 \$0
2037/38 350 10.500 3.401.172 \$3.679.707 (\$24.933.218) \$21.342.219 (\$3.590.999) \$	485.000 \$2.573.708 \$0
2038/39 350 10.850 3.507.496 \$2.573.708 (\$25.436.458) \$22.051.110 (\$3.385.348) \$	485,000 \$1,673,360 \$0
	485,000 \$1,081,328 \$0
2040/41 350 11 550 3 553 080 \$1 081 328 (\$26 418 335) \$23 409 250 (\$3009 085) \$	485,000 \$557,243 \$0
2041/42 350 11.900 3.553.080 \$557.243 (\$26.701.844) \$24.080.183 (\$26.26.161.) \$	485.000 \$420.583 \$0
2042/43 350 12 250 3 553 080 \$420 583 (\$26 985 353) \$24 751 116 (\$2 234 236) \$	485,000 \$671,347 \$0
2043/44 350 12,600 3,553,080 \$671,347 (\$27,268,862) \$25,420,500 (\$1,846,812) \$	485,000 \$1,309,535 \$0
2044/45 120 12,720 3,553,080 \$1,309,535 (\$27,552,371) \$25,652,084 (\$1,900,286)	\$25,000 \$1,000,000 \$0 \$252,000 \$261,248 \$0

[1] The required Urban Services Shortfall Fee assumes tax/assessment rates remain unchanged.

"dev_fee_cf_altsc3"

Table B-7 Placer Vineyards Specific Plan Sensitivity Analysis: Urban Services Shortfall Fee Cash Flow

Year	Units	Cumulative Units	Cumulative Commercial Sq. Ft.	Beginning Balance	Net Annual Costs	Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Urb. Svc. Shortfall Fee)	Urban Services Shortfall Fee Revenue [1]	Ending Balance	Shortfall Funding Required
	а	b	С	d	e (Table B-11)	f = b x \$1917 + c x \$0.357 (Table B-3)	g = e + f	h = \$5,900 per unit	i = d + g + h	j
2008/09	1 000	1 000	179 892	\$0	(\$3 674 239)	\$1 981 174	(\$1 693 065)	\$5,900,000	\$4 206 935	\$0
2000/00	1,000	2 000	359 784	φ0 \$4 206 935	(\$5,077,200) (\\$5,482,273)	\$3,962,348	(\$1,519,925)	\$5,900,000	\$8 587 009	Φ0 \$0
2010/11	1,000	3,000	539 676	\$8 587 009	(\$7,039,812)	\$5 943 521	(\$1,096,291)	\$5,900,000	\$13 390 719	\$0
2011/12	1,000	4 000	719 568	\$13,390,719	(\$9,189,649)	\$7 924 695	(\$1,264,954)	\$5,900,000	\$18,025,765	\$0
2012/13	1,000	5,000	899,460	\$18,025,765	(\$13,083,261)	\$9,905,869	(\$3,177,392)	\$5,900,000	\$20,748,372	\$0
2013/14	1.000	6.000	1.079.351	\$20.748.372	(\$14,712,488)	\$11.887.043	(\$2,825,446)	\$5,900,000	\$23.822.927	\$0
2014/15	1,000	7,000	1,259,243	\$23,822,927	(\$17,685,913)	\$13,868,217	(\$3,817,696)	\$5,900,000	\$25,905,231	\$0
2015/16	1,000	8,000	1,439,135	\$25,905,231	(\$20,189,968)	\$15,849,390	(\$4,340,578)	\$5,900,000	\$27,464,653	\$0
2016/17	1,000	9,000	1,619,027	\$27,464,653	(\$21,710,893)	\$17,830,564	(\$3,880,329)	\$5,900,000	\$29,484,324	\$0
2017/18	1,000	10,000	1,798,919	\$29,484,324	(\$24,336,724)	\$19,811,738	(\$4,524,986)	\$5,900,000	\$30,859,338	\$0
2018/19	1,000	11,000	1,978,811	\$30,859,338	(\$25,440,267)	\$21,792,912	(\$3,647,355)	\$5,900,000	\$33,111,983	\$0
2019/20	1,000	12,000	2,158,703	\$33,111,983	(\$26,835,371)	\$23,774,086	(\$3,061,285)	\$5,900,000	\$35,950,698	\$0
2020/21	720	12,720	2,338,595	\$35,950,698	(\$27,552,371)	\$25,218,513	(\$2,333,858)	\$4,248,000	\$37,864,840	\$0
2021/22	0	12,720	2,518,487	\$37,864,840	(\$27,552,371)	\$25,282,734	(\$2,269,636)	\$0	\$35,595,204	\$0
2022/23	0	12,720	2,698,379	\$35,595,204	(\$27,552,371)	\$25,346,956	(\$2,205,415)	\$0	\$33,389,789	\$0
2023/24	0	12,720	2,878,270	\$33,389,789	(\$27,552,371)	\$25,411,177	(\$2,141,194)	\$0	\$31,248,596	\$0
2024/25	0	12,720	3,058,162	\$31,248,596	(\$27,552,371)	\$25,475,398	(\$2,076,972)	\$0	\$29,171,624	\$0
2025/26	0	12,720	3,238,054	\$29,171,624	(\$27,552,371)	\$25,539,620	(\$2,012,751)	\$0	\$27,158,873	\$0
2026/27	0	12,720	3,417,946	\$27,158,873	(\$27,552,371)	\$25,603,841	(\$1,948,529)	\$0	\$25,210,344	\$0
2027/28	0	12,720	3,597,838	\$25,210,344	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$23,326,036	\$0
2028/29	0	12,720	3,597,838	\$23,326,036	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$21,441,728	\$0
2029/30	0	12,720	3,597,838	\$21,441,728	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$19,557,420	\$0
2030/31	0	12,720	3,597,838	\$19,557,420	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$17,673,112	\$0
2031/32	0	12,720	3,597,838	\$17,673,112	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$15,788,804	\$0
2032/33	0	12,720	3,597,838	\$15,788,804	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$13,904,496	\$0
2033/34	0	12,720	3,597,838	\$13,904,496	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$12,020,188	\$0
2034/35	0	12,720	3,597,838	\$12,020,188	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$10,135,881	\$0
2035/36	0	12,720	3,597,838	\$10,135,881	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$8,251,573	\$0
2036/37	0	12,720	3,597,838	\$8,251,573	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$6,367,265	\$0
2037/38	0	12,720	3,597,838	\$6,367,265	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$4,482,957	\$0
2038/39	0	12,720	3,597,838	\$4,482,957	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$2,598,649	\$0
2039/40	0	12,720	3,597,838	\$2,598,649	(\$27,552,371)	\$25,668,063	(\$1,884,308)	\$0	\$714,341	\$0

[1] The required Urban Services Shortfall Fee assumes tax/assessment rates remain unchanged.

"dev_fee_cf_altsc4"

B-7

Table B-8 Placer Vineyards Specific Plan - Urban Services Plan Cost Detail for County Scenario #1

County Scenario 1	Cumulative Units	Cumulative Sq. Ft.	Fire [1]	Sheriff [1]	Trails & Parks	Open Space	Countywide LC Services [1]		Library [1]	Transit [1]	Regional Parks	Roads [1]	Total Net Cost
			66% cost reduction	10% cost reduction				100% cost reduction	59% cost reduction	50% cost reduction		12% cost reduction	
2008/09	350	90,500	\$396,395	\$269,334	\$61,687	\$825,848	\$48,286	\$0	\$81,272	\$0	\$40,098	\$171,679	(\$1,894,599)
2009/10	700	181,000	\$586,063	\$512,482	\$443,845	\$860,015	\$96,572	\$0	\$81,272	\$0	\$98,423	\$343,359	(\$3,022,030)
2010/11	1,050	309,200	\$628,290	\$512,482	\$505,532	\$894,181	\$144,859	\$0	\$81,272	\$202,308	\$138,521	\$515,038	(\$3,622,483)
2011/12	1,400	437,400	\$628,290	\$748,146	\$567,220	\$928,348	\$193,145	\$0	\$81,272	\$202,308	\$178,619	\$686,717	(\$4,214,064)
2012/13	1,750	565,600	\$628,290	\$1,209,697	\$628,907	\$962,515	\$241,431	\$0	\$81,272	\$202,308	\$311,205	\$858,396	(\$5,124,021)
2013/14	2,100	693,800	\$649,258	\$1,209,697	\$690,595	\$996,681	\$289,717	\$0	\$81,272	\$202,308	\$351,303	\$1,030,076	(\$5,500,907)
2014/15	2,600	822,000	\$649,258	\$1,558,879	\$778,720	\$1,030,848	\$338,003	\$0	\$81,272	\$532,861	\$408,585	\$1,201,755	(\$6,580,181)
2015/16	3,100	950,200	\$649,258	\$1,820,750	\$866,844	\$1,065,015	\$386,289	\$0	\$162,543	\$532,861	\$465,868	\$1,373,434	(\$7,322,863)
2016/17	3,600	1,078,400	\$649,258	\$2,341,564	\$954,969	\$1,099,181	\$434,576	\$0	\$162,543	\$532,861	\$523,151	\$1,545,114	(\$8,243,217)
2017/18	4,100	1,206,600	\$649,258	\$2,789,558	\$1,345,485	\$1,133,348	\$482,862	\$0	\$162,543	\$532,861	\$598,661	\$1,716,793	(\$9,411,369)
2018/19	4,600	1,334,800	\$649,258	\$3,445,322	\$1,433,610	\$1,167,515	\$531,148	\$0	\$162,543	\$532,861	\$672,767	\$1,888,472	(\$10,483,496)
2019/20	5,100	1,463,000	\$1,460,992	\$4,412,878	\$1,521,735	\$1,201,681	\$579,434	\$0	\$162,543	\$1,067,317	\$730,049	\$2,060,151	(\$13,196,782)
2020/21	5,537	1,575,200	\$1,460,992	\$4,835,836	\$1,598,756	\$1,235,848	\$627,720	\$0	\$162,543	\$1,067,317	\$780,115	\$2,231,831	(\$14,000,958)
2021/22	5,974	1,687,400	\$1,460,992	\$5,158,261	\$1,675,778	\$1,270,015	\$676,006	\$0	\$162,543	\$1,067,317	\$830,180	\$2,403,510	(\$14,704,601)
2022/23	6,411	1,799,600	\$1,460,992	\$5,430,126	\$1,752,799	\$1,304,181	\$724,293	\$0	\$162,543	\$1,067,317	\$897,068	\$2,575,189	(\$15,374,509)
2023/24	6,848	1,911,800	\$1,460,992	\$5,923,495	\$1,829,820	\$1,304,181	\$772,579	\$0	\$162,543	\$1,067,317	\$947,133	\$2,746,869	(\$16,214,929)
2024/25	7,285	2,018,200	\$2,191,303	\$6,707,828	\$2,040,414	\$1,304,181	\$820,865	\$0	\$162,543	\$1,468,780	\$1,124,791	\$2,918,548	(\$18,739,253)
2025/26	7,702	2,124,600	\$2,191,303	\$6,989,175	\$2,113,911	\$1,304,181	\$869,151	\$0	\$162,543	\$1,468,780	\$1,172,564	\$3,090,227	(\$19,361,835)
2026/27	8,119	2,231,000	\$2,191,303	\$7,308,653	\$2,507,877	\$1,304,181	\$917,437	\$0	\$162,543	\$1,468,780	\$1,220,338	\$3,261,906	(\$20,343,018)
2027/28	8,536	2,337,400	\$2,191,303	\$7,711,372	\$2,581,373	\$1,304,181	\$965,723	\$0	\$162,543	\$1,468,780	\$1,268,112	\$3,433,586	(\$21,086,973)
2028/29	8,953	2,443,800	\$2,191,303	\$7,926,104	\$2,654,869	\$1,304,181	\$1,014,010	\$0	\$162,543	\$1,468,780	\$1,366,248	\$3,605,265	(\$21,693,303)
2029/30	9,370	2,550,200	\$2,191,303	\$8,593,587	\$2,728,365	\$1,304,181	\$1,062,296	\$0	\$162,543	\$1,468,780	\$1,468,705	\$3,776,944	(\$22,756,704)
2030/31	9,820	2,656,600	\$2,191,303	\$9,023,051	\$2,807,678	\$1,304,181	\$1,110,582	\$0	\$162,543	\$1,468,780	\$1,520,259	\$3,948,624	(\$23,537,001)
2031/32	10,270	2,763,000	\$2,235,368	\$9,237,784	\$2,886,990	\$1,304,181	\$1,158,868	\$0	\$406,358	\$1,468,780	\$1,799,657	\$4,120,303	(\$24,618,289)
2032/33	10,720	2,869,400	\$2,235,368	\$9,237,784	\$2,966,303	\$1,304,181	\$1,207,154	\$0	\$406,358	\$1,468,780	\$1,851,212	\$4,291,982	(\$24,969,122)
2033/34	11,170	2,975,800	\$2,235,368	\$9,452,516	\$3,135,997	\$1,304,181	\$1,255,440	\$0	\$406,358	\$1,468,780	\$1,902,766	\$4,463,661	(\$25,625,069)
2034/35	11,620	3,082,200	\$2,235,368	\$9,771,994	\$3,419,598	\$1,304,181	\$1,303,727	\$0	\$406,358	\$1,468,780	\$2,027,231	\$4,635,341	(\$26,572,578)
2035/36	12,070	3,188,524	\$2,235,368	\$9,771,994	\$3,498,911	\$1,304,181	\$1,352,013	\$0	\$406,358	\$1,468,780	\$2,078,785	\$4,807,020	(\$26,923,410)
2036/37	12,520	3,294,848	\$2,235,368	\$9,771,994	\$3,578,223	\$1,304,181	\$1,400,299	\$0	\$406,358	\$1,468,780	\$2,130,339	\$4,978,699	(\$27,274,242)
2037/38	12,720	3,401,172	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2038/39	12,720	3,507,496	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2039/40	12,720	3,553,080	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)

[1] Cost reduction due to offsetting revenues.

