

*The Economics of Land Use*



## Hearing Report

# Updated Riolo Vineyard Specific Plan Public Facilities Financing Plan

Prepared for:

Placer County

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# 1. INTRODUCTION AND SUMMARY

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## Introduction

This Public Facilities Financing Plan (Financing Plan) establishes a strategy for financing the Backbone Infrastructure and Public Facilities (as defined herein) required to serve the proposed land uses in the Riolo Vineyard Specific Plan Area (RVSP or Project). The RVSP is located in the southwestern portion of Placer County (County) and is bounded by Watt Avenue to the west, PFE Road to the south, and Walerga Road to the east. Dry Creek is directly north of the RVSP.

**Map 1** shows the RVSP in its regional context. **Map 2** illustrates the planned land uses for the RVSP.

## History

Economic & Planning Systems, Inc. (EPS) has prepared this updated Financing Plan based on the proposed land uses and facilities proposed in the Riolo Vineyard Specific Plan document amendment (Specific Plan). The Financing Plan also relies on preliminary engineering cost estimates provided by WJM C&E and UNICO, Inc., as of September 2014. In addition, the Financing Plan incorporates information from discussions with County departments on a variety of issues. The Community Resource Agency will coordinate review of the Financing Plan by several different County departments; review will continue as the revised Specific Plan moves toward approval. All costs are expressed in 2014 dollars.

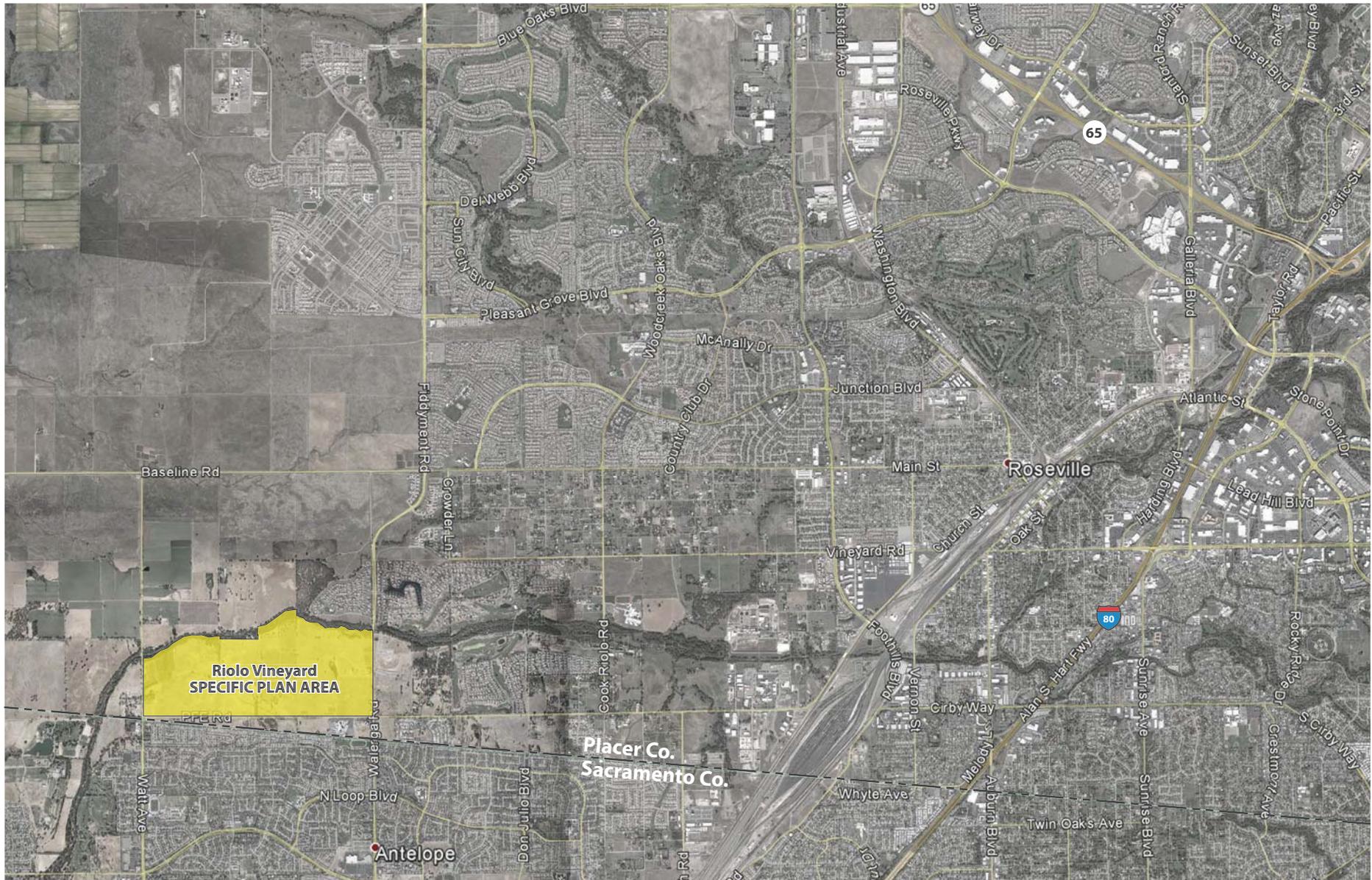
## Land Use and Phasing Summary

**Table 1** summarizes the land uses projected at buildout of the RVSP. With a total of 526 acres, the RVSP includes the potential for 933 units, with 886 currently developable residential dwelling units and approximately 10.5 acres of commercial development. As a result of this difference, the RVSP contains 47 density reserve residential units. Because it is unclear if these density reserve units would be built, the density reserve units are not included in this Financing Plan to be conservative. The two rural residential units are excluded from this analysis as well, for a total of 884 residential dwelling units used in this Financing Plan. As shown in **Table 1**, there also are approximately 11 acres of parks, 128 acres of open space, and approximately 91 agricultural acres. **Table 2** shows these land uses by owner and separates them into participant and non-participant owners in the RVSP. **Table 3** estimates the persons served for the Project.

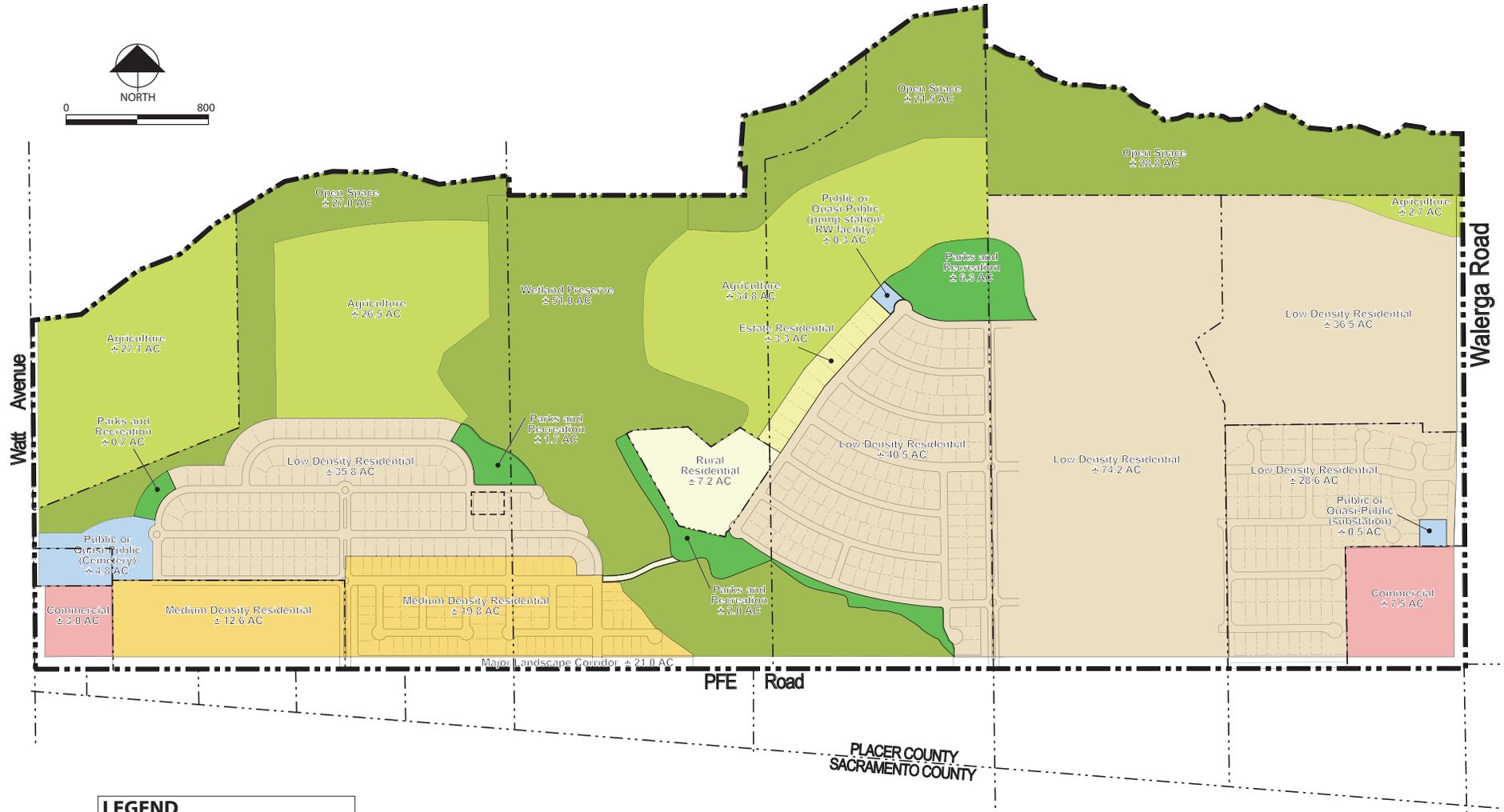
## Phasing

The RVSP provides a comprehensively designed infrastructure system coordinated with each phase of development. Land uses in the RVSP are anticipated to develop over multiple years and, depending on market conditions, may evolve in a variety of ways. Phasing boundaries included in the Specific Plan are conceptual in nature and are not intended to be prescriptive. Generally, buildout of the RVSP is anticipated to be phased from the eastern to the western boundary of the Specific Plan to use existing, available water and sewer infrastructure.

# MAP 1 REGIONAL CONTEXT



# MAP 2 LAND USE



LEGEND	
LAND USE	±ACRES
Medium Density Residential (5-10 du/ac)	32.4
Low Density Residential (1-5 du/ac)	173.1
Estate Residential	3.5
Rural Residential (2 ac min.)	7.2
Agriculture	125.3
Open Space	85.6
Wetland Preserve	51.0
Parks and Recreation	10.7
Commercial	10.7
Public or Quasi-Public	
Cemetery	4.8
Substation	0.5
Pump Station/ RW Facility	0.9
Major Road / Landscape Corridor	21.0
<b>TOTAL</b>	<b>525.8</b>

**Table 1**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Land Use at Buildout**

Land Use	Buildout	
	Acres	Units/Sq. Ft.
<b>Residential</b>	<i>Acres</i>	<i>Units</i>
<b>Developable Residential</b>		
Estate Residential	3.5	11
Low-Density Residential	168.8	651
Medium-Density Residential	25.8	222
<b>Subtotal Developable Residential [1]</b>	<b>198.1</b>	<b>884</b>
Rural Residential [2]	7.2	2
<b>Total Developable Residential</b>	<b>205.3</b>	<b>886</b>
Density Reserve [3]	0.0	47
<b>Total Residential</b>	<b>205.3</b>	<b>933</b>
<b>Nonresidential</b>		<i>Sq. Ft.</i>
Commercial	10.5	100,624
<b>Total Nonresidential</b>	<b>10.5</b>	<b>100,624</b>
<b>Non-Developable Acres</b>		
Agriculture	91.1	-
Open Space	128.3	-
Landscape Corridor	12.9	-
Parks and Recreation	10.7	-
Cemetery	4.8	-
Substation	0.5	-
Roads	61.7	-
<b>Total Non-Developable Acres</b>	<b>310.0</b>	-
<b>Total</b>	<b>525.8</b>	<b>933</b>

*"land\_use"*

Source: RCH Group.

[1] Total residential units included in this analysis.

[2] Not included in this analysis to ensure an accurate allocation of costs between the other residential land uses.

[3] The density reserve land use is not considered a developable land use for purposes of this analysis.

**Table 2**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Land Use by Owner**

Owner	Rural [1]		Low-Density		Medium-Density		Estate		Density Reserve [2]		Total Residential		Commercial (Acres)
	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	
<b>Riolo Vineyard Specific Plan</b>													
<b>Participants</b>													
HBT of Riolo Vineyards	2	7.2	441	77.6	102	16.0	11	3.5	47	-	603	104.3	3.0
<b>Subtotal Participants</b>	<b>2</b>	<b>7.2</b>	<b>441</b>	<b>77.6</b>	<b>102</b>	<b>16.0</b>	<b>11</b>	<b>3.5</b>	<b>47</b>	<b>-</b>	<b>603</b>	<b>104.3</b>	<b>3.0</b>
<b>Non-Participants</b>													
Elliott	-	-	170	56.4	-	-	-	-	-	-	170	56.4	-
Frisvold	-	-	-	-	120	9.8	-	-	-	-	120	9.8	-
Park Arya	-	-	-	-	-	-	-	-	-	-	-	-	7.5
Lund	-	-	40	34.8	-	-	-	-	-	-	40	34.8	-
<b>Subtotal Non-Participants</b>	<b>-</b>	<b>-</b>	<b>210</b>	<b>91.2</b>	<b>120</b>	<b>9.8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>330</b>	<b>101.0</b>	<b>7.5</b>
<b>Total Riolo Vineyard Specific Plan</b>	<b>2</b>	<b>7.2</b>	<b>651</b>	<b>168.8</b>	<b>222</b>	<b>25.8</b>	<b>11</b>	<b>3.5</b>	<b>47</b>	<b>-</b>	<b>933</b>	<b>205.3</b>	<b>10.5</b>

5

Source: RCH Group.

"lu\_owner"

[1] Not included in this analysis to ensure an accurate allocation of costs between the other residential land uses.

[2] The density reserve land use is not considered a developable land use for purposes of this analysis.

**Table 3**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Persons Served**

Item	Units/ Sq. Ft.	Persons per Household	Sq. Ft. per Employee	Total
<b><u>Population</u></b>				
<b>Residential [1]</b>				
Estate Residential	11	2.5	-	28
Low-Density Residential	651	2.5	-	1,628
Medium-Density Residential	222	2.5	-	555
<b>Total Residential</b>	<b>884</b>			<b>2,210</b>
<b><u>Employees</u></b>				
<b>Nonresidential</b>				
Commercial	100,624	-	500	201
<b>Total Nonresidential</b>	<b>100,624</b>			<b>201</b>
<b>Total Persons Served</b>				<b>2,411</b>

"persons"

Source: Goodwin Consulting and EPS.

[1] Excludes the rural residential and density reserve units.

The RVSP provides for construction of improvements to meet County service standards and the requirements of the RVSP. The triggers driving development and phasing of RVSP infrastructure improvements will be described in the Development Agreements (DAs) for each ownership group/parcel. Please refer to this document, as well as supporting information provided in the Specific Plan and corresponding facility Master Plans, for additional detail related to timing and policies of RVSP development.

## Purpose of the Financing Plan

The Financing Plan is a companion document to the Specific Plan that will be submitted to the County Board of Supervisors for acceptance. The purpose of the Financing Plan is to describe the financing strategy for funding the Backbone Infrastructure and Public Facilities needed to serve new RVSP development. The Financing Plan accomplishes this strategy by following these steps:

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

## Financing Plan Definitions

The Financing Plan will use the following definitions to describe more precisely infrastructure improvements and facilities:

- **Backbone Infrastructure:** This term includes most of the public service-based items that are underground or at ground level and which may be both on site or off site (i.e., within or outside the RVSP boundaries). Backbone Infrastructure is sized to serve the RVSP as a whole and in some cases may be sized to serve adjacent development areas, including the Placer Vineyards Specific Plan (PVSP). For the RVSP, Backbone Infrastructure includes the following items:
  - Roadways.
  - Water Facilities.
  - Recycled Water Facilities.
  - Storm Drainage Facilities.
  - Sewer Facilities.
  - Parks
- **Public Facilities:** This group of items provides amenities to the RVSP (e.g. schools) or helps to provide facilities to “house” employees providing services to the area (e.g., law enforcement, fire). For the RVSP, Public Facilities include the following items:

- Satellite Offices.
- Fire Facilities.
- Corp Yard.
- Sheriff Services Center.
- Schools.
- Transit Facilities.
- Library.
- Contribution toward Regional Recreation Facilities.
- General Capital Facilities (fee for items not duplicated above).

Public Facilities serving the RVSP shall be funded through the Placer County Capital Facilities Fee (CFF) and a publicly administered RVSP Supplemental County Facilities Fee Program. The RVSP Supplemental County Facilities Fee Program includes the Public Facilities cost for supplemental sheriff costs, transit facilities, contribution toward regional recreation facilities (multi-purpose center, an aquatic center, and a gymnasium); \$100,000 in RVSP Fee formation and update costs; and RVSP Fee administration costs, which equal 3 percent of Public Facilities costs, a common/typical estimate of such costs.

- **Facilities:** This term is used generically in the Financing Plan to refer to Backbone Infrastructure and Public Facilities when a precise breakdown is not required.
- **RVSP Specific Plan Development Costs (Planning and Entitlement Costs):** Placeholder costs related to the Specific Plan development approval process also are accounted for in this Financing Plan. These costs are related to the Specific Plan planning process, including costs incurred for the land use planning, environmental review process, and public facility finance planning associated with the RVSP. The amount of Specific Plan costs applied to Non-Participating Developers will be determined in the manner defined by **Chapters 4 and 6** of this Financing Plan.