"cost_detail1"

Table B-9 Placer Vineyards Specific Plan - Urban Services Plan Cost Detail for County Scenario #2

County Scenario 2	Cumulative Units	Cumulative Sq. Ft.	Fire [1]	Sheriff [1]	Trails & Parks	Open Space	LC	Countywide Services [1]	Library [1]	Transit [1]	Regional Parks	Roads [1]	Total Net Cost
			66% cost reduction	10% cost reduction				100% cost reduction	59% cost reduction	50% cost reduction		12% cost reduction	
2008/09	350	90,500	\$396,395	\$269,334	\$61,687	\$823,713	\$48,286	\$0	\$81,272	\$0	\$40,098	\$171,679	(\$1,892,464)
2009/10	700	181,000	\$586,063	\$512,482	\$443,845	\$855,744	\$96,572	\$0	\$81,272	\$0	\$98,423	\$343,359	(\$3,017,759)
2010/11	1,050	309,200	\$628,290	\$512,482	\$505,532	\$887,775	\$144,859	\$0	\$81,272	\$202,308	\$138,521	\$515,038	(\$3,616,077)
2011/12	1,400	437,400	\$628,290	\$748,146	\$567,220	\$919,806	\$193,145	\$0	\$81,272	\$202,308	\$178,619	\$686,717	(\$4,205,523)
2012/13	1,750	565,600	\$628,290	\$1,209,697	\$628,907	\$951,838	\$241,431	\$0	\$81,272	\$202,308	\$311,205	\$858,396	(\$5,113,344)
2013/14	2,100	693,800	\$649,258	\$1,209,697	\$690,595	\$983,869	\$289,717	\$0	\$81,272	\$202,308	\$351,303	\$1,030,076	(\$5,488,094)
2014/15	2,450	822,000	\$649,258	\$1,558,879	\$752,282	\$1,015,900	\$338,003	\$0	\$81,272	\$202,308	\$391,400	\$1,201,755	(\$6,191,058)
2015/16	2,800	950,200	\$649,258	\$1,820,750	\$813,970	\$1,047,931	\$386,289	\$0	\$81,272	\$532,861	\$431,498	\$1,373,434	(\$7,137,263)
2016/17	3,300	1,078,400	\$649,258	\$2,341,564	\$902,094	\$1,079,963	\$434,576	\$0	\$162,543	\$532,861	\$488,781	\$1,545,114	(\$8,136,754)
2017/18	3,800	1,206,600	\$649,258	\$2,789,558	\$990,219	\$1,111,994	\$482,862	\$0	\$162,543	\$532,861	\$546,064	\$1,716,793	(\$8,982,152)
2018/19	4,300	1,334,800	\$649,258	\$3,445,322	\$1,380,735	\$1,144,025	\$531,148	\$0	\$162,543	\$532,861	\$621,574	\$1,888,472	(\$10,355,938)
2019/20	4,800	1,463,000	\$649,258	\$4,412,878	\$1,468,860	\$1,176,056	\$579,434	\$0	\$162,543	\$532,861	\$695,680	\$2,060,151	(\$11,737,723)
2020/21	5,150	1,575,200	\$1,460,992	\$4,412,878	\$1,530,548	\$1,208,088	\$627,720	\$0	\$162,543	\$1,067,317	\$735,778	\$2,231,831	(\$13,437,694)
2021/22	5,500	1,687,400	\$1,460,992	\$4,835,836	\$1,592,235	\$1,240,119	\$676,006	\$0	\$162,543	\$1,067,317	\$775,876	\$2,403,510	(\$14,214,434)
2022/23	5,850	1,799,600	\$1,460,992	\$5,158,261	\$1,653,923	\$1,272,150	\$724,293	\$0	\$162,543	\$1,067,317	\$815,973	\$2,575,189	(\$14,890,641)
2023/24	6,200	1,911,800	\$1,460,992	\$5,430,126	\$1,715,610	\$1,304,181	\$772,579	\$0	\$162,543	\$1,067,317	\$872,895	\$2,746,869	(\$15,533,112)
2024/25	6,550	2,018,200	\$1,460,992	\$5,430,126	\$1,777,297	\$1,304,181	\$820,865	\$0	\$162,543	\$1,067,317	\$912,993	\$2,918,548	(\$15,854,863)
2025/26	6,900	2,124,600	\$1,460,992	\$5,923,495	\$1,838,985	\$1,304,181	\$869,151	\$0	\$162,543	\$1,067,317	\$953,090	\$3,090,227	(\$16,669,982)
2026/27	7,400	2,231,000	\$2,191,303	\$6,707,828	\$2,060,683	\$1,304,181	\$917,437	\$0	\$162,543	\$1,468,780	\$1,137,966	\$3,261,906	(\$19,212,628)
2027/28	7,900	2,337,400	\$2,191,303	\$7,308,653	\$2,148,808	\$1,304,181	\$965,723	\$0	\$162,543	\$1,468,780	\$1,195,248	\$3,433,586	(\$20,178,825)
2028/29	8,400	2,443,800	\$2,191,303	\$7,711,372	\$2,557,403	\$1,304,181	\$1,014,010	\$0	\$162,543	\$1,468,780	\$1,252,531	\$3,605,265	(\$21,267,387)
2029/30	8,900	2,550,200	\$2,191,303	\$7,926,104	\$2,645,528	\$1,304,181	\$1,062,296	\$0	\$162,543	\$1,468,780	\$1,360,177	\$3,776,944	(\$21,897,855)
2030/31	9,250	2,656,600	\$2,191,303	\$8,593,587	\$2,707,215	\$1,304,181	\$1,110,582	\$0	\$162,543	\$1,468,780	\$1,454,957	\$3,948,624	(\$22,941,772)
2031/32	9,600	2,763,000	\$2,191,303	\$9,023,051	\$2,768,903	\$1,304,181	\$1,158,868	\$0	\$162,543	\$1,468,780	\$1,495,055	\$4,120,303	(\$23,692,987)
2032/33	9,950	2,869,400	\$2,191,303	\$9,023,051	\$2,830,590	\$1,304,181	\$1,207,154	\$0	\$162,543	\$1,468,780	\$1,535,153	\$4,291,982	(\$24,014,738)
2033/34	10,300	2,975,800	\$2,235,368	\$9,237,784	\$2,892,278	\$1,304,181	\$1,255,440	\$0	\$406,358	\$1,468,780	\$1,803,094	\$4,463,661	(\$25,066,945)
2034/35	10,650	3,082,200	\$2,235,368	\$9,237,784	\$2,953,965	\$1,304,181	\$1,303,727	\$0	\$406,358	\$1,468,780	\$1,843,192	\$4,635,341	(\$25,388,695)
2035/36	11,000	3,188,524	\$2,235,368	\$9,452,516	\$3,106,035	\$1,304,181	\$1,352,013	\$0	\$406,358	\$1,468,780	\$1,883,290	\$4,807,020	(\$26,015,561)
2036/37	11,350	3,294,848	\$2,235,368	\$9,771,994	\$3,167,722	\$1,304,181	\$1,400,299	\$0	\$406,358	\$1,468,780	\$1,923,388	\$4,978,699	(\$26,656,790)
2037/38	11,720	3,401,172	\$2,235,368	\$9,771,994	\$3,437,223	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,038,687	\$5,150,379	(\$27,261,555)
2038/39	12,220	3,507,496	\$2,235,368	\$9,771,994	\$3,525,348	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,095,970	\$5,150,379	(\$27,406,963)
2039/40	12,720	3,553,080	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)

[1] Cost reduction due to offsetting revenues.

"cost_detail2"

Table B-10 Placer Vineyards Specific Plan - Urban Services Plan Cost Detail for County Scenario #3

County Scenario 3	Cumulative Units	Cumulative Sq. Ft.	Fire [1]	Sheriff [1]	Trails & Parks	Open Space	LC	Countywide Services [1]	Library [1]	Transit	Regional Parks [2]	Roads [1]	Total Net Cost
			66% cost reduction	10% cost reduction				100% cost reduction	59% cost reduction	50% cost reduction		12% cost reduction	
2008/09	350	90,500	\$396.395	\$269.334	\$70.059	\$818.655	\$39,151	\$0	\$81,272	\$0	\$40.098	\$139,199	(\$1,854,163)
2009/10	700	181.000	\$586.063	\$512,482	\$460,589	\$845.629	\$78.302	\$0	\$81,272	\$0	\$96,245	\$278.399	(\$2,938,980)
2010/11	1.050	309.200	\$628,290	\$512,482	\$530.648	\$872.602	\$117,453	\$0	\$81,272	\$202.308	\$136.343	\$417.598	(\$3,498,996)
2011/12	1,400	437.400	\$628,290	\$748.146	\$600,707	\$899.576	\$156.604	\$0	\$81.272	\$202.308	\$176.441	\$556,798	(\$4.050.141)
2012/13	1,750	565.600	\$628,290	\$1,209,697	\$670,767	\$926.550	\$195,755	\$0	\$81,272	\$202.308	\$297.975	\$695,997	(\$4,908,609)
2013/14	2,100	693.800	\$649.258	\$1,209,697	\$740.826	\$953.524	\$234,906	\$0	\$81.272	\$202.308	\$338.072	\$835,197	(\$5,245,059)
2014/15	2.450	822.000	\$649,258	\$1,558,879	\$810.885	\$980,497	\$274.057	\$0	\$81,272	\$202.308	\$378,170	\$974.396	(\$5,909,723)
2015/16	2.800	950.200	\$649,258	\$1.820.750	\$880,944	\$1.007.471	\$313,208	\$0	\$81.272	\$532.861	\$418.268	\$1,113,595	(\$6.817.627)
2016/17	3,150	1.078.400	\$649,258	\$1,820,750	\$951.004	\$1,034,445	\$352,359	\$0	\$162,543	\$532,861	\$458.366	\$1,252,795	(\$7,214,380)
2017/18	3,500	1.206.600	\$649,258	\$2.341.564	\$1.021.063	\$1.061.418	\$391,510	\$0	\$162.543	\$532.861	\$498,464	\$1,391,994	(\$8.050.676)
2018/19	3.850	1.334.800	\$649.258	\$2,789,558	\$1.091.122	\$1.088.392	\$430,660	\$0	\$162.543	\$532,861	\$538,562	\$1,531,194	(\$8,814,151)
2019/20	4,200	1.463.000	\$649,258	\$3,445,322	\$1,463,573	\$1,115,366	\$469,811	\$0	\$162,543	\$532,861	\$594,709	\$1,670,393	(\$10,103,836)
2020/21	4,550	1.575.200	\$649,258	\$3,445,322	\$1.533.632	\$1,142,339	\$508,962	\$0	\$162.543	\$532.861	\$649.620	\$1,809,592	(\$10,434,130)
2021/22	4,900	1.687.400	\$649,258	\$4,412,878	\$1,603,691	\$1,169,313	\$548,113	\$0	\$162,543	\$532,861	\$689,718	\$1,948,792	(\$11,717,168)
2022/23	5,250	1.799.600	\$1,460,992	\$4.835.836	\$1.673.751	\$1,196,287	\$587,264	\$0	\$162.543	\$1.067.317	\$729.816	\$2.087.991	(\$13.801.797)
2023/24	5,600	1,911,800	\$1,460,992	\$4,835,836	\$1,743,810	\$1,223,260	\$626,415	\$0	\$162,543	\$1.067.317	\$769,914	\$2,227,191	(\$14,117,278)
2024/25	5,950	2.018.200	\$1,460,992	\$5,158,261	\$1,813,869	\$1,250,234	\$665,566	\$0	\$162,543	\$1.067.317	\$810.011	\$2,366,390	(\$14,755,184)
2025/26	6,300	2.124.600	\$1,460,992	\$5,430,126	\$1,883,929	\$1,277,208	\$704,717	\$0	\$162.543	\$1.067.317	\$864,922	\$2,505,590	(\$15,357,344)
2026/27	6,650	2.231.000	\$1,460,992	\$5,923,495	\$1,953,988	\$1,304,181	\$743.868	\$0	\$162,543	\$1.067.317	\$905.020	\$2,644,789	(\$16,166,194)
2027/28	7.000	2.337.400	\$2,191,303	\$5,923,495	\$2,157,620	\$1,304,181	\$783.019	\$0	\$162.543	\$1,468,780	\$1.057.464	\$2,783,988	(\$17.832.393)
2028/29	7,350	2,443,800	\$2,191,303	\$6,707,828	\$2,227,680	\$1,304,181	\$822,170	\$0	\$162,543	\$1,468,780	\$1.097.561	\$2,923,188	(\$18,905,234)
2029/30	7,700	2,550,200	\$2,191,303	\$6,989,175	\$2,297,739	\$1,304,181	\$861.321	\$0	\$162,543	\$1,468,780	\$1,137,659	\$3.062.387	(\$19,475,088)
2030/31	8.050	2,656,600	\$2,191,303	\$7.308.653	\$2,688,268	\$1,304,181	\$900.472	\$0	\$162.543	\$1,468,780	\$1,177,757	\$3,201,587	(\$20,403,544)
2031/32	8,400	2,763.000	\$2,191,303	\$7,711,372	\$2,758,328	\$1,304,181	\$939.623	\$0 \$0	\$162,543	\$1,468,780	\$1,217,855	\$3,340,786	(\$21,094,770)
2032/33	8,750	2.869.400	\$2,191,303	\$7,926,104	\$2,828,387	\$1,304,181	\$978,774	\$0	\$162.543	\$1,468,780	\$1.302.298	\$3,479,985	(\$21,642,355)
2033/34	9,100	2,975,800	\$2,191,303	\$7,926,104	\$2,898,446	\$1,304,181	\$1.017.925	\$0	\$162,543	\$1,468,780	\$1.390.544	\$3,619,185	(\$21,979,011)
2034/35	9,450	3.082.200	\$2,191,303	\$8.593.587	\$2,968,506	\$1,304,181	\$1.057.076	\$0	\$162.543	\$1,468,780	\$1.430.642	\$3,758,384	(\$22.935.001)
2035/36	9,800	3,188,524	\$2,191,303	\$9.023.051	\$3.038.565	\$1,304,181	\$1.096.227	\$0	\$162.543	\$1,468,780	\$1,470,739	\$3,897,584	(\$23,652,973)
2036/37	10,150	3.294.848	\$2,235,368	\$9,237,784	\$3,108,624	\$1,304,181	\$1,135,378	\$0	\$406.358	\$1,468,780	\$1,711,454	\$4,036,783	(\$24,644,710)
2037/38	10,500	3.401.172	\$2,235,368	\$9.237.784	\$3,178,684	\$1,304,181	\$1,174,529	\$0	\$406.358	\$1,468,780	\$1.751.552	\$4,175,983	(\$24,933,218)
2038/39	10,850	3.507.496	\$2,235,368	\$9,452,516	\$3,248,743	\$1,304,181	\$1,213,679	\$0 \$0	\$406.358	\$1,468,780	\$1,791,650	\$4,315,182	(\$25,436,458)
2039/40	11,200	3,553,080	\$2,235,368	\$9,452,516	\$3,409,185	\$1,304,181	\$1,252,830	\$0	\$406.358	\$1,468,780	\$1.831.748	\$4,454,381	(\$25,815,348)
2040/41 [3]	11,550	3,553,080	\$2,235,368	\$9,771,994	\$3,450,042	\$1,304,181	\$1,291,981	\$0 \$0	\$406.358	\$1,468,780	\$1.896.049	\$4,593,581	(\$26,418,335)
2041/42 [3]	11,900	3,553,080	\$2,235,368	\$9,771,994	\$3,490,900	\$1,304,181	\$1.331.132	\$0 .\$0	\$406.358	\$1,468,780	\$1,960,350	\$4,732,780	(\$26,701,844)
2042/43 [3]	12,250	3,553,080	\$2,235,368	\$9.771.994	\$3.531.758	\$1,304,181	\$1,370,283	\$0 \$0	\$406.358	\$1,468,780	\$2.024.651	\$4.871.980	(\$26,985,353)
2043/44 [3]	12,600	3,553,080	\$2,235,368	\$9.771.994	\$3.572.615	\$1,304,181	\$1,409,434	\$0 \$0	\$406.358	\$1,468,780	\$2.088.952	\$5.011.179	(\$27,268,862)
2044/45	12,720	3,553,080	\$2,235.368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0 \$0	\$406.358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
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[1] Cost reduction due to offsetting revenues.