#### ***Participation in the Financing Plan***

- **RVSP Property Owners:** This definition includes all property owners in the RVSP who will contribute to the financing of Backbone Infrastructure and Other Costs or toward Public Facilities. In the RVSP, property owners may be characterized as follows:
  - **Participating Owners.** Developers and land owners in the RVSP who have negotiated a DA with the County.
  - **Non-Participating Owners.** Property owners in the RVSP who have not negotiated a DA with the County and would be subject to the terms of this Financing Plan. The Financing Plan serves as a guideline for future DA negotiations with Non-Participating Owners.
- **Constructing Entities:** Includes those Participating Owners who have advance-funded RVSP Facilities. These property owners may be reimbursed or receive fee credits for such improvements from the County, or be reimbursed through the reimbursement obligations as defined in this Financing Plan, based on the eligible cost of the Facilities advance funded or constructed. It is anticipated that HBT of Riolo, LLC, will be a Constructing Entity.

- **Benefiting Properties:** For the purposes of any reimbursement obligations, property owners who receive benefit from Backbone Infrastructure or Public Facilities constructed by Constructing Entities. Benefiting Properties may fall into one of the following groups:
  - **Public Agencies**, such as the County or the California American Water Company (Cal Am), will benefit from water improvements.
  - **Adjacent Development**, such as the PVSP. A portion of the PVSP will benefit from sewer facilities and maintenance roads in the RVSP.
  - **Adjacent Unentitled Development**, such as the area to the south of the RVSP that does not have current entitlements. Projects and developable parcels adjacent to the RVSP will benefit from specific Facilities, including water, sewer, and dry utilities. These Benefiting Properties may be required to reimburse Constructing Entities for their proportionate share of costs for selected Facilities. Additional detail on potential reimbursements is provided in **Chapter 3**.

## Overview of the Financing Plan

### Financing Plan Goals

The elements of the Financing Plan must work together to provide the optimal balance of fee, bond, and private financing so as not to overburden undeveloped land, while ensuring that necessary facilities are constructed when needed. The Financing Plan articulates the financing strategy such that each property owner/investor can achieve the following goals:

- Ability to achieve final end-use, on-site vertical construction.
- Develop his or her respective property independently without relying on others to proceed (to the greatest extent physically and feasibly possible).
- Maximize available financial resources to optimize development returns, while creating a community with desired County service-level amenities.

The following financing policies are consistent with the aforementioned goals.

### Financing Policies

The following objectives and policies should be considered to guide financing of infrastructure and services in the RVSP:

- Clearly identify physical and financial obligations of the RVSP and each property owners' development project.
- Equitably allocate RVSP Facilities costs to land uses based on proportional benefit received.
- Maximize the use of existing funding mechanisms and tools.
- Maximize the use of "pay-as-you-go" funding mechanisms.

- Establish RVSP fee programs (one for Public Facilities and potentially one for Backbone Infrastructure costs) to fund all or a portion of major Backbone Infrastructure and Public Facilities not included in existing fee programs or funded through other sources.
- Make appropriate use of one or more public land-secured debt financing mechanisms.
- Effectively leverage available regional, state, and federal funding (e.g., South Placer Regional Transportation Authority [SPRTA]).
- Include flexibility to accommodate changes in development phasing, sequencing, and land uses in response to market conditions.
- Identify ways to finance construction of Backbone Infrastructure and Public Facilities through the most efficient combination of public and private financing.

## Summary of Costs

The total cost for Backbone Infrastructure and Public Facilities is \$49.0 million at buildout. These costs include \$42.5 million for Infrastructure and Other RVSP Costs, and \$6.5 million in RVSP Public Facilities costs. **Table 4** summarizes the total Backbone Infrastructure and Public Facility costs by improvement type that the RVSP Developers will be required to construct.

### Backbone Infrastructure

RVSP Infrastructure totals approximately \$41.5 million. These Facilities are either in the RVSP area or outside the RVSP boundaries serving RVSP needs for select roads, potable water, recycled water, sewer, storm drainage, and parks. All Backbone Infrastructure improvement costs include a 35-percent soft-cost estimate, including a 15-percent contingency, 8 percent for engineering and design, 5 percent for construction management, and 7 percent for administration. **Appendix A** contains detailed Backbone Infrastructure cost estimates and exhibits by improvement type based on estimates prepared by WJM C&E and UNICO as of September 2014.

### Other RSVP Costs

RVSP property owners will be responsible for their respective fair share of Specific Plan preparation costs, including costs related to planning and environmental review. The estimated costs are approximately \$1.0 million. The amount of Specific Plan costs to be reimbursed by Non-Participating Property Owners shall be determined in the manner defined by **Chapters 4** and **6** of this Financing Plan.

**Table 4**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Financing Plan Costs at Buildout**

Improvement Type	Total Cost at Buildout
<b>RVSP Costs</b>	
<b>RVSP Infrastructure [1]</b>	
Roadway	\$20,247,317
Sewer System	\$6,392,043
Potable Water	\$3,271,050
Recycled Water	\$3,648,375
Storm Drainage	\$2,687,950
Parks	\$4,333,500
RVSP Fee Administration (3%)	\$885,281
<b>Subtotal RVSP Infrastructure</b>	<b>\$41,465,515</b>
<b>Other RVSP Costs</b>	
Specific Plan Development Cost [2]	\$1,000,000
<b>Subtotal Other RVSP Costs</b>	<b>\$1,000,000</b>
<b>Subtotal RVSP Costs</b>	<b>\$42,465,515</b>
<b>Public Facilities</b>	
<b>Placer County Capital Facilities Fee</b>	
Satellite Offices [3]	\$1,206,480
Corp Yard [3]	\$186,483
Health and Human Services [3]	\$379,560
Agriculture and Animal Control [3]	\$138,112
Sheriff [3]	\$432,929
Jail and Countywide Public Protection [3]	\$381,953
Justice System [3]	\$449,964
Library [3]	\$462,131
<b>Subtotal Placer County Capital Facilities Fee</b>	<b>\$3,637,612</b>
Fire [3]	\$995,238
<b>RVSP Supplemental County Facilities Fee Program</b>	
Supplemental Sheriff	\$211,708
Transit	\$615,103
Contribution to Regional Recreation Facilities [4]	\$873,446
RVSP Fee Formation & Updates	\$100,000
RVSP Fee Administration (3%)	\$54,008
<b>Subtotal RVSP Supplemental County Facilities Fee Program</b>	<b>\$1,854,265</b>
<b>Subtotal Public Facilities</b>	<b>\$6,487,115</b>
<b>Total RVSP Costs</b>	<b>\$48,952,630</b>

"total\_cost"

Source: WJM C&E, Placer County, and EPS.

- [1] Consists of infrastructure serving the RVSP, including off-site improvements.
- [2] Placeholder. The amount of Specific Plan costs applied to Non-Participating Developers shall be determined in the manner defined by Chapter 6 of this Financing Plan.
- [3] Assumes cost is equal to estimated fee revenue generated.
- [4] Expected to include a gymnasium, aquatic center, and multipurpose center.

## Public Facilities

The cost of Public Facilities needed to serve the RVSP totals approximately \$6.5 million at buildout, as shown in **Table 4**. The specific Public Facilities listed are described in more detail later in this document. The costs of these Public Facilities would be paid to the County through a publicly administered RVSP Supplemental County Facilities Fee Program, which will include a \$100,000 fee formation and update cost plus a 3-percent RVSP Fee Administration component. These costs and their allocations to the RVSP are shown in detail in **Appendix B**.

Public Facilities cost estimates were provided by the County or estimated by EPS. Cost estimates shown are based on assumed facilities demand and estimated development absorption from the PVSP as approved by the County and RVSP.

## Financing Strategy and Implementation

### Upfront Funding and Construction

Collectively, the RVSP Developers will be responsible for funding and constructing all or a portion of the Infrastructure and Public Facilities, as identified in the DAs between the County and each RVSP Developer.

The County may agree to a limited amount of construction responsibility by the County for specific Public Facilities only after (1) it is proven the County will have adequate funding to construct the Facilities on the required schedule defined in the Financing Plan or in one of the Facilities Master Plan documents, or (2) if construction of the Facility will be the responsibility of another developer in another plan area. The County will not assume any risk for construction cost increases or timing of available funding as a result of assuming responsibility for construction of the specified Facilities.

### Use of Community Facilities and Assessment Districts

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

The amount of funding available in the early years—from public debt financing through implementation of one or more Mello-Roos Community Facilities Districts (CFDs) or through creation of Assessment Districts—may be limited because of the services tax burden on the Project. Therefore, any land-secured financing district that will be used will likely be an Acquisition District: after construction of an eligible improvement project, the County will accept and acquire the improvement(s) with bond proceeds as those proceeds become available, reimbursing the Constructing Entity to the extent possible.

The limits on public land-secured financing are influenced by value-to-lien considerations, absorption of residential and commercial land, maximum special tax rates, and annual tax levies on undeveloped property, among others (e.g., interest rates).

## Credits and Reimbursements

Subject to the County's fee credit and reimbursement policies and DAs, some or all of the private funding may be reimbursed to the Constructing Entities over time as the County is able to issue public debt through CFD(s), issue credits due for the Constructing Entities' proportionate share of fees, and collect reimbursement for infrastructure from subsequent Subdivision projects or Other Benefiting Projects/Agencies. The time frame for reimbursement is unknown and could be a considerable period, depending on market conditions and the actual absorption of the RVSP development projects.