[2] Includes offsetting revenues.
 [3] Annual costs for Trails/Parks and Regional Parks for these years is estimated based upon known buildout costs.

"cost_detail3"

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Table B-11 Placer Vineyards Specific Plan - Urban Services Plan Cost Detail for PV Scenario #4

PV Scenario 4	Cumulative Units	Cumulative Sq. Ft. [1]	Fire [2]	Sheriff [2]	Trails & Parks	Open Space	LC	Countywide Services [2]	Library [2]	Transit [2]	Regional Parks [3]	Roads [2]	Total Net Cost
			66% cost reduction	10% cost reduction				100% cost reduction	59% cost reduction	50% cost reduction		12% cost reduction	
2008/09	1,000	179,892	\$628,290	\$748,146	\$496,720	\$877,098	\$111,430	\$0	\$81,272	\$202,308	\$132,793	\$396,183	(\$3,674,239)
2009/10	2,000	359,784	\$649,258	\$1,558,879	\$672,970	\$962,515	\$222,859	\$0	\$81,272	\$202,308	\$339,846	\$792,366	(\$5,482,273)
2010/11	3,000	539,676	\$649,258	\$1,820,750	\$849,220	\$1,047,931	\$334,289	\$0	\$162,543	\$532,861	\$454,411	\$1,188,549	(\$7,039,812)
2011/12	4,000	719,568	\$649,258	\$2,789,558	\$1,304,426	\$1,133,348	\$445,719	\$0	\$162,543	\$532,861	\$587,204	\$1,584,732	(\$9,189,649)
2012/13	5,000	899,460	\$1,460,992	\$4,412,878	\$1,504,110	\$1,218,765	\$557,148	\$0	\$162,543	\$1,067,317	\$718,593	\$1,980,915	(\$13,083,261)
2013/14	6,000	1,079,351	\$1,460,992	\$5,158,261	\$1,680,360	\$1,304,181	\$668,578	\$0	\$162,543	\$1,067,317	\$833,158	\$2,377,098	(\$14,712,488)
2014/15	7,000	1,259,243	\$2,191,303	\$5,923,495	\$1,990,183	\$1,304,181	\$780,007	\$0	\$162,543	\$1,468,780	\$1,092,139	\$2,773,281	(\$17,685,913)
2015/16	8,000	1,439,135	\$2,191,303	\$7,308,653	\$2,486,903	\$1,304,181	\$891,437	\$0	\$162,543	\$1,468,780	\$1,206,705	\$3,169,464	(\$20,189,968)
2016/17	9,000	1,619,027	\$2,191,303	\$7,926,104	\$2,663,153	\$1,304,181	\$1,002,867	\$0	\$162,543	\$1,468,780	\$1,426,316	\$3,565,647	(\$21,710,893)
2017/18	10,000	1,798,919	\$2,235,368	\$9,237,784	\$2,839,403	\$1,304,181	\$1,114,296	\$0	\$406,358	\$1,468,780	\$1,768,725	\$3,961,830	(\$24,336,724)
2018/19	11,000	1,978,811	\$2,235,368	\$9,452,516	\$3,106,035	\$1,304,181	\$1,225,726	\$0	\$406,358	\$1,468,780	\$1,883,290	\$4,358,013	(\$25,440,267)
2019/20	12,000	2,158,703	\$2,235,368	\$9,771,994	\$3,486,573	\$1,304,181	\$1,337,156	\$0	\$406,358	\$1,468,780	\$2,070,765	\$4,754,196	(\$26,835,371)
2020/21	12,720	2,338,595	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2021/22	12,720	2,518,487	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2022/23	12,720	2,698,379	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2023/24	12,720	2,878,270	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2024/25	12,720	3,058,162	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2025/26	12,720	3,238,054	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2026/27	12,720	3,417,946	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)
2027/28	12,720	3,597,838	\$2,235,368	\$9,771,994	\$3,613,473	\$1,304,181	\$1,448,585	\$0	\$406,358	\$1,468,780	\$2,153,252	\$5,150,379	(\$27,552,371)

[1] Assumes a 20 year buildout for commercial development.
 [2] Cost reduction due to offsetting revenues.
 [3] Includes offsetting revenues.

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Economic & Planning Systems

> Public Finance Real Estate Economics Regional Economics Land Use Policy

APPENDIX C

SUPPORTING INFORMATION FOR TRAILS, PARKS, PARKS MAINTENANCE, STAFFING, AND PROGRAMMING

Table C-1	Project Annual/Cumulative Units and Population C-1
Table C-2	Summary of Trails and Parks Costs and Revenues C-2
Table C-3	Annual Costs at Buildout: Trails and Parks Maintenance (2 pages)C-3
Table C-4	Estimated Trails and Parks Maintenance Costs C-5
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Table C-6	Summary of Recreation Services Costs and Revenues C-7
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Table C-10	Recreation Supervision Costs C-13
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Table C-12	Summary of Recreation Services Costs and Revenues C-15

Table C-1Placer Vineyards Specific Plan - Parks Cash FlowProject Annual/Cumulative Units and Population

Year	Annual Units [1]	Cum. Units [1]	Annual Population	Cum. Population
2008/09	350	350	811	811
2009/10	350	700	811	1,622
2010/11	500	1,200	1,158	2,780
2011/12	500	1,700	1,158	3,938
2012/13	500	2,200	1,158	5,097
2013/14	500	2,700	1,158	6,255
2014/15	500	3,200	1,158	7,413
2015/16	500	3,700	1,158	8,572
2016/17	500	4,200	1,158	9,730
2017/18	500	4,700	1,158	10,888
2018/19	500	5,200	1,158	12,047
2019/20	500	5,700	1,158	13,205
2020/21	437	6,137	1,012	14,217
2021/22	437	6,574	1,012	15,230
2022/23	437	7,011	1,012	16,242
2023/24	437	7,448	1,012	17,254
2024/25	437	7,885	1,012	18,267
2025/26	417	8,302	966	19,233
2026/27	417	8,719	966	20,199
2027/28	417	9,136	966	21,165
2028/29	417	9,553	966	22,131
2029/30	417	9,970	966	23,097
2030/31	417	10,387	966	24,063
2031/32	417	10,804	966	25,029
2032/33	417	11,221	966	25,995
2033/34	417	11,638	966	26,961
2034/35	417	12,055	966	27,927
2035/36	417	12,472	966	28,893
2036/37	417	12,889	966	29,859
2037/38	417	13.306	966	30.825
2038/39	415	13,721	961	31,787
2039/40	0	13,721	0	31,787
Total	13,721		31,787	

"absorb2"

[1] Excludes 411 SPA units. Units subtracted from the end of the development schedule.

Table C-2Placer Vineyards Specific Plan - Parks Cash FlowSummary of Trails and Parks Costs & Revenues (2006\$)

	_		Gross (Costs					
Voar	Cumulative	Traile	Parks	Skato Parks	Parks	Offsetting	Total Cost	Annual Tax	Annual Surplus/(Shortfall)
	Units	Trans	Faiks	Skale Faiks	corp. raius	Revenues	(2000\$)	Revenues	Surplus/(Shortiall)
						0%		\$264 per Unit	
2008/09	350	\$11,290	\$45,897	\$0	\$0	\$0	\$57,187	\$92,400	\$35,213
2009/10	700	\$22,579	\$406,085	\$0	\$6,180	\$0	\$434,844	\$184,800	(\$250,044)
2010/11	1,200	\$38,707	\$471,653	\$0	\$6,180	\$0	\$516,540	\$316,800	(\$199,740)
2011/12	1,700	\$54,835	\$537,220	\$0	\$6,180	\$0	\$598,236	\$448,800	(\$149,436)
2012/13	2,200	\$70,964	\$602,788	\$0	\$6,180	\$0	\$679,932	\$580,800	(\$99,132)
2013/14	2,700	\$87,092	\$668,356	\$0	\$6,180	\$0	\$761,628	\$712,800	(\$48,828)
2014/15	3,200	\$103,220	\$733,924	\$0	\$6,180	\$0	\$843,324	\$844,800	\$1,476
2015/16	3,700	\$119,348	\$799,492	\$0	\$6,180	\$0	\$925,019	\$976,800	\$51,781
2016/17	4,200	\$158,910	\$1,053,633	\$90,383	\$6,180	\$0	\$1,309,106	\$1,108,800	(\$200,306)
2017/18	4,700	\$175,039	\$1,119,201	\$90,383	\$6,180	\$0	\$1,390,802	\$1,240,800	(\$150,002)
2018/19	5,200	\$191,167	\$1,184,769	\$90,383	\$6,180	\$0	\$1,472,498	\$1,372,800	(\$99,698)
2019/20	5,700	\$207,295	\$1,250,337	\$90,383	\$6,180	\$0	\$1,554,194	\$1,504,800	(\$49,394)
2020/21	6,137	\$221,391	\$1,307,643	\$90,383	\$6,180	\$0	\$1,625,596	\$1,620,168	(\$5,428)
2021/22	6,574	\$235,487	\$1,364,949	\$90,383	\$6,180	\$0	\$1,696,998	\$1,735,536	\$38,538
2022/23	7,011	\$249,583	\$1,555,829	\$90,383	\$6,180	\$0	\$1,901,974	\$1,850,904	(\$51,070)
2023/24	7,448	\$263,678	\$1,613,135	\$90,383	\$6,180	\$0	\$1,973,376	\$1,966,272	(\$7,104)
2024/25	7,885	\$277,774	\$1,670,441	\$90,383	\$6,180	\$0	\$2,044,778	\$2,081,640	\$36,862
2025/26	8,302	\$291,225	\$2,039,415	\$90,383	\$12,360	\$0	\$2,433,382	\$2,191,728	(\$241,654)
2026/27	8,719	\$304,676	\$2,094,098	\$90,383	\$12,360	\$0	\$2,501,517	\$2,301,816	(\$199,701)
2027/28	9,136	\$318,127	\$2,148,782	\$90,383	\$12,360	\$0	\$2,569,651	\$2,411,904	(\$157,747)
2028/29	9,553	\$331,578	\$2,203,465	\$90,383	\$12,360	\$0	\$2,637,786	\$2,521,992	(\$115,794)
2029/30	9,970	\$345,029	\$2,258,149	\$90,383	\$12,360	\$0	\$2,705,920	\$2,632,080	(\$73,840)
2030/31	10,387	\$358,479	\$2,312,832	\$90,383	\$12,360	\$0	\$2,774,054	\$2,742,168	(\$31,886)
2031/32	10,804	\$371,930	\$2,367,516	\$90,383	\$12,360	\$0	\$2,842,189	\$2,852,256	\$10,067
2032/33	11,221	\$385,381	\$2,422,199	\$180,765	\$12,360	\$0	\$3,000,705	\$2,962,344	(\$38,361)
2033/34	11,638	\$398,832	\$2,681,171	\$180,765	\$12,360	\$0	\$3,273,128	\$3,072,432	(\$200,696)
2034/35	12,055	\$412,283	\$2,735,855	\$180,765	\$12,360	\$0	\$3,341,263	\$3,182,520	(\$158,743)
2035/36	12,472	\$425,733	\$2,790,538	\$180,765	\$12,360	\$0	\$3,409,397	\$3,292,608	(\$116,789)
2036/37	12,889	\$439,184	\$2,845,222	\$180,765	\$12,360	\$0	\$3,477,531	\$3,402,696	(\$74,835)
2037/38	13,306	\$452,635	\$2,899,906	\$180,765	\$12,360	\$0	\$3,545,666	\$3,512,784	(\$32,882)
2038/39	13,721	\$466,021	\$2,954,327	\$180,765	\$12,360	\$0	\$3,613,473	\$3,622,344	\$8,871
2039/40	13,721	\$466,021	\$2,954,327	\$180,765	\$12,360	\$0	\$3,613,473	\$3,622,344	\$8,871

"pk_trail_cy_sum"

Table C-3Placer Vineyards Specific Plan - Parks Cash FlowAnnual Costs at Buildout: Trails and Parks Maintenance

		Units	Cost per Unit	Cost per Unit	Annual Cost at Buildout		
Item	Quantity	Description	(2005\$)	(2006\$)	(2006\$)	(Cost Trigger
Trails							
Trails in Private Parks, Onsite Trails (Inc. Equestrian) & Offsite Trails [1]	44.76	miles	\$9,600 \$0,600	\$9,888 ©0,888	\$442,587	0.0033	miles per unit
Subtotal Trails	2.37 47.13	miles	Φ 9,600	\$9,888 \$	\$23,435 \$466,021	4,000	building permit
Public Mini Parks (Pocket Parks) and Neighborhood Parks [2]							
Mini Parks (Pocket Parks)	39.00	acres	\$13,040	\$13,431	\$523,817	0.57	acres per 200th BP
Neighborhood Parks	75.50	acres	\$13,040	\$13,431	\$1,014,056	1.10	acres per 200th BP
Subtotal MINI-Parks (Pocket Parks) & Neighborhood Parks			17% ი	f cost	\$1,537,872 \$261,438		
Total Mini-Parks (Pocket Parks) & Neighborhood Parks	114.50	acres	11 /0 0	10001	\$1,799,311		
Local Community Parks							
Eastern Community Park Phase 1	20.00	acres	\$13,040	\$13,431	\$268,624	700	building permit
Eastern Community Park Phase 2	12.00	acres	\$13,040	\$13,431	\$161,174	4,000	building permit
Western Community Park Phase 1	20.00	acres	\$13,040	\$13,431	\$268,624	8,000	building permit
Western Community Park Phase 2	13.00	acres	\$13,040	\$13,431	\$174,606	11,500	building permit
Central Community Park Phase 1	0.00	acres	\$13,040	\$13,431	\$0	15,000	building permit
Central Community Park Phase 2	0.00	acres	\$13,040	\$13,431	\$0	20,000	building permit
Community Center Park	5.00	acres	\$13,040	\$13,431	\$67,156	7,000	building permit
Town Center Park	3.50	acres	\$13,040	\$13,431	\$47,009	7,000	building permit
Subtotal Community Parks					\$987,193		
County Overhead/Administration			17% o	f cost	\$167,823		
Total Community Parks	73.50	acres			\$1,155,016		
Subtotal Mini (Pocket), Neighborhood & Local Comm. Parks	188.00	acres			\$2,954,327		
Total Annual Trails and Parks Cost at Buildout					\$3,420,348		

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Table C-3 Placer Vineyards Specific Plan - Parks Cash Flow Annual Costs at Buildout: Trails and Parks Maintenance

ltem	Quantity	Jnits Description	Cost per Unit (2005\$)	Cost per Unit (2006\$)	Annual Cost at Buildout (2006\$)	Cost Trigger
Community Park Facilities Skate Park 1 [3] Materials/Supplies for Skate Park 1 Supervision Skate Park 2 [3] Materials/Supplies for Skate Park 2 Supervision Subtotal Skate Parks	1.00 35% 1.00 35%	park of cost park of cost	\$65,000 \$22,750 \$65,000 \$22,750	\$66,950 \$23,433 \$66,950 \$23,433	\$66,950 \$23,433 \$66,950 \$23,433 \$180,765	4,000 building permit 4,000 building permit 11,000 building permit 11,000 building permit
Eastern Community Park Corporation Yard Shop Western Community Park Corporation Yard Shop Subtotal Community Park Corporation Yard Shops	3,000 3,000 6,000	square feet square feet square feet	\$2.00 \$2.00	\$2.06 \$2.06	\$6,180 \$6,180 \$12,360 \$193 125	700 building permit 8,000 building permit
					¢100,120	
Total Annual Trails, Parks & Community Park Facilities at Buildout					\$3,613,473	
Percent Cost Reduction					0%	
Residents at Buildout Cost per Capita					31,787 \$114	
Total Units at Buildout Cost per Unit					13,721 \$264	

"park_cost2"

Source: Placer Vineyards Public Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007); Citygate Associates, LLC *Placer County: Recreation & Park Development Project, Final Report Sept. 2005*; EPS: Placer Vineyards Specific Plan Public Facilities *Financing Plan*, July 2007.

[1] Cost per mile per Citygate Report (2005).

[2] Park cost per Citygate Associates, LLC Placer County: Recreation & Park Development Project, Final Report Sept. 2005 estimated park maintenance costs. Includes maintenance of youth (unlighted) ball fields, unlighted and lighted baseball fields, neighborhood ball fields, adult lighted softball fields, basketball courts, a fitness course, a football field, horseshoe courts, multipurpose fields, family and group picnic areas, tot and youth playgrounds, youth soccer fields, adult unlighted and lighted soccer fields, tennis courts, a volleyball court, and park restrooms. Citygate Associates, Rec & Park Dev. Project (pgs. 20-21).

[3] Maintenance cost included in staffing cost.

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Table C-4 Placer Vineyards Specific Plan - Parks Cash Flow Estimated Trails and Parks Maintenance Costs (2006\$)

									Park Acres	5						
					Mini		Eastern	Eastern	Western	Western	Comm.	Town		Park	County	Total Trails &
	Voar	Cumulative	Trail Miles	Trails Costs	(Pocket)	Neigh. Parks	Comm. Ph 1	Comm.	Comm.	Comm.	Center	Center	Cum. Total	Maintenance	Overhead/Admin.	Parks Maint.
	Tear	onits	I fail Miles	(2000\$)	T diks	T alks	1 11. 1	111. 2	1 11. 1	1 11. 2	Taik	Oleen	Total	COSt (2000#)	(2000\$)	COSt (2000#)
	Cost/Trigger			\$9,888 per Mile			700	4,000	8,000	11,500	7,000	7,000		\$13,431 per Mile	17% of cost	
	2008/09	350	1.14	\$11,290	1.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	2.9	\$39,229	\$6,669	\$57,187
	2009/10	700	2.28	\$22,579	2.0	3.9	20.0	0.0	0.0	0.0	0.0	0.0	25.8	\$347,081	\$59,004	\$428,664
	2010/11	1,200	3.91	\$38,707	3.4	6.6	20.0	0.0	0.0	0.0	0.0	0.0	30.0	\$403,122	\$68,531	\$510,360
	2011/12	1,700	5.55	\$54,835	4.8	9.4	20.0	0.0	0.0	0.0	0.0	0.0	34.2	\$459,163	\$78,058	\$592,056
	2012/13	2,200	7.18	\$70,964	6.3	12.1	20.0	0.0	0.0	0.0	0.0	0.0	38.4	\$515,204	\$87,585	\$673,752
	2013/14	2,700	8.81	\$87,092	7.7	14.9	20.0	0.0	0.0	0.0	0.0	0.0	42.5	\$571,244	\$97,112	\$755,448
	2014/15	3,200	10.44	\$103,220	9.1	17.6	20.0	0.0	0.0	0.0	0.0	0.0	46.7	\$627,285	\$106,639	\$837,144
	2015/16	3,700	12.07	\$119,348	10.5	20.4	20.0	0.0	0.0	0.0	0.0	0.0	50.9	\$683,326	\$116,165	\$918,839
	2016/17	4,200	16.07	\$158,910	11.9	23.1	20.0	12.0	0.0	0.0	0.0	0.0	67.0	\$900,541	\$153,092	\$1,212,544
	2017/18	4,700	17.70	\$175,039	13.4	25.9	20.0	12.0	0.0	0.0	0.0	0.0	71.2	\$956,582	\$162,619	\$1,294,240
	2018/19	5,200	19.33	\$191,167	14.8	28.6	20.0	12.0	0.0	0.0	0.0	0.0	75.4	\$1,012,623	\$172,146	\$1,375,936
	2019/20	5,700	20.96	\$207,295	16.2	31.4	20.0	12.0	0.0	0.0	0.0	0.0	79.6	\$1,068,664	\$181,673	\$1,457,631
	2020/21	6,137	22.39	\$221,391	17.4	33.8	20.0	12.0	0.0	0.0	0.0	0.0	83.2	\$1,117,644	\$189,999	\$1,529,034
	2021/22	6,574	23.82	\$235,487	18.7	36.2	20.0	12.0	0.0	0.0	0.0	0.0	86.9	\$1,166,623	\$198,326	\$1,600,436
Ú	2022/23	7,011	25.24	\$249,583	19.9	38.6	20.0	12.0	0.0	0.0	5.0	3.5	99.0	\$1,329,768	\$226,061	\$1,805,411
ςμ	2023/24	7,448	26.67	\$263,678	21.2	41.0	20.0	12.0	0.0	0.0	5.0	3.5	102.7	\$1,378,748	\$234,387	\$1,876,813
	2024/25	7,885	28.09	\$277,774	22.4	43.4	20.0	12.0	0.0	0.0	5.0	3.5	106.3	\$1,427,727	\$242,714	\$1,948,216
	2025/26	8,302	29.45	\$291,225	23.6	45.7	20.0	12.0	20.0	0.0	5.0	3.5	129.8	\$1,743,090	\$296,325	\$2,330,640
	2026/27	8,719	30.81	\$304,676	24.8	48.0	20.0	12.0	20.0	0.0	5.0	3.5	133.3	\$1,789,828	\$304,271	\$2,398,774
	2027/28	9,136	32.17	\$318,127	26.0	50.3	20.0	12.0	20.0	0.0	5.0	3.5	136.7	\$1,836,566	\$312,216	\$2,466,909
	2028/29	9,553	33.53	\$331,578	27.2	52.6	20.0	12.0	20.0	0.0	5.0	3.5	140.2	\$1,883,304	\$320,162	\$2,535,043
	2029/30	9,970	34.89	\$345,029	28.3	54.9	20.0	12.0	20.0	0.0	5.0	3.5	143.7	\$1,930,042	\$328,107	\$2,603,177
	2030/31	10,387	36.25	\$358,479	29.5	57.2	20.0	12.0	20.0	0.0	5.0	3.5	147.2	\$1,976,780	\$336,053	\$2,671,312
	2031/32	10,804	37.61	\$371,930	30.7	59.4	20.0	12.0	20.0	0.0	5.0	3.5	150.7	\$2,023,518	\$343,998	\$2,739,446
	2032/33	11,221	38.97	\$385,381	31.9	61.7	20.0	12.0	20.0	0.0	5.0	3.5	154.1	\$2,070,256	\$351,943	\$2,807,580
	2033/34	11,638	40.33	\$398,832	33.1	64.0	20.0	12.0	20.0	13.0	5.0	3.5	170.6	\$2,291,600	\$389,572	\$3,080,003
	2034/35	12,055	41.70	\$412,283	34.3	66.3	20.0	12.0	20.0	13.0	5.0	3.5	174.1	\$2,338,338	\$397,517	\$3,148,138
	2035/36	12,472	43.06	\$425,733	35.4	68.6	20.0	12.0	20.0	13.0	5.0	3.5	177.6	\$2,385,076	\$405,463	\$3,216,272
	2036/37	12,889	44.42	\$439,184	36.6	70.9	20.0	12.0	20.0	13.0	5.0	3.5	181.1	\$2,431,814	\$413,408	\$3,284,406
	2037/38	13,306	45.78	\$452,635	37.8	73.2	20.0	12.0	20.0	13.0	5.0	3.5	184.5	\$2,478,552	\$421,354	\$3,352,541
	2038/39	13,721	47.13	\$466,021	39.0	75.5	20.0	12.0	20.0	13.0	5.0	3.5	188.0	\$2,525,066	\$429,261	\$3,420,348
	2039/40	13,721	47.13	\$466,021	39.0	75.5	20.0	12.0	20.0	13.0	5.0	3.5	188.0	\$2,525,066	\$429,261	\$3,420,348

"park_trail_cf"

Table C-5Placer Vineyards Specific Plan - Parks Cash FlowEstimated Community Park Skate Park and Corporation Yard Costs