## Sources of Financing

Several different financing sources will be used to fund the Infrastructure and Public Facilities and to mitigate impacts on surrounding developments.

## Existing and Future Fee Programs

Existing and potential future fee programs are discussed in detail in **Chapter 6**. Because of the size of the RVSP and other large proposed development projects in the County, some of the existing fee programs may be modified, or new fee programs may be created.

The County and other special districts have several fee programs already in place:

- Sewer Connection Fees and Sewer Treatment: County and City of Roseville.
- Water Connection: Placer County Water Agency (PCWA).
- Water Special Facility Fee (SFF): Cal Am.
- County Road Network Capital Improvement Program (CIP) Traffic Fee (Dry Creek District).
- SPRTA.
- County-Roseville Joint Traffic Fee.
- Drainage—Dry Creek Watershed.
- County Capital Facilities Fee (CFF).
- Center Unified School District Level II Fee.

## Potential or Proposed Fee Programs

There is potential for a future joint fee program between Sutter County and Placer County. The Highway 99/70 and Riego Road Interchange Fee, included in the Riolo Vineyards DA requirements, is anticipated to be creditable against future Sutter/Placer County joint fee program(s). The County also is considering adopting a fire fee to fund fire facilities.

### ***RVSP Fees***

RVSP development shall contribute its proportionate share of costs toward required Public Facilities and Infrastructure through two RVSP Fee Programs. The Fee Programs are anticipated to be administered through the County. The RVSP Fee Programs will consist of two fees, the RVSP Supplemental County Facilities Fee and the RVSP Infrastructure Facilities Fee. The RVSP Supplemental County Facilities Fee costs and the fee program cost allocations are shown in detail in **Appendix B**. The RVSP Infrastructure Facilities Fee costs and the fee program cost allocations are shown in detail in **Appendix D**.

### RVSP Supplemental County Facilities Fee

The RVSP Supplemental County Facilities Fee is described in more detail in **Chapter 6**. The RVSP Supplemental County Facilities Fee Program includes the Public Facilities cost for supplemental sheriff costs, transit facilities, contribution toward regional recreation facilities (multi-purpose center, an aquatic center, and a gymnasium); \$100,000 in RVSP Fee formation and update costs; and RVSP Fee administration costs, which equal 3 percent of Public Facilities costs. According to the DA, the amount of the RVSP Supplemental County Facilities Fee is subject and dependent upon the types of facilities required for the PVSP. Implementation of the RVSP Supplemental County Facilities Fee will be defined in each respective property's DA.

### RVSP Infrastructure Facilities Fee

The RVSP Infrastructure Facilities Fee is described in greater detail in **Chapter 6** and will be defined in each respective property's DA. The RVSP Infrastructure Facilities Fee includes the Infrastructure costs for roadways, sewer, water, drainage, and parks. The RVSP Infrastructure Facilities Fee also includes the RVSP Fee administration costs, which equal 3 percent of Infrastructure costs. The RVSP Infrastructure Facilities Fee shall be paid by Benefiting Participating Properties as described in the DA. The Financing Plan generally identifies the RVSP Infrastructure Facilities Fee in which each residential unit or commercial acre that benefits from RVSP Facilities will pay a proportionate share of total costs. Additional infrastructure that provides a benefit to benefiting properties may be included in the RVSP Infrastructure Facilities Fee if approved by the County.

### ***ERO***

The ERO identifies the obligations of other properties outside of the RVSP to reimburse constructing RVSP Developers for their proportionate share of facilities costs, which benefit their properties. Other benefiting properties include these:

- PVSP.
- Adjacent Property to the RVSP.
- Other benefiting properties may be included in the ERO as approved by the County.

The County will use its best efforts at the earliest opportunity in the approval process to impose an obligation to pay a reimbursement, based on information provided by the RVSP Constructing Entity. The provision or condition will specify the manner of payment of any reimbursement. Otherwise, the County will not have direct responsibility for the payment of reimbursement of costs among parties and properties subject to the ERO.

Implementation of the external reimbursement obligation is described in greater detail in **Chapter 7** and will be defined in the DA. Reimbursements for improvements to be constructed for public utilities will be negotiated separately with that corresponding private utility.

### ***Mello-Roos CFD Bond Financing***

The Financing Plan identifies potential formation of one or more Mello-Roos CFD(s) to fund construction of Infrastructure and Other RVSP Facility Costs. Initially the Constructing Entities will privately fund construction of Infrastructure, some of which will be acquired when CFD bond proceeds are available. Other financing mechanisms, such as an Assessment District, may be implemented in conjunction with or instead of a CFD special tax.

## Summary of RVSP Costs and Funding Sources at Buildout

**Figure 1** describes the different funding sources proposed for the RVSP. **Table 5** shows the Facilities required and funding sources used to fund Infrastructure and Other RVSP costs required to be constructed by RVSP Developers, as well as Public Facilities to be financed by RVSP Developers through the RVSP Fee Program.

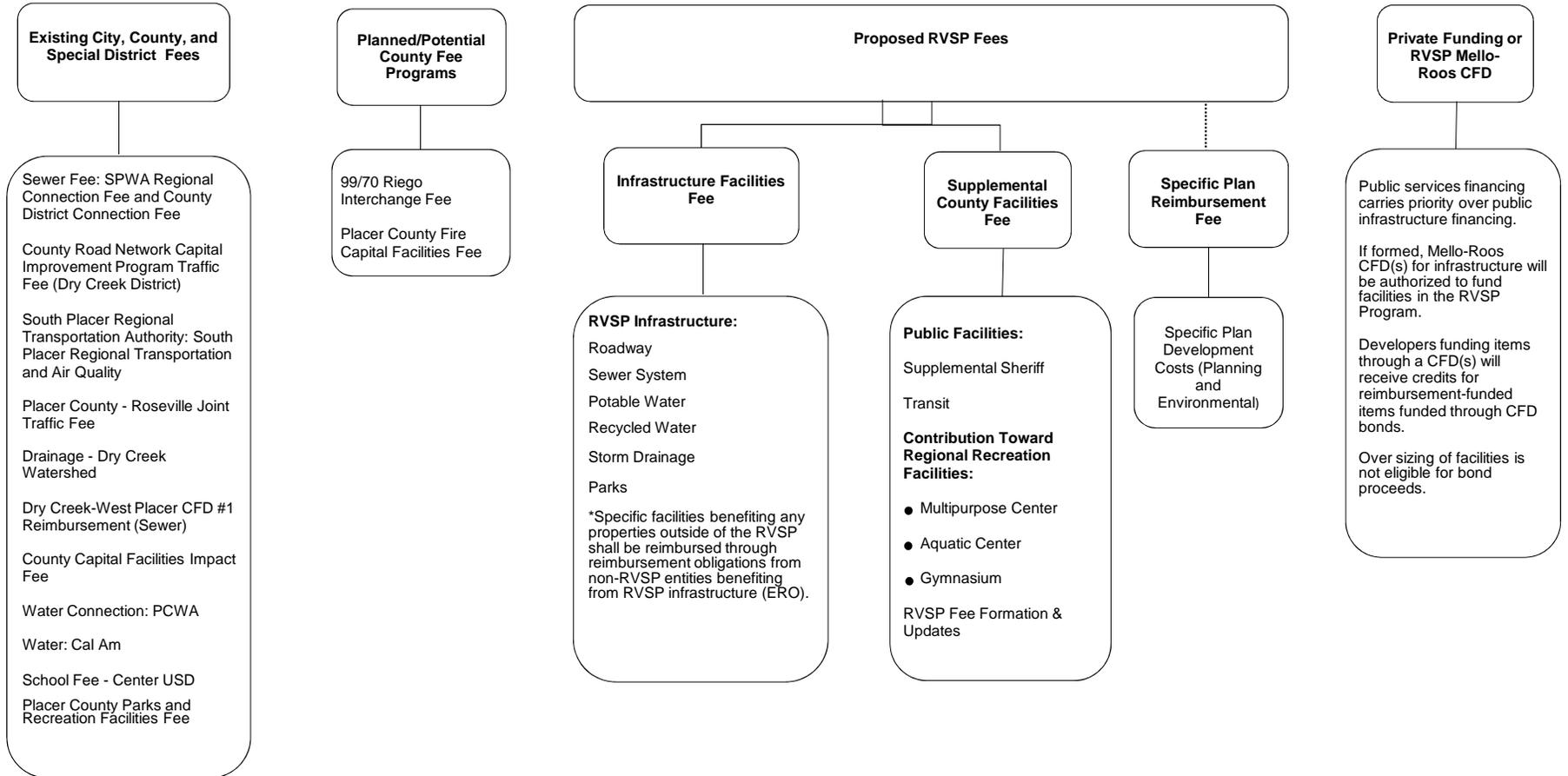
Backbone Infrastructure, Other RVSP Costs, and Public Facilities amount to roughly \$49.0 million. For Backbone Infrastructure, approximately \$30.4 million will be funded by the RVSP Infrastructure Facilities Fee, \$2.3 million will be funded by reimbursements from Cal Am, \$3.8 million by reimbursements from the PVSP, and approximately \$0.3 million from off-site properties. Approximately \$4.6 million will be credited to existing Dry Creek Road Fees for Roadway-related costs constructed by RVSP Developers. Approximately \$45,000 will be reimbursed by the County for recycled water costs. The RVSP Supplemental County Facilities Fee Program will fund RVSP development's proportionate Public Facilities costs.