		Skate Park St	affing & Maint	enance Costs	Corporatio	on Yard Maintena	intenance Costs		
	-			Total	Eastern	Western	Total Corp.		
	Cumulative	Skate	Skate	Skate Park	Corp. Yard	Corp. Yard	Yard Maint.		
Year	Units	Park 1	Park 2	Cost (2006\$)	Shop	Shop	Cost (2006\$)		
Cost/Trigger		4,000	11,000		700	8,000			
2008/09	350	\$0	\$0	\$0	\$0	\$0	\$0		
2009/10	700	\$0	\$0	\$0	\$6,180	\$0	\$6,180		
2010/11	1,200	\$0	\$0	\$0	\$6,180	\$0	\$6,180		
2011/12	1,700	\$0	\$0	\$0	\$6,180	\$0	\$6,180		
2012/13	2,200	\$0	\$0	\$0	\$6,180	\$0	\$6,180		
2013/14	2,700	\$0	\$0	\$0	\$6,180	\$0	\$6,180		
2014/15	3,200	\$0	\$0	\$0	\$6,180	\$0	\$6,180		
2015/16	3,700	\$0	\$0	\$0	\$6,180	\$0	\$6,180		
2016/17	4,200	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2017/18	4,700	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2018/19	5,200	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2019/20	5,700	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2020/21	6,137	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2021/22	6,574	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2022/23	7,011	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2023/24	7,448	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2024/25	7,885	\$90,383	\$0	\$90,383	\$6,180	\$0	\$6,180		
2025/26	8,302	\$90,383	\$0	\$90,383	\$6,180	\$6,180	\$12,360		
2026/27	8,719	\$90,383	\$0	\$90,383	\$6,180	\$6,180	\$12,360		
2027/28	9,136	\$90,383	\$0	\$90,383	\$6,180	\$6,180	\$12,360		
2028/29	9,553	\$90,383	\$0	\$90,383	\$6,180	\$6,180	\$12,360		
2029/30	9,970	\$90,383	\$0	\$90,383	\$6,180	\$6,180	\$12,360		
2030/31	10,387	\$90,383	\$0	\$90,383	\$6,180	\$6,180	\$12,360		
2031/32	10,804	\$90,383	\$0	\$90,383	\$6,180	\$6,180	\$12,360		
2032/33	11,221	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		
2033/34	11,638	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		
2034/35	12,055	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		
2035/36	12,472	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		
2036/37	12,889	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		
2037/38	13,306	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		
2038/39	13,721	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		
2039/40	13,721	\$90,383	\$90,383	\$180,765	\$6,180	\$6,180	\$12,360		

"corpyard_cf"

Table C-6Placer Vineyards Specific Plan - Parks Cash FlowSummary of Recreation Services Costs and Revenues (2006\$)

			Gross Total Co	sts		Net Total Costs			
	-	Facilities	General/Rec.	Total	Facilities	General/Rec.	Total	Annual	
	Cumulative	Staffing &	Programming	Facilities &	Staffing &	Programming	Facilities &	Assessment	Annual
Year	Units	Maint. Cost	Costs	Programming	Maint. Cost	Costs	Programming	Revenues	Surplus/(Shortfall)
								\$170 per Unit	
2008/09	350	\$0	\$89,026	\$89,026	\$0	\$40,062	\$40,062	\$59,500	\$19,438
2009/10	700	\$19,644	\$178,053	\$197,697	\$19,644	\$80,124	\$99,768	\$119,000	\$19,232
2010/11	1,200	\$19,644	\$305,233	\$324,877	\$19,644	\$137,355	\$156,999	\$204,000	\$47,001
2011/12	1,700	\$19,644	\$432,413	\$452,058	\$19,644	\$194,586	\$214,230	\$289,000	\$74,770
2012/13	2,200	\$241,148	\$559,594	\$800,741	\$119,321	\$251,817	\$371,138	\$374,000	\$2,862
2013/14	2,700	\$241,148	\$686,774	\$927,922	\$119,321	\$309,048	\$428,369	\$459,000	\$30,631
2014/15	3,200	\$241,148	\$813,955	\$1,055,102	\$119,321	\$366,280	\$485,600	\$544,000	\$58,400
2015/16	3,700	\$241,148	\$941,135	\$1,182,283	\$119,321	\$423,511	\$542,831	\$629,000	\$86,169
2016/17	4,200	\$260,792	\$1,068,315	\$1,329,107	\$138,965	\$480,742	\$619,707	\$714,000	\$94,293
2017/18	4,700	\$301,083	\$1,195,496	\$1,496,579	\$157,096	\$537,973	\$695,069	\$799,000	\$103,931
2018/19	5,200	\$301,083	\$1,322,676	\$1,623,759	\$157,096	\$595,204	\$752,300	\$884,000	\$131,700
2019/20	5,700	\$301,083	\$1,449,857	\$1,750,939	\$157,096	\$652,435	\$809,531	\$969,000	\$159,469
2020/21	6,137	\$341,374	\$1,561,012	\$1,902,386	\$175,227	\$702,455	\$877,682	\$1,043,290	\$165,608
2021/22	6,574	\$341,374	\$1,672,168	\$2,013,542	\$175,227	\$752,476	\$927,702	\$1,117,580	\$189,878
2022/23	7,011	\$478,883	\$1,783,324	\$2,262,207	\$312,737	\$802,496	\$1,115,232	\$1,191,870	\$76,638
2023/24	7,448	\$478,883	\$1,894,479	\$2,373,363	\$312,737	\$852,516	\$1,165,252	\$1,266,160	\$100,908
2024/25	7,885	\$478,883	\$2,005,635	\$2,484,518	\$312,737	\$902,536	\$1,215,272	\$1,340,450	\$125,178
2025/26	8,302	\$478,883	\$2,111,703	\$2,590,587	\$312,737	\$950,267	\$1,263,003	\$1,411,340	\$148,337
2026/27	8,719	\$599,500	\$2,217,772	\$2,817,272	\$367,014	\$997,997	\$1,365,011	\$1,482,230	\$117,219
2027/28	9,136	\$658,433	\$2.323.840	\$2,982,273	\$425.947	\$1.045.728	\$1.471.675	\$1,553,120	\$81,445
2028/29	9,553	\$658,433	\$2,429,909	\$3,088,341	\$425,947	\$1,093,459	\$1,519,406	\$1,624,010	\$104,604
2029/30	9,970	\$658,433	\$2,535,977	\$3,194,410	\$425,947	\$1,141,190	\$1,567,136	\$1,694,900	\$127,764
2030/31	10.387	\$903,986	\$2.642.046	\$3.546.031	\$671.500	\$1,188,921	\$1.860.420	\$1,765,790	(\$94,630)
2031/32	10,804	\$903,986	\$2,748,114	\$3,652,100	\$671,500	\$1,236,651	\$1,908,151	\$1,836,680	(\$71,471)
2032/33	11,221	\$903,986	\$2,854,183	\$3,758,168	\$671,500	\$1,284,382	\$1,955,882	\$1,907,570	(\$48,312)
2033/34	11,638	\$982,563	\$2,960,251	\$3,942,813	\$750,077	\$1,332,113	\$2,082,190	\$1,978,460	(\$103,730)
2034/35	12.055	\$982.563	\$3.066.319	\$4.048.882	\$750.077	\$1.379.844	\$2.129.920	\$2.049.350	(\$80,570)
2035/36	12,472	\$982.563	\$3,172,388	\$4,154,950	\$750.077	\$1,427,575	\$2,177.651	\$2,120,240	(\$57,411)
2036/37	12,889	\$982,563	\$3,278,456	\$4,261,019	\$750,077	\$1,475,305	\$2,225,382	\$2,191,130	(\$34,252)
2037/38	13,306	\$982,563	\$3,384,525	\$4,367,087	\$750,077	\$1,523,036	\$2,273,113	\$2,262,020	(\$11,093)
2038/39	13,721	\$982,563	\$3,490,085	\$4,472,647	\$750,077	\$1,570,538	\$2,320,615	\$2,332,570	\$11,955
2039/40	13,721	\$982,563	\$3,490,085	\$4,472,647	\$750,077	\$1,570,538	\$2,320,615	\$2,332,570	\$11,955
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Table C-7 Placer Vineyards Specific Plan - Parks Cash Flow Annual Costs at Buildout: Recreation Services Cost (2006\$)

			Assum	ptions			Total PV Cost	
Item	Standard	Population Standard	Item/Facility Cost (2005\$)	Item/Facility Cost (2006\$)	Cost per Capita (2006\$)	Estimated Population	at Buildout (2006\$)	Cost/Revenue Trigger
Regional Recreation Facilities Maintenance & Staffing								
Regional Recreation Facilities Maintenance Cost								
Aquatic Center	1 Aquatic Center	40,000	\$300,000	\$309,000	\$7.73	31,787	\$245,553	10,000 building permi
Recreation Center Ph. 1	1 Recreation Ctr.	40,000	\$24,000	\$24,720	\$0.62	31,787	\$19,644	700 building permi
Recreation Center Ph. 2	1 Recreation Ctr.	40,000	\$24,000	\$24,720	\$0.62	31,787	\$19,644	4,000 building permi
Gymnasium	1 Gymnasium	40,000	\$72,000	\$74,160	\$1.85	31,787	\$58,933	9,000 building permi
Community Center	1 Community Ctr.	40,000	\$168,000	\$173,040	\$4.33	31,787	\$137,510	7,000 building permi
Senior Center	1 Senior Ctr.	40,000	\$48,000	\$49,440	\$1.24	31,787	\$39,288	11,500 building permi
Youth Center	1 Youth Ctr.	40,000	\$48,000	\$49,440	\$1.24	31,787	\$39,288	11,500 building permi
Subtotal Annual Regional Rec. Facilities Maint. Cost			\$684,000	\$704,520	\$17.61	31,787	\$559,861	
Recreation Supervision Cost								
Staffing (Supervision) Cost	lump sum	60,000	\$509,634	\$524,923	\$8.75	31,787	\$278,094	See Table C-9
Administration	17% of staffing	60,000	\$86,638	\$89,237	\$1.49	31,787	\$47,276	See Table C-9
Materials and Supplies Cost	35% of staffing	60,000	\$178,372	\$183,723	\$3.06	31,787	\$97,333	See Table C-9
Subtotal Annual Recreation Supervision Cost	-		\$774,644	\$797,883	\$13.30	31,787	\$422,702	
Cost Recovery: 55% of Supervision Cost [1]	55%		(\$426,054)	(\$438,836)	(\$7.31)	31,787	(\$232,486)	
Total Net Annual Rec. Supervision Costs			\$348,590	\$359,047	\$5.98	31,787	\$190,216	
Total Gross Regional Rec. Facilities Maint. & Staffing					\$30.91	31,787	\$982,563	
Total Net Regional Rec. Facilities Maint. & Staffing					\$23.60	31,787	\$750,077	

Table C-7 Placer Vineyards Specific Plan - Parks Cash Flow Annual Costs at Buildout: Recreation Services Cost (2006\$)

			Assum	ptions			Total PV Cost	
		Population	Item/Facility	Item/Facility	Cost per	Estimated	at Buildout	Cost/Revenue
Item	Standard	Standard	Cost (2005\$)	Cost (2006\$)	Capita (2006\$)	Population	(2006\$)	Trigger
Programming								
Gross General Programming Costs			Per Capita	Per Capita				
Gross General Recreation Programming		31,787	\$35.56	\$36.63	\$36.63	31,787	\$1,164,249	
Gross General Recreation Programming - Administration	17% of staffing	31,787	\$6.05	\$6.23	\$6.23	31,787	\$197,922	
Subtotal Gross General Programming Costs			\$41.61	\$42.85	\$42.85	31,787	\$1,362,171	\$99.28 per Unit
Cost Recovery: 55% of Recreational Programming [1]	55%		(\$22.88)	(\$23.57)	(\$23.57)	31,787	(\$749,194)	(\$54.60) per Unit
Total Net General Programming Costs			\$18.72	\$19.28	\$19.28	31,787	\$612,977	\$44.67 per Unit
Gross Regional Recreation Programming Costs			Per Capita	Per Capita				
Recreation Center Ph. 1	1 Recreation Ctr.	40,000	\$5.56	\$5.72	\$5.72	31,787	\$181,873	
Recreation Center Ph. 2	1 Recreation Ctr.	40,000	\$5.56	\$5.72	\$5.72	31,787	\$181,873	
Gymnasium	1 Gymnasium	40,000	\$11.11	\$11.44	\$11.44	31,787	\$363,746	
Community Center	1 Community Ctr.	40,000	\$11.11	\$11.44	\$11.44	31,787	\$363,746	
Senior Center	1 Senior Ctr.	40,000	\$11.11	\$11.44	\$11.44	31,787	\$363,746	
Youth Center	1 Youth Ctr.	40,000	\$11.11	\$11.44	\$11.44	31,787	\$363,746	
Subtotal Gross Rec. Programming			\$55.55	\$57.22	\$57.22	31,787	\$1,818,729	
Administration	17% of pam. cost		\$9.44	\$9.73	\$9.73	31,787	\$309,184	
Subtotal Gross Annual Rec. Programming Costs	15		\$64.99	\$66.94	\$66.94	31,787	\$2,127,913	\$155.08 per Unit
Cost Recovery: 55% of Recreational Programming [1]	55%		(\$35.75)	(\$36.82)	(\$36.82)	31,787	(\$1,170,352)	(\$85.30) per Unit
Total Net Regional Rec. Programming Costs			\$29.25	\$30.12	\$30.12	31,787	\$957,561	\$69.79 per Unit
Total Gross General/Recreation Programming Costs					\$109.80	31,787	\$3,490,085	\$254.36 per Unit
Total Net General/Recreation Programming Costs					\$49.41	31,787	\$1,570,538	\$114.46 per Unit
Total Gross Regional Rec. Facilities Maint., Staffing & Pro	ogramming Costs				\$140.71	31,787	\$4,472,648	
Total Net Regional Rec. Facilities Maint., Staffing & Progr	amming Costs				\$73.01	31,787	\$2,320,615	
Total Grace Designed Des. Facilities Maint & Claffing							\$000 FC0	
Total Gross Regional Rec. Facilities Maint. & Stalling							\$302,003 \$3,00,005	
Total Gross General/Recreation Programming Costs							\$3,490,085	
Total Gross Annual Costs at Buildout (2006\$)							\$4,472,648	
Total Net Regional Rec. Facilities Maint. & Staffing							\$750,077	
Total Net General/Recreation Programming Costs							\$1,570,538	
Total Net Annual Costs at Buildout (2006\$)							\$2,320,615	
Total Residents at Buildout							31,787	
Net Cost per Capita							\$73	
Total Units at Buildout							13,721	
Net Cost per Unit							\$170	

Sources: Citygate, HEG, Placer Vineyards Public Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007), and EPS.

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[1] County estimates a 55-percent cost recovery rate for supervision, general programming, and recreation programming costs.

Table C-8Placer Vineyards Specific Plan - Parks Cash FlowRegional Recreation Facilities Costs

		Regional Recreation Facilities Costs								
	Cum.	Aquatic	Recreation	Recreation		Community	Senior	Youth		
Year	Units	Center	Center Ph. 1	Center Ph. 2	Gymnasium	Center	Center	Center	Total	
0		40.000	700	4.000	0.000	7 000	44 500	44 500		
Cost/Trigger		10,000	700	4,000	9,000	7,000	11,500	11,500		
2008/09	350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2009/10	700	\$0	\$19,644	\$0	\$0	\$0	\$0	\$0	\$19,644	
2010/11	1,200	\$0	\$19,644	\$0	\$0	\$0	\$0	\$0	\$19,644	
2011/12	1,700	\$0	\$19,644	\$0	\$0	\$0	\$0	\$0	\$19,644	
2012/13	2,200	\$0	\$19,644	\$0	\$0	\$0	\$0	\$0	\$19,644	
2013/14	2,700	\$0	\$19,644	\$0	\$0	\$0	\$0	\$0	\$19,644	
2014/15	3,200	\$0	\$19,644	\$0	\$0	\$0	\$0	\$0	\$19,644	
2015/16	3,700	\$0	\$19,644	\$0	\$0	\$0	\$0	\$0	\$19,644	
2016/17	4,200	\$0	\$19,644	\$19,644	\$0	\$0	\$0	\$0	\$39,288	
2017/18	4,700	\$0	\$19,644	\$19,644	\$0	\$0	\$0	\$0	\$39,288	
2018/19	5,200	\$0	\$19,644	\$19,644	\$0	\$0	\$0	\$0	\$39,288	
2019/20	5,700	\$0	\$19,644	\$19,644	\$0	\$0	\$0	\$0	\$39,288	
2020/21	6,137	\$0	\$19,644	\$19,644	\$0	\$0	\$0	\$0	\$39,288	
2021/22	6,574	\$0	\$19,644	\$19,644	\$0	\$0	\$0	\$0	\$39,288	
2022/23	7,011	\$0	\$19,644	\$19,644	\$0	\$137,510	\$0	\$0	\$176,798	
2023/24	7,448	\$0	\$19,644	\$19,644	\$0	\$137,510	\$0	\$0	\$176,798	
2024/25	7,885	\$0	\$19,644	\$19,644	\$0	\$137,510	\$0	\$0	\$176,798	
2025/26	8,302	\$0	\$19,644	\$19,644	\$0	\$137,510	\$0	\$0	\$176,798	
2026/27	8,719	\$0	\$19,644	\$19,644	\$0	\$137,510	\$0	\$0	\$176,798	
2027/28	9,136	\$0	\$19,644	\$19,644	\$58,933	\$137,510	\$0	\$0	\$235,731	
2028/29	9,553	\$0	\$19,644	\$19,644	\$58,933	\$137,510	\$0	\$0	\$235,731	
2029/30	9,970	\$0	\$19,644	\$19,644	\$58,933	\$137,510	\$0	\$0	\$235,731	
2030/31	10,387	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$0	\$0	\$481,284	
2031/32	10,804	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$0	\$0	\$481,284	
2032/33	11,221	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$0	\$0	\$481,284	
2033/34	11,638	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$39,288	\$39,288	\$559,861	
2034/35	12,055	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$39,288	\$39,288	\$559,861	
2035/36	12,472	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$39,288	\$39,288	\$559,861	
2036/37	12,889	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$39,288	\$39,288	\$559,861	
2037/38	13,306	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$39,288	\$39,288	\$559,861	
2038/39	13,721	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$39,288	\$39,288	\$559,861	
2039/40	13,721	\$245,553	\$19,644	\$19,644	\$58,933	\$137,510	\$39,288	\$39,288	\$559,861	

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Table C-9Placer Vineyards Specific Plan - Parks Cash FlowRegional Recreation Services Staffing (Supervision) Detail

ltem	Population Trigger	Salary/Cost (2005\$)	Salary/Cost (2006\$)	Service Population	Per Capita Cost	Placer Vineyards Population	PV Share of Costs
Recreation Supervision	1 000	\$404 COF	¢405.004	<u> </u>	*0 00	04 707	#CC O7O
Recreation Manager	4,000	\$121,635	\$125,284	60,000	\$2.09	31,787	\$66,373
Recreation Supervisor	4,000	\$96,845	\$99,750	60,000	\$1.66	31,787	\$52,846
Recreation Supervisor	20,000	\$96,845	\$99,750	60,000	\$1.66	31,787	\$52,846
Secretary	4,000	\$48,577	\$50,034	60,000	\$0.83	31,787	\$26,507
Secretary	10,000	\$48,577	\$50,034	60,000	\$0.83	31,787	\$26,507
Secretary	14,000	\$48,577	\$50,034	60,000	\$0.83	31,787	\$26,507
Secretary	20,000	\$48,577	\$50,034	60,000	\$0.83	31,787	\$26,507
Total		\$509,633	\$524,922		\$8.75		\$278,093
Administration	17% of staffing	\$86,638	\$89,237		\$1.49		\$47,276
Materials & Supplies	35% of staffing	\$178,372	\$183,723		\$3.06		\$97,333
Total Rec. Supervision Cost		\$774,642	\$797,881		\$13.30		\$422,702

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C-12

Table C-10Placer Vineyards Specific Plan - Parks Cash FlowRecreation Supervision Costs

Year	Cum. Units	Cum. Pop.	Recreation Manager	Recreation Supervisor	Recreation Supervisor	Secretary	Secretary	Secretary	Secretary	Subtotal Staffing	Admin.	Materials & Supplies	Offsetting Revenues	Total Staffing
Population T PV Share (2)	Frigger 006\$) (Table C-	9)	4,000 \$66,373	4,000 \$52,846	20,000 \$52,846	4,000 \$26,507	10,000 \$26,507	14,000 \$26,507	20,000 \$26,507	\$278,093	17% of Staffing Cost	35% of Staffing Cost	55%	
2008/09	350	811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009/10	700	1,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010/11	1,200	2,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011/12	1,700	3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2012/13	2,200	5,097	\$66,373	\$52,846	\$0	\$26,507	\$0	\$0	\$0	\$145,726	\$24,773	\$51,004	(\$121,827)	\$99,677
2013/14	2,700	6,255	\$66,373	\$52,846	\$0	\$26,507	\$0	\$0	\$0	\$145,726	\$24,773	\$51,004	(\$121,827)	\$99,677
2014/15	3,200	7,413	\$66,373	\$52,846	\$0	\$26,507	\$0	\$0	\$0	\$145,726	\$24,773	\$51,004	(\$121,827)	\$99,677
2015/16	3,700	8,572	\$66,373	\$52,846	\$0	\$26,507	\$0	\$0	\$0	\$145,726	\$24,773	\$51,004	(\$121,827)	\$99,677
2016/17	4,200	9,730	\$66,373	\$52,846	\$0	\$26,507	\$0	\$0	\$0	\$145,726	\$24,773	\$51,004	(\$121,827)	\$99,677
2017/18	4,700	10,888	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$0	\$0	\$172,233	\$29,280	\$60,282	(\$143,987)	\$117,807
2018/19	5,200	12,047	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$0	\$0	\$172,233	\$29,280	\$60,282	(\$143,987)	\$117,807
2019/20	5,700	13,205	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$0	\$0	\$172,233	\$29,280	\$60,282	(\$143,987)	\$117,807
2020/21	6,137	14,217	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$26,507	\$0	\$198,740	\$33,786	\$69,559	(\$166,147)	\$135,938
2021/22	6,574	15,230	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$26,507	\$0	\$198,740	\$33,786	\$69,559	(\$166,147)	\$135,938
2022/23	7,011	16,242	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$26,507	\$0	\$198,740	\$33,786	\$69,559	(\$166,147)	\$135,938
2023/24	7,448	17,254	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$26,507	\$0	\$198,740	\$33,786	\$69,559	(\$166,147)	\$135,938
2024/25	7,885	18,267	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$26,507	\$0	\$198,740	\$33,786	\$69,559	(\$166,147)	\$135,938
2025/26	8,302	19,233	\$66,373	\$52,846	\$0	\$26,507	\$26,507	\$26,507	\$0	\$198,740	\$33,786	\$69,559	(\$166,147)	\$135,938
2026/27	8,719	20,199	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2027/28	9,136	21,165	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2028/29	9,553	22,131	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2029/30	9,970	23,097	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2030/31	10,387	24,063	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2031/32	10,804	25,029	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2032/33	11,221	25,995	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2033/34	11,638	26,961	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2034/35	12,055	27,927	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2035/36	12,472	28,893	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2036/37	12,889	29,859	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2037/38	13,306	30,825	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2038/39	13,721	31,787	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216
2039/40	13,721	31,787	\$66,373	\$52,846	\$52,846	\$26,507	\$26,507	\$26,507	\$26,507	\$278,093	\$47,276	\$97,333	(\$232,486)	\$190,216

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Table C-11Placer Vineyards Specific Plan - Parks Cash FlowGeneral Programming and Recreation Programming Costs

	Cumulative	Gross General	Gross Recreation	Total Gross General/Recreation
Year	Units	Programming Cost	Programming Cost	Programming Costs
Cost/Trigger		\$99.28 per Unit	\$155.08 per Unit	
2008/09	350	\$34,747	\$54,280	\$89,026
2009/10	700	\$69,493	\$108,559	\$178,053
2010/11	1,200	\$119,132	\$186,101	\$305,233
2011/12	1,700	\$168,770	\$263,644	\$432,413
2012/13	2,200	\$218,408	\$341,186	\$559,594
2013/14	2,700	\$268,046	\$418,728	\$686,774
2014/15	3,200	\$317,684	\$496,270	\$813,955
2015/16	3,700	\$367,323	\$573,812	\$941,135
2016/17	4,200	\$416,961	\$651,355	\$1,068,315
2017/18	4,700	\$466,599	\$728,897	\$1,195,496
2018/19	5,200	\$516,237	\$806,439	\$1,322,676
2019/20	5,700	\$565,875	\$883,981	\$1,449,857
2020/21	6,137	\$609,259	\$951,753	\$1,561,012
2021/22	6,574	\$652,643	\$1,019,525	\$1,672,168
2022/23	7,011	\$696,027	\$1,087,297	\$1,783,324
2023/24	7,448	\$739,410	\$1,155,069	\$1,894,479
2024/25	7,885	\$782,794	\$1,222,841	\$2,005,635
2025/26	8,302	\$824,192	\$1,287,511	\$2,111,703
2026/27	8,719	\$865,591	\$1,352,181	\$2,217,772
2027/28	9,136	\$906,989	\$1,416,851	\$2,323,840
2028/29	9,553	\$948,387	\$1,481,522	\$2,429,909
2029/30	9,970	\$989,785	\$1,546,192	\$2,535,977
2030/31	10,387	\$1,031,184	\$1,610,862	\$2,642,046
2031/32	10,804	\$1,072,582	\$1,675,532	\$2,748,114
2032/33	11,221	\$1,113,980	\$1,740,202	\$2,854,183
2033/34	11,638	\$1,155,378	\$1,804,873	\$2,960,251
2034/35	12,055	\$1,196,777	\$1,869,543	\$3,066,319
2035/36	12,472	\$1,238,175	\$1,934,213	\$3,172,388
2036/37	12,889	\$1,279,573	\$1,998,883	\$3,278,456
2037/38	13,306	\$1,320,971	\$2,063,553	\$3,384,525
2038/39	13,721	\$1,362,171	\$2,127,913	\$3,490,085
2039/40	13,721	\$1,362,171	\$2,127,913	\$3,490,085

C-14

"local_srv_cost"

Table C-12 Placer Vineyards Specific Plan - Parks Cash Flow Summary of Recreation Services Costs & Revenues