## Total Infrastructure Cost Burdens

The Financing Plan presents the total infrastructure cost burden placed on RVSP development, as well as the total infrastructure burden on RVSP development on a per-unit/commercial acre basis. Facilities in the RVSP were allocated to development both in and adjacent to the RVSP.

The Financing Plan presents the total infrastructure cost burdens by land use for the Project Applicant, HBT of Riolo Vineyards, LLC. Please note that calculations for existing and proposed infrastructure cost burdens could vary for RVSP Developers and Adjacent Development based on individual negotiations with the County or other Public Agencies.

**Figure 1  
Proposed Funding Sources  
Riolo Vineyard Specific Plan Public Facilities Financing Plan**



**Table 5**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Sources and Uses: RVSP Infrastructure and Public Facilities at Buildout**

Improvement Type	Total Costs	Funding Sources										Total Funding	
		External Reimbursement Obligation (ERO)					Placer County		RVSP Fees				
		Dry Creek Road Fee	Placer Vineyards	Other/ Offsite	Cal Am	Placer County Reimbursement	Office of Emergency Services	Capital Facility Fee	Infrastructure Facilities Fee [1]	Specific Plan Reimbursement Fee	Supplemental County Facilities Fee		
<b>RVSP Infrastructure [2]</b>													
Roadway	\$20,247,317	\$4,608,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,638,917	\$0	\$0	\$20,247,317
Sewer System	\$6,392,043	\$0	\$3,803,085	\$274,588	\$0	\$0	\$0	\$0	\$0	\$2,314,370	\$0	\$0	\$6,392,043
Potable Water	\$3,271,050	\$0	\$0	\$0	\$2,341,440	\$0	\$0	\$0	\$0	\$929,610	\$0	\$0	\$3,271,050
Recycled Water	\$3,648,375	\$0	\$0	\$0	\$0	\$43,349	\$0	\$0	\$0	\$3,605,026	\$0	\$0	\$3,648,375
Storm Drainage	\$2,687,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,687,950	\$0	\$0	\$2,687,950
Parks	\$4,333,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,333,500	\$0	\$0	\$4,333,500
RVSP Fee Administration (3%)	\$885,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$885,281	\$0	\$0	\$885,281
<b>Subtotal RVSP Infrastructure</b>	<b>\$41,465,515</b>	<b>\$4,608,400</b>	<b>\$3,803,085</b>	<b>\$274,588</b>	<b>\$2,341,440</b>	<b>\$43,349</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,394,653</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,465,515</b>
<b>Other RVSP Costs</b>													
Specific Plan Development Cost [3]	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000
<b>Subtotal Other RVSP Costs</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,000,000</b>
<b>Public Facilities - County Capital Facility Fee</b>													
Satellite Offices [4]	\$1,206,480	\$0	\$0	\$0	\$0	\$0	\$0	\$1,206,480	\$0	\$0	\$0	\$0	\$1,206,480
Corp Yard [4]	\$186,483	\$0	\$0	\$0	\$0	\$0	\$0	\$186,483	\$0	\$0	\$0	\$0	\$186,483
Health and Human Services [4]	\$379,560	\$0	\$0	\$0	\$0	\$0	\$0	\$379,560	\$0	\$0	\$0	\$0	\$379,560
Agriculture and Animal Control [4]	\$138,112	\$0	\$0	\$0	\$0	\$0	\$0	\$138,112	\$0	\$0	\$0	\$0	\$138,112
Sheriff [4]	\$432,929	\$0	\$0	\$0	\$0	\$0	\$0	\$432,929	\$0	\$0	\$0	\$0	\$432,929
Jail and Countywide Public Protection [4]	\$381,953	\$0	\$0	\$0	\$0	\$0	\$0	\$381,953	\$0	\$0	\$0	\$0	\$381,953
Justice System [4]	\$449,964	\$0	\$0	\$0	\$0	\$0	\$0	\$449,964	\$0	\$0	\$0	\$0	\$449,964
Library [4]	\$462,131	\$0	\$0	\$0	\$0	\$0	\$0	\$462,131	\$0	\$0	\$0	\$0	\$462,131
<b>Subtotal County Capital Facility Fee</b>	<b>\$3,637,612</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,637,612</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,637,612</b>
<b>Other Fee Funded Public Facilities</b>													
Fire [4]	\$995,238	\$0	\$0	\$0	\$0	\$0	\$995,238	\$0	\$0	\$0	\$0	\$0	\$995,238
<b>Subtotal Other Fee Funded Public Facilities</b>	<b>\$995,238</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$995,238</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$995,238</b>
<b>Public Facilities (RVSP Supplemental County Facilities Fee Program) [5]</b>													
Supplemental Sheriff	\$211,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,708	\$0	\$211,708
Transit	\$615,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$615,103	\$615,103
Contribution to Regional Recreation Facilities [6]	\$873,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$873,446	\$0	\$873,446
RVSP Fee Formation & Updates	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
RVSP Fee Administration (3%)	\$54,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,008	\$0	\$54,008
<b>Subtotal RVSP Fee Program</b>	<b>\$1,854,265</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,854,265</b>	<b>\$0</b>	<b>\$1,854,265</b>
<b>Subtotal Public Facilities</b>	<b>\$6,487,115</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$995,238</b>	<b>\$3,637,612</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,854,265</b>	<b>\$0</b>	<b>\$6,487,115</b>
<b>Total Costs</b>	<b>\$48,952,630</b>	<b>\$4,608,400</b>	<b>\$3,803,085</b>	<b>\$274,588</b>	<b>\$2,341,440</b>	<b>\$43,349</b>	<b>\$995,238</b>	<b>\$3,637,612</b>	<b>\$30,394,653</b>	<b>\$1,000,000</b>	<b>\$1,854,265</b>	<b>\$0</b>	<b>\$48,952,630</b>

Source: WJM C&E, Placer County, and EPS.

- [1] To the extent that development south of RVSP proceeds, a portion of these costs may be reimbursable through the ERO program.
- [2] RVSP Infrastructure is defined as most of the essential public service-based items that are underground or on the surface. It is sized to serve numerous subdivision projects in the RVSP and in some cases the broader region's development areas. See **Appendix A** for exhibits and cost estimates.
- [3] The amount of Specific Plan costs applied to Non-Participating Developers shall be determined in the manner defined by **Chapter 6** of this Financing Plan.
- [4] Funds Public Facilities costs. See **Appendix B**.
- [5] Assumes cost is equal to estimated fee revenue generated.
- [6] Expected to include a gymnasium, aquatic center, and multipurpose center.

## Organization of the Report

The remainder of this report is organized as follows:

- **Chapter 2** describes the RVSP policy and financing framework.
- **Chapter 3** briefly discusses the land uses proposed in the Project.
- **Chapter 4** details the Backbone Infrastructure costs and funding sources.
- **Chapter 5** details the Public Facilities costs.
- **Chapter 6** summarizes the financing sources and strategies.
- **Chapter 7** provides the details of the ERO.
- **Chapter 8** describes the funding of public services.
- **Chapter 9** discusses the implementation and administration of the Financing Plan.

This Financing Plan also contains four appendices:

- **Appendix A** provides September 2014 cost estimates and exhibits for Backbone Infrastructure, provided by WJM C&E.
- **Appendix B** provides detail on Public Facility cost estimates (in 2014\$) and allocation methodology used to derive the proportionate share of each RVSP Supplemental County Fee Program component.
- **Appendix C** provides detail on the estimated fee revenue for existing public fee programs.
- **Appendix D** provides detail on the RVSP Infrastructure Facilities Fee Program.

## 2. POLICY AND FINANCING FRAMEWORK

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This chapter describes the policy and financing framework that shaped the financing strategy included in this Financing Plan. This chapter describes each of the following concepts:

- Specific Plan and DA Approval.
- Future Discretionary Project Approvals.
- Financing Purpose, Goals, and Policies.

### **Policy Framework**

The ability to develop property in the RVSP is governed by several County policies and approvals. The following sections summarize these actions taken for the RVSP.

#### **Specific Plan Approval**

When the Specific Plan is presented to the County Board of Supervisors for consideration, the Board of Supervisors would also be concurrently considering the following items:

- Zoning designations
- DA

Approval of the Specific Plan, DA, and Project zoning would enable processing of subsequent discretionary project approvals that would be required before development were able to proceed. EPS previously prepared a financing plan for RVSP in December 2006. This Financing plan amends and updates the 2006 financing plan based on these proposed Specific Plan amendments.

#### **Future Discretionary Project Approvals**

Future development of RVSP property will be subject to the following future discretionary County project approvals:

- Subdivisions (e.g., large lot final maps, tentative maps, final small lot maps).
- Design/site review.
- Subsequent Conformity Review.
- Building permits (this is a ministerial project approval rather than discretionary).

#### **Financing Plan Policy Guidance**

The financing strategy included in this Financing Plan has been guided by existing County policies and practices, by the Specific Plan Implementation Chapter, and by prevailing industry best practices for financing public infrastructure. This section specifically summarizes the Specific Plan's Implementation Chapter.