			Net	Net	Subtatal Nat		an anal Dra arram mi		Dee	nation Drammin	-	Net Total	Net Total
		Cumulative	Regional Rec.	Supervision	Subtotal Net	Gen Pam		Net General	Rec Pam	Offsetting	Not Poc	General/Rec.	Services
	Year	Units	Maint. Cost	Cost	Staffing	Cost	Revenues	Pgm. Cost	Cost	Revenues	Pgm. Cost	Costs	Costs
							55% of Gen. Pgm.			55% of Rec. Pgm.			
	2008/09	350	\$0	\$0	\$0	\$34 747	(\$19 111)	\$15 636	\$54 280	(\$29,854)	\$24 426	\$40.062	\$40.062
	2009/10	700	\$19 644	\$0	\$19.644	\$69,493	(\$38,221)	\$31,272	\$108 559	(\$59,708)	\$48,852	\$80,124	\$99.768
	2010/11	1 200	\$19,644	\$0	\$19,644	\$119 132	(\$65,522)	\$53,609	\$186 101	(\$102,356)	\$83,746	\$137,355	\$156,999
	2011/12	1,200	\$19,644	\$0	\$19,644	\$168,770	(\$92,823)	\$75,946	\$263 644	(\$145,004)	\$118,640	\$194,586	\$214,230
	2012/13	2 200	\$19,644	\$99 677	\$119.321	\$218 408	(\$120,124)	\$98 284	\$341 186	(\$187,652)	\$153 534	\$251 817	\$371 138
	2013/14	2,200	\$19,644	\$99.677	\$119,321	\$268.046	(\$147,425)	\$120 621	\$418 728	(\$230,300)	\$188,428	\$309.048	\$428,369
	2014/15	3 200	\$19,644	\$99.677	\$119,321	\$317 684	(\$174 726)	\$142,958	\$496 270	(\$272,949)	\$223 322	\$366,280	\$485,600
	2015/16	3 700	\$19,644	\$99.677	\$119,321	\$367,323	(\$202.027)	\$165,295	\$573.812	(\$315,597)	\$258,216	\$423 511	\$542 831
	2016/17	4 200	\$39,288	\$99.677	\$138,965	\$416,961	(\$229,328)	\$187,632	\$651,355	(\$358,245)	\$293 110	\$480 742	\$619 707
	2010/17	4,200	\$39,200	\$117.807	\$157,096	\$466 599	(\$256,629)	\$209.970	\$728.897	(\$400.893)	\$328,004	\$537 973	\$695.069
	2018/19	5 200	\$39,200	\$117,807	\$157,006	\$516 237	(\$283,930)	\$232 307	\$806.439	(\$443,541)	\$362,809	\$595 204	\$752 300
	2010/10	5,200	\$39,200	\$117,807	\$157,006	\$565.875	(\$211,231)	\$254 644	\$883 981	(\$486,190)	\$397 792	\$652.435	\$809 531
	2013/20	6 137	\$39,200	\$135,038	\$175,227	\$609,259	(\$335,092)	\$274 167	\$951 753	(\$523,464)	\$428 289	\$702,455	\$877 682
	2020/21	6 574	\$39,200	\$135,038	\$175,227	\$652.643	(\$358,954)	\$293 689	\$1 019 525	(\$560,739)	\$458 786	\$752,435	\$927 702
0	2021/22	7 011	\$176 798	\$135,038	\$312 737	\$696.027	(\$382,815)	\$313 212	\$1 087 297	(\$598,013)	\$489,284	\$802,496	\$1 115 232
4	2022/20	7,011	\$176,798	\$135,038	\$312,737	\$739.410	(\$406,676)	\$332 735	\$1 155 069	(\$635,288)	\$519 781	\$852 516	\$1 165 252
СЛ	2023/24	7,995	\$176,798	\$135,038	\$312,737	\$782,704	(\$430,537)	\$352,755	\$1,700,000	(\$672,562)	\$550.278	\$002,510	\$1,105,202
	2024/25	8 302	\$176,790	\$135,038	\$312,737	\$824 102	(\$453,306)	\$370 887	\$1,222,041 \$1,287,511	(\$708,131)	\$579,380	\$952,550	\$1,213,272
	2023/20	9,302	¢176,790	¢100,300	\$267.014	\$965 501	(\$435,300) (\$476,075)	\$370,007	¢1,207,311 ¢1,252,191	(\$700,131)	\$609,000	\$950,207	\$1,205,005
	2020/21	0,719	\$170,790 \$225 721	\$190,210	\$307,014	\$000,091 \$006,080	(\$470,073)	\$309,510	\$1,332,101 \$1,416,951	(\$743,700)	\$000,402 \$627.592	¢357,557	\$1,303,011 \$1,471,675
	2021/20	9,130	\$235,731 \$225,731	\$190,210	\$425,547	\$900,909 \$049 297	(\$490,044)	\$406,145	¢1,410,001 ¢1,401,500	(\$779,200) (\$914,927)	\$037,303 \$666.695	\$1,045,720	\$1,471,075
	2020/29	9,555	\$235,731 \$225,731	\$190,210	\$425,547	\$940,307 \$090,795	(\$521,013)	\$420,774	\$1,401,522 \$1,546,102	(\$014,037)	\$000,005 \$605 796	\$1,053,435	\$1,515,400
	2029/30	10 297	¢200,701 ¢401.204	\$190,210	\$423,347	\$909,700 \$1.021.197	(\$544,302)	\$445,403	\$1,540,192 \$1,610,962	(\$050,405)	\$095,700 \$724,999	\$1,141,150	\$1,507,150
	2030/31	10,307	\$401,204 \$401,204	\$190,210	\$671,500	\$1,031,104 \$1,072,592	(\$507,151)	\$404,033	\$1,010,002 \$1,675,522	(\$000,974)	\$724,000	\$1,100,521	\$1,000,420
	2031/32	11,004	\$401,204 \$401,204	\$190,210	\$671,500	\$1,072,302 \$1,112,080	(\$309,920)	\$402,002	\$1,075,552 \$1,740,202	(\$921,343)	\$733,909	\$1,230,031	\$1,900,131
	2032/33	11,221	\$401,204 \$550,961	\$190,210	\$071,500	\$1,113,900 \$1 155 279	(\$012,009) (\$625,459)	\$501,291	\$1,740,202	(\$907,111)	\$103,091	\$1,204,302 \$1,204,302	\$1,955,002
	2033/34	12,050	\$339,001 \$550,001	\$190,210	\$750,077	\$1,100,370 \$1,106,777	(\$030,400) (\$659,207)	\$519,920 \$529,540	\$1,004,073 \$1,004,073	(\$992,000)	\$012,193	\$1,332,113 \$1,270,944	\$2,002,190 \$2,120,020
	2034/33	12,000	4009,001 \$550,001	⊅190,210 \$100,216	\$750,077 \$750,077	φ1,130,111 ¢1 020 175	(\$000,227) (\$690,006)	9000,049 \$557,170	\$1,009,043 \$1,009,043	(\$1,020,249) (\$1,062,847)	₽041,294 \$970.206	91,3/9,044 \$1 /07 F75	φ2,129,920 \$2,177,654
	2030/30	12,472	4009,661 ©EE0.001	\$190,216 €100,210	\$750,077	φ1,∠30,1/3 ¢1.070,570	(\$000,330) (\$700,705)	\$337,179 \$575,000	⊅1,904,213 ¢1,000,000	(\$1,000,017) (\$1,000,000)	\$010,390 \$000,407	⊅1,427,373 ¢4,475,305	φ2,177,001 ¢0,005,000
	2030/37	12,889	\$059,861 \$FF0.001	\$190,216	\$150,077	\$1,279,573	(\$703,765)	\$375,808 \$504,407	\$1,998,883 \$2,000,550	(\$1,099,386)	₽899,497 ¢000,500	\$1,475,305 \$4,500,000	⊅∠,∠25,382
	2037/38	13,306	\$059,861 \$FF0.001	\$190,216	\$150,077	\$1,320,971	(\$726,534)	\$094,437 \$640.077	\$∠,U63,553 €2,427,042	(\$1,134,954)	\$928,599 \$057.501	\$1,523,036 \$4,570,500	⊅∠,∠/3,113
	2038/39	13,721	\$559,861	\$190,216	\$750,077	\$1,362,171	(\$749,194)	\$612,977	\$2,127,913	(\$1,170,352)	\$957,561	\$1,570,538	\$2,320,615
	2039/40	13,721	\$559,861	\$190,216	\$750,077	\$1,362,171	(\$749,194)	\$612,977	\$2,127,913	(\$1,170,352)	\$957,561	\$1,570,538	\$2,320,615

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Economic & Planning Systems

> Public Finance Real Estate Economics Regional Economics Land Use Policy

APPENDIX D

AFFORDABLE HOUSING ANALYSIS

Table D-1	Tax/Assessments and Affordable Housing Subsidies	D-1
Table D-2	Summary of Gap per Unit Resulting from Subsidies	D-2
Table D-3	Affordable Housing Cash Flow through Full Conversion (FY 2078/79) (2 pages)	D-3

Table D-1PVSP - Urban Services Plan - Affordable Housing Subsidization AnalysisTax/Assessments and Affordable Housing Subsidies

		Before Affor	rdable Housing Ac	djustment [1]	After Affo	ordable Housing A	djustment
Unit Type	Adjusted Units	Annual Cost per Unit	Adjusted Tax/Assess. per Unit [2]	Total Annual Revenues at Buildout	Targeted Maximum Tax/Assess.	Tax/Assess. Used in Analysis [3]	Total Annual Revenues at Buildout
Formula	а	b (Table 6)	c = b x 1.05	d = a x c	е	f	g = a x f
Single-Family							
Low-Density							
SPA	0	N/A	N/A	N/A	\$2,500	N/A	N/A
Age-Restricted	931	\$2,290	\$2,410	\$2,243,710	\$2,500	\$2,410	\$2,243,710
Low-Density	2,588	\$2,290	\$2,410	\$6,237,080	\$2,500	\$2,410	\$6,237,080
Religious	0	NA	N/A	N/A	\$2,500	N/A	N/A
Subtotal Low-Density	3,519			\$8,480,790			\$8,480,790
Medium-Density Market Rate For-Sale	6,337	\$2,290	\$2,410	\$15,271,664	\$2,500	\$2,410	\$15,271,664
Medium-Density Affordable For-Sale	137	\$2,290	\$2,410	\$330,676	\$500	\$500	\$68,605
Subtotal Single-Family	9,993			\$24,083,130			\$23,821,059
Multifamily							
High-Density Residential (HDR)							
HDR For-Sale	855	\$1,190	\$1,250	\$1,069,000	\$1,250	\$1,250	\$1,069,000
HDR Affordable Rental	1,235	\$1,190	\$1,250	\$1,543,613	\$500	\$500	\$617,445
HDR Market Rate Rental	1,002	\$1,190	\$1,250	\$1,252,388	\$1,250	\$1,250	\$1,252,388
CMU	636	\$1,190	\$1,250	\$795,000	\$1,250	\$1,250	\$795,000
Subtotal HDR	3,728			\$4,660,000			\$3,733,833
Total	13,721			\$28,743,130			\$27,554,891

[1] This will also be the outcome after all MDR and HDR affordable units have converted to market-rate units.

[2] Per-unit annual tax is increased to account for the possibility that the fee may have to be slightly higher if full development does not occur.

[3] Target levels determined by Placer County. Since the cost of providing services to LDR and MDR units is lower than the target set by the County, the actual cost is used for the "max" tax/assessment.

"subsidies"

D-1

Table D-2PVSP - Urban Services Plan - Affordable Housing Subsidization AnalysisSummary of Gap per Unit Resulting from Subsidies

			Before Housing	Affordable Adjustment	After Af Housing A	fordable Adjustment		Total Annual
ltem	Units	Share of CSA/CFD-Funded Services Costs	Annual Cost per Unit	Expected Total Tax/Assess. Revenue	Maximum Tax/Assess. per Unit	Actual Total Tax/Assess. Revenue	Annual Tax/Assess. Gap per Unit	Tax/Assess. Revenue Gap at Buildout
Formula	а	b (Table 6)	c (Table 6)	$d = a \times c$	е	f=axe	g = e - c	h = f - d
Affordable (Subsidized) Units								
Medium-Density Affordable For-Sale	137	\$314,160	\$2,410	\$330,676	\$500	\$68,605	(\$1,910)	(\$262,071)
High-Density Affordable Rental	1,235	\$1,468,006	\$1,250	\$1,543,613	\$500	\$617,445	(\$750)	(\$926,168)
Total	1,372	\$1,782,166		\$1,874,289		\$686,050		(\$1,188,239)
								"tax_gap2"

Source: Placer County and EPS.