## **Financing Plan Purpose, Goals, and Policies**

### **Purpose**

The purpose of the Financing Plan is to identify the appropriate financing mechanisms to fund the necessary Backbone Infrastructure and Public Facilities costs required to serve the RVSP. The identified financing mechanisms are flexible enough to ensure the required improvements are constructed when necessary. The financing mechanisms ultimately used and, potentially, which ones are used at various times, will depend on the types and timing of the needed facilities.

### **Financing Plan Goals**

The elements of the Financing Plan must work together to provide the optimal balance of fee, bond, and private financing so as not to burden undeveloped land, while ensuring that necessary facilities are constructed when needed. The Financing Plan articulates the financing strategy such that each property owner/investor can achieve the following goals:

- Ability to achieve final end-use, on-site vertical construction.
- Develop his or her respective property independently without relying on others to proceed (to the greatest extent physically and feasibly possible).
- Maximize available financial resources to optimize development returns, while creating a community with desired County-service-level amenities.

The following financing policies are consistent with the aforementioned goals.

### **Financing Policies**

The following objectives and policies should be considered to guide financing of infrastructure and services in the RVSP:

- Clearly identify physical and financial obligations of the RVSP and each property owners' development project.
- Equitably allocate RVSP Facilities costs to land uses based on proportional benefit received.
- Construct or fund on-site and off-site Facilities when needed to serve the RVSP. Some regionally serving Public Facilities may be funded by regional fee program(s), which may include areas both in and outside the RVSP.
- Maximize the use of existing County and special district fee programs and permit property owners/developer(s) to be eligible for reimbursements and fee credits when applicable.
- Maximize the use of pay-as-you-go funding mechanisms.
- Establish RVSP fee programs (one for Public Facilities and one for Backbone Infrastructure costs) to fund all or a portion of major Backbone Infrastructure and Public Facilities not included in existing fee programs or funded through other sources.
- Make appropriate use of one or more public land-secured debt financing mechanisms.

- Effectively leverage available regional, state, and federal funding (e.g., SPRTA).
- Include flexibility to accommodate changes in development phasing, sequencing, and land uses in response to market conditions.
- Identify ways to finance construction of Backbone Infrastructure and Public Facilities through the most efficient combination of public and private financing.

### 3. LAND USE

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**Table 1** summarizes the land uses projected at buildout of the RVSP. With a total of 526 acres, the RVSP includes the potential for 933 units, with 886 currently developable residential dwelling units and approximately 10.5 acres of commercial development. As a result of this difference, the RVSP contains 47 density reserve residential units. Because it is unclear if these density reserve units would be built, the density reserve units are not included in this Financing Plan to be conservative. The two rural residential units are excluded from this analysis as well, for a total of 884 residential dwelling units used in this Financing Plan. As shown in **Table 1**, there also are approximately 11 acres of parks, 128 acres of open space, and approximately 91 agricultural acres.

#### **RVSP Participating Owners and Non-Participating Owners**

**Table 2** shows these land uses by owner and separates them into Participating Owners and Non-Participant Owners in the RVSP. As described herein, Participating Owners have and will expend money on planning, entitlement, Backbone Infrastructure, and Public Facilities for which Non-Participating Property Owners will have some benefit.

#### **Other Benefiting Projects**

As described in this Financing Plan, there are several potential developments and public or private agencies that also may benefit from construction of selected Backbone Infrastructure anticipated to be constructed by one or more RVSP Constructing Entities. When a Constructing Entity constructs Facilities that provide benefit to another land use, in or outside the Specific Plan, the County may facilitate reimbursement from the Benefiting Party to the Constructing Entity. As described herein, these reimbursements may take more than one form, depending on the circumstances of the situation.

#### **Other Benefiting Projects**

There are two primary areas or projects that would benefit from certain RVSP Facilities. The first is the PVSP, which is an approved County Specific Plan. Certain portions of the PVSP will benefit from selected RVSP sewer facilities and maintenance roads.

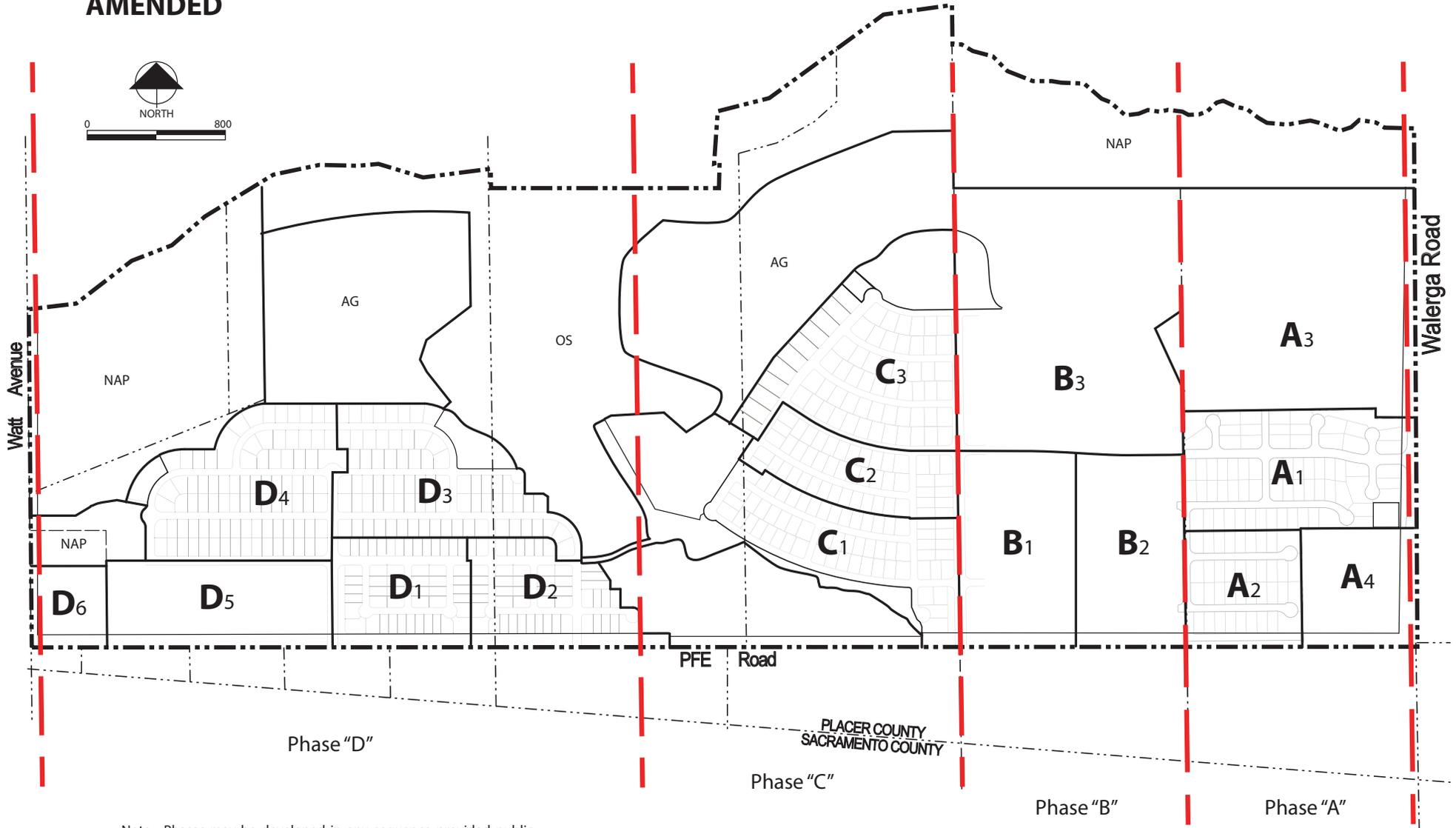
In addition, there are approximately 40 acres of land immediately south of the RVSP that would benefit from certain Backbone Infrastructure costs. Because there are no pending development plans for this adjacent southern area, estimated dwelling units for this area are not included in current Financing Plan cost allocations. However, if development were to occur on any of these adjacent southern properties, such development would be required to reimburse the RVSP for a proportionate share of Backbone Infrastructure from which the development would have benefited. Additional detail on potential reimbursements is provided in **Chapter 4**.

## Phasing

The RVSP provides a comprehensively designed infrastructure system coordinated with each phase of development. Land uses in the RVSP are anticipated to develop over multiple years and, depending on market conditions, may evolve in a variety of ways. Phasing boundaries included in the Specific Plan are conceptual in nature and are not intended to be prescriptive. Generally, buildout of the RVSP is anticipated to be phased from the eastern to the western boundary of the Specific Plan (see **Map 3**).

The RVSP provides for construction of improvements to meet County service standards and the requirements of the RVSP. The triggers driving development and phasing of RVSP Infrastructure improvements will be described in the DAs. Please refer to this document, as well as supporting information provided in the Specific Plan and corresponding facility Master Plans, for additional detail related to timing and policies of RVSP development. Specific construction obligations and associated funding requirements will be memorialized in the DA between Participating Property Owners and the County.

# MAP 3 PHASING AMENDED



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

## 4. BACKBONE INFRASTRUCTURE

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This chapter defines and briefly summarizes the Backbone Infrastructure requirements as informed by the Specific Plan, infrastructure master plans, and infrastructure planning documents from other agencies. Specific cost detail supporting the RVSP Backbone Infrastructure is included in **Appendix A**. The cost estimates are based on information from WJM C&E, UNICO, and the County, unless otherwise indicated.

### Financing Plan Definitions

Many people tend to use the term “backbone infrastructure” for all publicly owned facilities. This Financing Plan uses the term(s) Backbone Infrastructure and Public Facilities and relies on the following definitions to characterize these items more precisely:

- **Backbone Infrastructure:** This term includes most of the public service-based items that are underground or at ground level, which may be both on site or off site (i.e., within or outside the RVSP boundaries). Backbone Infrastructure is sized to serve the RVSP as a whole and in some cases may be sized to serve broader development areas, including adjacent PVSP development (e.g., sewer facilities). For the RVSP, Backbone Infrastructure includes the following items:
  - Roadways.
  - Water Facilities.
  - Recycled Water Facilities.
  - Storm Drainage Facilities.
  - Sewer Facilities.
  - Parks.
- **Public Facilities:** This group of items provides amenities to the RVSP (e.g. schools) or houses employees providing services to the area (e.g., law enforcement, fire). For the RVSP, Public Facilities include the following items:
  - Satellite Offices.
  - Fire Facilities.
  - Corp Yard.
  - Sheriff Services Center.
  - Schools.
  - Transit Facilities.
  - Library.
  - Contribution toward Regional Recreation Facilities.
  - General Capital Facilities (fee for items not duplicated above).
- **Facilities:** This term is used generically in the Financing Plan to refer to Backbone Infrastructure and Public Facilities when a precise breakdown is not required.

## Items Excluded from the Financing Plan

The costs of the following items are specifically excluded from the Financing Plan:

1. Subdivision-specific Infrastructure improvements (Subdivision). This category includes infrastructure built to serve the RVSP's local needs for roads, sewer, water, storm drainage, recycled water (if required), detention basins, open space and erosion requirements, and dry utilities. Subdivision costs include improvements built in the Project that only serve individual subdivision or village-area development. Construction requirements for Subdivision projects will be determined as part of subdivision map conditions consistent with the DAs. These costs will be funded privately by the RVSP Developers.
2. Public land acquisition.
3. Land acquisition for off-site environmental mitigation, if applicable.

In addition, off-site right-of-way and easement costs are not part of the Financing Plan and will be handled by the Constructing Entity(s) and the County as appropriate.

The following sections summarize estimated Backbone Infrastructure costs and potential funding sources for each infrastructure item. A description of each Backbone Infrastructure component will include the following discussion:

- **Identification of Improvements and Corresponding Costs.** Total estimated buildout Backbone Infrastructure costs, including such improvements that may benefit properties outside of the RVSP. This chapter also summarizes Other RVSP Costs including costs of Specific Plan preparation.
- **Potential Funding Sources for Infrastructure and Other RVSP Costs.** Detail on potential internal and external reimbursements to RVSP, as well as reimbursements or fee credits toward existing fee programs are documented.

## Backbone Infrastructure

Backbone Infrastructure is sized to serve the RVSP and Other Benefiting Projects/Agencies. Infrastructure includes roadways, sewer, potable water, recycled water, storm drainage, parks, as well as Other RVSP-related costs.

**Table 4** in **Chapter 1** summarized the major RVSP Infrastructure costs, in 2014 dollars. All Backbone Infrastructure improvement costs include a 35-percent soft-cost estimate, including a 15-percent contingency, 8 percent for engineering and design, 5 percent for construction management, and 7 percent for administration. At buildout, the RVSP will require an estimated total of approximately \$41.5 million in Infrastructure and Other RVSP Costs. RVSP property owners will be responsible for obtaining all County, State, and Federal permits for construction of those Facilities.

## Roads

The proposed backbone roadway system comprises major arterials to provide convenient and safe access to all areas in the RVSP. The Constructing Entities will grade, construct, and fund a series of roadway improvements for the RVSP, including the following improvements:

- PFE Road (including frontage lane to centerline of roadway) from Watt Avenue to Walerga Road.
- Watt Avenue/PFE Road intersection.
- Walerga Road/PFE Road intersection.
- Land Acquisition.

Total Roadway Infrastructure, as shown in **Table 6**, amounts to approximately \$20.2 million at buildout. Backbone roadway costs are included in RVSP Infrastructure Facilities Fee allocated to benefiting RVSP property owners. Portions of backbone roadway facilities also are included in the County Traffic Fee—Dry Creek Benefit District (Dry Creek Road Fee). Backbone roadway cost allocations in this Financing Plan include assumptions regarding reimbursements (e.g., fee credits) anticipated from the Dry Creek Road Fee.

### *Credits Toward the Dry Creek Road Fee*

A portion of backbone roadway facility costs overlap with improvements included in the County Traffic Fee—Dry Creek Benefit District. As shown in **Table 6**, approximately \$4.6 million in roadway costs appear to be reimbursable through the County Traffic Fee, based on the County Capital Improvement Program for the County Traffic Fee—Dry Creek Benefit District (pages 4 and 5). This analysis assumes that approximately \$956,000 would be reimbursable through the County Traffic Fee for signal and intersection improvements at PFE Road and Walerga Road, approximately \$1.1 million for signal and intersection improvements at Watt Avenue and PFE Road, and approximately \$2.5 million for constructing 4 lanes on PFE road from Watt Avenue to Walerga Road (excludes the reimbursement for the median, approximately \$350,000).

## Regional Road Improvements

RVSP development will participate in selected development impact fee programs to fund its proportionate share of impacts on the regional road system. These programs are shown to have funding overlaps with the RVSP roadway infrastructure costs. Therefore, the RVSP will receive fee credits against improvements it constructs that are included in the CIP of these fee programs. **Chapter 6** includes a detailed discussion of these fee programs, as well as proposed credit and reimbursement mechanisms.

## Sewer Collection

The RVSP, which is divided into three sheds for sewer collection, will be served by a sewer collection system that consists of one lift station, gravity lines, and a force main system. Backbone sewer improvements include the following facilities:

**Table 6**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Roadway Sources and Uses**

Description	Total Cost [1]	RVSP Fee - Infrastructure Facilities Fee	External Reimbursement Obligation (ERO)			Total
			Cal	Placer	Dry Creek	
			Am	Vineyards	Road Fee [2]	
<b>Walerga Road</b>						
PFE & Walerga Intersection	\$1,717,335	\$761,335	\$0	\$0	\$956,000	\$1,717,335
Project Frontage and Class 1 Bike	\$3,213,242	\$3,213,242	\$0	\$0	\$0	\$3,213,242
Land Acquisition	\$8,609	\$8,609	\$0	\$0	\$0	\$8,609
<b>Subtotal Walerga Road</b>	<b>\$4,939,186</b>	<b>\$3,983,186</b>	<b>\$0</b>	<b>\$0</b>	<b>\$956,000</b>	<b>\$4,939,186</b>
<b>PFE Road</b>						
Project Frontage and Class 1 Bike	\$12,174,504	\$9,629,504	\$0	\$0	\$2,545,000	\$12,174,504
<b>Subtotal PFE Road</b>	<b>\$12,174,504</b>	<b>\$9,629,504</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,545,000</b>	<b>\$12,174,504</b>
<b>Watt</b>						
Watt PFE Improvements	\$1,779,489	\$672,089	\$0	\$0	\$1,107,400	\$1,779,489
Watt Ave Frontage Improvements	\$1,345,529	\$1,345,529	\$0	\$0	\$0	\$1,345,529
Land Acquisition	\$8,609	\$8,609	\$0	\$0	\$0	\$8,609
<b>Subtotal Grading</b>	<b>\$3,133,627</b>	<b>\$2,026,227</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,107,400</b>	<b>\$3,133,627</b>
<b>TOTAL ROADWAY COSTS</b>	<b>\$20,247,317</b>	<b>\$15,638,917</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,608,400</b>	<b>\$20,247,317</b>

"roadway\_sources"

Source: WJM C&E.

[1] Includes soft costs.

[2] Represents costs that are creditable against the Placer County Traffic Fee (Dry Creek Benefit District). The developer building the above facilities will receive fee credit.

- Sewer Force Main.
- Sewer Pump Station.
- On-site Gravity Sewer.
- Off-site Gravity Sewer.
- Access roads (trails).
- Grading for the access roads (trails).
- Emergency storage and generator at CFD#1.

As described in the Sewer Master Plan, gravity lines will transport wastewater to a permanent pump station on the north side of the plan area. From the permanent pump station, a force main will transport wastewater east along the north edge of the open space corridor to the east boundary of the RVSP, and then north and east off site to connect to an existing force main and pump station, which eventually flows to the Dry Creek Wastewater Treatment Plant (WWTP).

Shed 1, Shed 2, and the Riolo Vineyards Lift Station (RV LS) shed all use backbone sewer improvements and are thus allocated a proportionate share of such costs. Elliott and Lund properties are located in Shed 1 and are entirely responsible for the cost of the Shed 1 gravity line to Dry Creek Park. See **Appendix A** for the detailed the proportionate share of costs for each shed.