D-2

Table D-3 PVSP - Urban Services Plan - Affordable Housing Subsidization Analysis Affordable Housing Cash Flow through Full Conversion (FY 2078/79)

Annual	Annual	Cumulative Conversion to Market Rate [2]			Gross		Subtotal	Special Tax/					Urban Services	Cash Flow
		Medium	High	Beginning	Annual	Offsetting	Surplus/(Shortfall)	Assessment	Additional Revenue from Conversions			Surplus/	Shortfall Fee	Ending
Year	Units [1]	Density	Density	Balance	Costs	Revenues	(Net Annual Cost)	Revenue	MDR [3]	HDR [4]	lotal	Shortfall	Revenue [5]	Balance
Formula	а	b	С	d	е	f	g = e + f	h	i = b x \$1,910	j = c x \$750	k = i + j	l = g + h + k	m = a x \$4,100	n = d + l + m
2008/09	350			\$0	(\$3,468,247)	\$1,594,067	(\$1,874,180)	\$735,459	\$0	\$0	\$0	(\$1,138,721)	\$1,435,000	\$296,279
2009/10	350			\$296,279	(\$5,648,410)	\$2,665,803	(\$2,982,608)	\$1,470,917	\$0	\$0	\$0	(\$1,511,691)	\$1,435,000	\$219,588
2010/11	500			\$219,588	(\$7,772,742)	\$3,932,759	(\$3,839,983)	\$2,521,184	\$0	\$0	\$0	(\$1,318,798)	\$2,050,000	\$950,790
2011/12	500			\$950,790	(\$9,617,889)	\$4,939,180	(\$4,678,710)	\$3,571,452	\$0	\$0	\$0	(\$1,107,258)	\$2,050,000	\$1,893,532
2012/13	500			\$1,893,532	(\$11,622,033)	\$6,096,320	(\$5,525,713)	\$4,621,719	\$0	\$0	\$0	(\$903,994)	\$2,050,000	\$3,039,538
2013/14	500			\$3,039,538	(\$13,907,473)	\$7,412,161	(\$6,495,312)	\$5,671,987	\$0	\$0	\$0	(\$823,325)	\$2,050,000	\$4,266,213
2014/15	500			\$4,266,213	(\$16,016,893)	\$8,542,319	(\$7,474,574)	\$6,722,254	\$0	\$0	\$0	(\$752,320)	\$2,050,000	\$5,563,893
2015/16	500			\$5,563,893	(\$17,847,048)	\$9,547,304	(\$8,299,744)	\$7,772,521	\$0	\$0	\$0	(\$527,222)	\$2,050,000	\$7,086,670
2016/17	500			\$7,086,670	(\$20,228,996)	\$10,574,278	(\$9,654,718)	\$8,822,789	\$0	\$0	\$0	(\$831,930)	\$2,050,000	\$8,304,741
2017/18	500			\$8,304,741	(\$22,673,990)	\$11,656,408	(\$11,017,582)	\$9,873,056	\$0	\$0	\$0	(\$1,144,526)	\$2,050,000	\$9,210,215
2018/19	500			\$9,210,215	(\$27,935,967)	\$14,772,062	(\$13,163,905)	\$10,923,324	\$0	\$0	\$0	(\$2,240,582)	\$2,050,000	\$9,019,633
2019/20	500			\$9,019,633	(\$29,627,265)	\$15,763,759	(\$13,863,506)	\$11,973,591	\$0	\$0	\$0	(\$1,889,915)	\$2,050,000	\$9,179,718
2020/21	437			\$9,179,718	(\$31,167,578)	\$16,654,404	(\$14,513,174)	\$12,891,579	\$0	\$0	\$0	(\$1,621,594)	\$1,791,700	\$9,349,824
2021/22	437			\$9,349,824	(\$32,912,544)	\$17,546,331	(\$15,366,213)	\$13,809,568	\$0	\$0	\$0	(\$1,556,645)	\$1,791,700	\$9,584,878
2022/23	437			\$9,584,878	(\$38,204,077)	\$20,291,003	(\$17,913,074)	\$14,727,556	\$0	\$0	\$0	(\$3,185,518)	\$1,791,700	\$8,191,061
2023/24	437			\$8,191,061	(\$39,714,584)	\$21,160,492	(\$18,554,092)	\$15,645,545	\$0	\$0	\$0	(\$2,908,547)	\$1,791,700	\$7,074,213
2024/25	437			\$7,074,213	(\$41,233,223)	\$22,032,013	(\$19,201,210)	\$16,561,462	\$0	\$0	\$0	(\$2,639,747)	\$1,791,700	\$6,226,166
2025/26	417			\$6,226,166	(\$43,123,163)	\$22,876,681	(\$20,246,481)	\$17,437,200	\$0	\$0	\$0	(\$2,809,281)	\$1,709,700	\$5,126,585
2026/27	417			\$5,126,585	(\$44,605,368)	\$23,767,794	(\$20,837,574)	\$18,312,938	\$0	\$0	\$0	(\$2,524,636)	\$1,709,700	\$4,311,649
2027/28	417			\$4,311,649	(\$46,526,555)	\$24,640,482	(\$21,886,072)	\$19,188,676	\$0	\$0	\$0	(\$2,697,396)	\$1,709,700	\$3,323,953
2028/29	417			\$3,323,953	(\$48,125,601)	\$25,487,981	(\$22,637,620)	\$20,064,414	\$0	\$0	\$0	(\$2,573,206)	\$1,709,700	\$2,460,447
2029/30	417			\$2,460,447	(\$49,487,190)	\$26,312,755	(\$23,174,435)	\$20,940,151	\$0	\$0	\$0	(\$2,234,283)	\$1,709,700	\$1,935,864
2030/31	417			\$1,935,864	(\$51,582,861)	\$27,552,911	(\$24,029,950)	\$21,815,889	\$0	\$0	\$0	(\$2,214,061)	\$1,709,700	\$1,431,503
2031/32	417			\$1,431,503	(\$52,944,450)	\$28,377,685	(\$24,566,766)	\$22,691,627	\$0	\$0	\$0	(\$1,875,139)	\$1,709,700	\$1,266,064
2032/33	417			\$1,266,064	(\$54,512,252)	\$29,213,544	(\$25,298,709)	\$23,567,365	\$0	\$0	\$0	(\$1,731,344)	\$1,709,700	\$1,244,420
2033/34	417			\$1,244,420	(\$56,414,764)	\$30,063,014	(\$26,351,750)	\$24,443,103	\$0	\$0	\$0	(\$1,908,648)	\$1,709,700	\$1,045,472
2034/35	417			\$1,045,472	(\$57,776,353)	\$30,887,788	(\$26,888,565)	\$25,318,840	\$0	\$0	\$0	(\$1,569,725)	\$1,709,700	\$1,185,447
2035/36	417			\$1,185,447	(\$58,900,459)	\$31,689,811	(\$27,210,648)	\$26,194,551	\$0	\$0	\$0	(\$1,016,097)	\$1,709,700	\$1,879,050
2036/37	417			\$1,879,050	(\$60,024,564)	\$32,491,833	(\$27,532,731)	\$27,070,262	\$0	\$0	\$0	(\$462,469)	\$1,709,700	\$3,126,281
2037/38	417			\$3,126,281	(\$61,148,670)	\$33,293,856	(\$27,854,814)	\$27,945,972	\$0	\$0	\$0	\$91,159	\$1,709,700	\$4,927,140
2038/39	415			\$4,927,140	(\$62,268,654)	\$34,092,313	(\$28,176,341)	\$28,817,665	\$0	\$0	\$0	\$641,324	\$1,701,500	\$7,269,964
Buildout														
2039/40	0			\$7,269,964	(\$62,512,363)	\$34,129,805	(\$28,382,558)	\$28,849,917	\$0	\$0	\$0	\$467,359	\$0	\$7,737,323

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Table D-3 PVSP - Urban Services Plan - Affordable Housing Subsidization Analysis Affordable Housing Cash Flow through Full Conversion (FY 2078/79)

	Annual Units [1]	Cumulative Conversion to Market Rate [2]			Gross		Subtotal	Special Tax/					Urban Services	Cash Flow
		Medium	High	Beginning Balance	Annual Costs	Offsetting Revenues	Surplus/(Shortfall) (Net Annual Cost)	Assessment Revenue	Additional Revenue from Conversions			Surplus/	Shortfall Fee	Ending
Year		Density	Density						MDR [3]	HDR [4]	lotal	Shortfall	Revenue [5]	Balance
Formula	а	b	С	d	е	f	g = e + f	h	i = b x \$1,910	j = c x \$750	k = i + j	l = g + h + k	m = a x \$4,100	n = d + l + m
2008/09	350			\$0	(\$3,468,247)	\$1,594,067	(\$1,874,180)	\$735,459	\$0	\$0	\$0	(\$1,138,721)	\$1,435,000	\$296,279
2009/10	350			\$296,279	(\$5,648,410)	\$2,665,803	(\$2,982,608)	\$1,470,917	\$0	\$0	\$0	(\$1,511,691)	\$1,435,000	\$219,588
2010/11	500			\$219,588	(\$7,772,742)	\$3,932,759	(\$3,839,983)	\$2,521,184	\$0	\$0	\$0	(\$1,318,798)	\$2,050,000	\$950,790
2011/12	500			\$950,790	(\$9,617,889)	\$4,939,180	(\$4,678,710)	\$3,571,452	\$0	\$0	\$0	(\$1,107,258)	\$2,050,000	\$1,893,532
2012/13	500			\$1,893,532	(\$11,622,033)	\$6,096,320	(\$5,525,713)	\$4,621,719	\$0	\$0	\$0	(\$903,994)	\$2,050,000	\$3,039,538
2013/14	500			\$3,039,538	(\$13,907,473)	\$7,412,161	(\$6,495,312)	\$5,671,987	\$0	\$0	\$0	(\$823,325)	\$2,050,000	\$4,266,213
2014/15	500			\$4,266,213	(\$16,016,893)	\$8,542,319	(\$7,474,574)	\$6,722,254	\$0	\$0	\$0	(\$752,320)	\$2,050,000	\$5,563,893
2015/16	500			\$5,563,893	(\$17,847,048)	\$9,547,304	(\$8,299,744)	\$7,772,521	\$0	\$0	\$0	(\$527,222)	\$2,050,000	\$7,086,670
2016/17	500			\$7,086,670	(\$20,228,996)	\$10,574,278	(\$9,654,718)	\$8,822,789	\$0	\$0	\$0	(\$831,930)	\$2,050,000	\$8,304,741
2017/18	500			\$8,304,741	(\$22,673,990)	\$11,656,408	(\$11,017,582)	\$9,873,056	\$0	\$0	\$0	(\$1,144,526)	\$2,050,000	\$9,210,215
2018/19	500			\$9,210,215	(\$27,935,967)	\$14,772,062	(\$13,163,905)	\$10,923,324	\$0	\$0	\$0	(\$2,240,582)	\$2,050,000	\$9,019,633
2019/20	500			\$9,019,633	(\$29,627,265)	\$15,763,759	(\$13,863,506)	\$11,973,591	\$0	\$0	\$0	(\$1,889,915)	\$2,050,000	\$9,179,718
2020/21	437			\$9,179,718	(\$31,167,578)	\$16,654,404	(\$14,513,174)	\$12,891,579	\$0	\$0	\$0	(\$1,621,594)	\$1,791,700	\$9,349,824
2021/22	437			\$9,349,824	(\$32,912,544)	\$17,546,331	(\$15,366,213)	\$13,809,568	\$0	\$0	\$0	(\$1,556,645)	\$1,791,700	\$9,584,878
2022/23	437			\$9,584,878	(\$38,204,077)	\$20,291,003	(\$17,913,074)	\$14,727,556	\$0	\$0	\$0	(\$3,185,518)	\$1,791,700	\$8,191,061
2023/24	437			\$8,191,061	(\$39,714,584)	\$21,160,492	(\$18,554,092)	\$15,645,545	\$0	\$0	\$0	(\$2,908,547)	\$1,791,700	\$7,074,213
2024/25	437			\$7,074,213	(\$41,233,223)	\$22,032,013	(\$19,201,210)	\$16,561,462	\$0	\$0	\$0	(\$2,639,747)	\$1,791,700	\$6,226,166
2025/26	417			\$6,226,166	(\$43,123,163)	\$22,876,681	(\$20,246,481)	\$17,437,200	\$0	\$0	\$0	(\$2,809,281)	\$1,709,700	\$5,126,585
2026/27	417			\$5,126,585	(\$44,605,368)	\$23,767,794	(\$20,837,574)	\$18,312,938	\$0	\$0	\$0	(\$2,524,636)	\$1,709,700	\$4,311,649
2027/28	417			\$4,311,649	(\$46,526,555)	\$24,640,482	(\$21,886,072)	\$19,188,676	\$0	\$0	\$0	(\$2,697,396)	\$1,709,700	\$3,323,953
2028/29	417			\$3,323,953	(\$48,125,601)	\$25,487,981	(\$22,637,620)	\$20,064,414	\$0	\$0	\$0	(\$2,573,206)	\$1,709,700	\$2,460,447
2029/30	417			\$2,460,447	(\$49,487,190)	\$26,312,755	(\$23,174,435)	\$20,940,151	\$0	\$0	\$0	(\$2,234,283)	\$1,709,700	\$1,935,864
2030/31	417			\$1,935,864	(\$51,582,861)	\$27,552,911	(\$24,029,950)	\$21,815,889	\$0	\$0	\$0	(\$2,214,061)	\$1,709,700	\$1,431,503
2031/32	417			\$1,431,503	(\$52,944,450)	\$28,377,685	(\$24,566,766)	\$22,691,627	\$0	\$0	\$0	(\$1,875,139)	\$1,709,700	\$1,266,064
2032/33	417			\$1,266,064	(\$54,512,252)	\$29,213,544	(\$25,298,709)	\$23,567,365	\$0	\$0	\$0	(\$1,731,344)	\$1,709,700	\$1,244,420
2033/34	417			\$1,244,420	(\$56,414,764)	\$30,063,014	(\$26,351,750)	\$24,443,103	\$0	\$0	\$0	(\$1,908,648)	\$1,709,700	\$1,045,472
2034/35	417			\$1,045,472	(\$57,776,353)	\$30,887,788	(\$26,888,565)	\$25,318,840	\$0	\$0	\$0	(\$1,569,725)	\$1,709,700	\$1,185,447
2035/36	417			\$1,185,447	(\$58,900,459)	\$31,689,811	(\$27,210,648)	\$26,194,551	\$0	\$0	\$0	(\$1,016,097)	\$1,709,700	\$1,879,050
2036/37	417			\$1,879,050	(\$60,024,564)	\$32,491,833	(\$27,532,731)	\$27,070,262	\$0	\$0	\$0	(\$462,469)	\$1,709,700	\$3,126,281
2037/38	417			\$3,126,281	(\$61,148,670)	\$33,293,856	(\$27,854,814)	\$27,945,972	\$0	\$0	\$0	\$91,159	\$1,709,700	\$4,927,140
2038/39	415			\$4,927,140	(\$62,268,654)	\$34,092,313	(\$28,176,341)	\$28,817,665	\$0	\$0	\$0	\$641,324	\$1,701,500	\$7,269,964
Buildout														
2039/40	0			\$7,269,964	(\$62,512,363)	\$34,129,805	(\$28,382,558)	\$28,849,917	\$0	\$0	\$0	\$467,359	\$0	\$7,737,323

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