Shed 2 drains into the existing collection system in Walerga Road. Shed 1 and 2 both drain to the existing 12-inch sewer pipe located within Dry Creek Park and onto CFD#1; therefore, both sheds have a share in the cost for the offsite sewer upgrades, emergency storage and generator at CFD#1.

Sewer improvements included in the RVSP Infrastructure Facilities Fee are allocated to benefiting RVSP properties and subject to reimbursements through certain PVSP land uses as described below. Sewer Infrastructure, as shown in **Table 7** is estimated to cost approximately \$6.4 million at buildout.

#### ***ERO—PVSP and Other Off-Site Reimbursements***

The neighboring PVSP also will have a proportionate share of Sewer Infrastructure costs as shown in **Table 8**. The estimated PVSP share of sewer costs, including the force main, pump station, offsite sewer upgrades, emergency storage and generator at CFD#1, and the access road costs, is approximately \$3.8 million. This amount will be reimbursed as a function of the ERO. Other off-site reimbursements are approximately \$0.3 million. The PVSP and other off-site reimbursements are preliminary and will be reviewed and revised if necessary as the financing plan is implemented.

#### **Sewer Treatment**

Sewage treatment services for the RVSP are provided by the City of Roseville. To fund construction and improvements for these regional wastewater treatment facilities, the County collects a sewer connection fee of which a portion is paid to the City of Roseville for treatment.

**Table 7**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Sewer Costs**

Item	Direct Cost	Soft Cost			Total
		Contingency	Engineering & Design	Constr. Mgmt. & Admin.	
			15%	8%	
<b>Sewer</b>					
Sewer Force Main 6,000 ft. Riolo PS to 1,000 feet west of Walerga (assumed 12")	\$525,000	\$78,750	\$42,000	\$63,000	<b>\$708,750</b>
Sewer Pump Station	\$2,100,000	\$315,000	\$168,000	\$252,000	<b>\$2,835,000</b>
Right of way for Gravity line to Placer Vineyards (15 ' wide 3200 feet long, \$50 acre)	\$55,096	\$8,264	\$4,408	\$6,612	<b>\$74,380</b>
Design of Gravity sewer line to Placer Vineyards	\$53,760	\$8,064	\$4,301	\$6,451	<b>\$72,576</b>
Shed 1 gravity sewer to Dry Creek Park existing 12"	\$476,000	\$71,400	\$38,080	\$57,120	<b>\$642,600</b>
Access roads (Trails)	\$396,000	\$59,400	\$31,680	\$47,520	<b>\$534,600</b>
Grading - access road (Trails)	\$3,990	\$599	\$319	\$479	<b>\$5,387</b>
Offsite Sewer upgrades 12" in Dry Creek Park to 15" and 15 to 18	\$350,000	\$52,500	\$28,000	\$42,000	<b>\$472,500</b>
Emergency Storage at CFD #1	\$650,000	\$97,500	\$52,000	\$78,000	<b>\$877,500</b>
Emergency Generator at CFD #1	\$125,000	\$18,750	\$10,000	\$15,000	<b>\$168,750</b>
<b>Total Sewer Costs</b>	<b>\$4,734,846</b>	<b>\$710,227</b>	<b>\$378,788</b>	<b>\$568,182</b>	<b>\$6,392,043</b>

"sewer\_reimb"

Source: WJM C&E.

**Table 8**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Placer Vineyards and Offsite Share of Sewer Costs (2014\$)**

Cost Item	Total Cost [1]	RVSP Infrastructure Facilities Fee		External Reimbursement Obligation (ERO)			
		Percent [2]	Amount	Placer Vineyards		Offsite Reimbursements [3]	
				Percent [2]	Amount	Percent [2]	Amount
<b>Sewer Cost Allocated Between RVSP &amp; PVSP [4]</b>							
Sewer Force Main 6,000 ft. Riolo PS to 1,000 feet west of Walerga (assumed 12")	\$708,750	19.6%	\$139,080	76.4%	\$541,187	4.0%	\$28,484
Sewer Pump Station	\$2,835,000	19.6%	\$556,319	76.4%	\$2,164,747	4.0%	\$113,934
Right of way for Gravity line to Placer Vineyards (15 ' wide 3200 feet long, \$50 acre)	\$74,380	100.0%	\$74,380	0.0%	\$0	0.0%	\$0
Design of Gravity sewer line to Placer Vineyards	\$72,576	100.0%	\$72,576	0.0%	\$0	0.0%	\$0
Shed 1 gravity sewer to Dry Creek Park existing 12"	\$642,600	100.0%	\$642,600	0.0%	\$0	0.0%	\$0
Access roads (Trails)	\$534,600	22.9%	\$122,254	73.3%	\$391,729	3.9%	\$20,617
Grading - access road (Trails)	\$5,387	22.9%	\$1,232	73.3%	\$3,947	3.9%	\$208
Offsite Sewer upgrades 12" in Dry Creek Park to 15" and 15 to 18	\$472,500	46.5%	\$219,622	46.2%	\$218,237	7.3%	\$34,641
Emergency Storage at CFD #1	\$877,500	46.5%	\$407,870	46.2%	\$405,297	7.3%	\$64,333
Emergency Generator at CFD #1	\$168,750	46.5%	\$78,437	46.2%	\$77,942	7.3%	\$12,372
<b>Total Sewer Cost Allocated</b>	<b>\$6,392,043</b>		<b>\$2,314,370</b>		<b>\$3,803,085</b>		<b>\$274,588</b>

"pv\_sewer"

Source: WJM C&E.

[1] Includes soft costs and a contingency.

[2] Preliminary allocations based on estimates of the portion attributable to the RVSP and the portion attributable to Placer Vineyards and other offsite reimbursements. The allocations will be reviewed and revised if necessary as the financing plan is implemented.

[3] Subject to County approval. It is unclear if the full reimbursement from offsite properties could be obtained.

## Local and Regional Potable Water

Potable Water improvements are based on the assumption the RVSP will be served with potable water service through Cal Am. Backbone potable water improvements will be constructed along the following road segments:

- PFE Road
- Watt Avenue
- Walerga Road

Infrastructure for Potable Water, as shown in **Table 9**, is estimated to cost approximately \$3.3 million at buildout. Potable Water improvements included in the RVSP Infrastructure Facilities Fee are allocated to benefiting RVSP property owners and will be subject to reimbursements through Cal Am for a portion of the water distribution facilities.

### **Cal Am**

A portion of the water facilities will be funded by Cal Am because of the requirement to oversize water facilities to serve other areas in the region. The facilities described in **Table 10** are eligible for Cal Am funding. As **Table 10** shows, Cal Am or other developments benefiting from Cal Am's share of these facilities may have an obligation to fund approximately \$2.3 million in Potable Water facilities for the RVSP. Reimbursements for improvements to be constructed for public utilities will be negotiated separately with that corresponding private utility. The Project will also pay Cal Am's current Special Facility Fee (SFF) which will reimburse Cal Am for the storage tank and booster pump station currently being constructed south of the Dry Creek Community Park.

## Non-Potable Water

The RVSP is planned to be served by a backbone Non-Potable Water system that will serve distribution facilities running throughout each of the RVSP neighborhoods. Non-Potable Water improvements are composed of the following items:

- Storage Tank.
- Pump Station.
- Rehabilitation and connection to existing raw water wells.
- 24-inch transmission line from the Storage Tank (in Walerga Road).

Non-Potable Backbone Infrastructure costs, as shown in **Table 11**, are estimated to cost \$3.6 million at buildout. Non-Potable Water improvements included in the RVSP Infrastructure Facilities Fee are allocated to benefiting RVSP property owners.

Although the Non-Potable Water system could be upsized or modified to include transmission facilities for other benefitting properties, costs of such additional improvements are not included in this Financing Plan.

### **County**

As shown on **Table 12**, the County will fund approximately \$45,000 of the recycled water cost.

**Table 9**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Potable Water Costs**

Item	Direct Cost	Soft Cost			Total
		Contingency	Engineering & Design	Constr. Mgmt. & Admin.	
		15%	8%	12%	
<b>Potable Water</b>					
12" water line south of PFE Road	\$55,000	\$8,250	\$4,400	\$6,600	\$74,250
PFE Road - between Walerga and Watt (24")	\$1,863,000	\$279,450	\$149,040	\$223,560	\$2,515,050
16" pipe Walerga Road from County Park to PFE	\$105,000	\$15,750	\$8,400	\$12,600	\$141,750
24" in Watt Ave from PFE to Project entrance	\$400,000	\$60,000	\$32,000	\$48,000	\$540,000
<b>Total Potable Water</b>	<b>\$2,423,000</b>	<b>\$363,450</b>	<b>\$193,840</b>	<b>\$290,760</b>	<b>\$3,271,050</b>

"water\_reimb"

Source: WJM C&E.

**Table 10**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Potable Water Sources and Uses**

Description	Total Cost	RVSP Fee - Infrastructure Facilities Fee	External Reimbursement Obligation (ERO)			Total
			Cal Am	Placer Vineyards	Other	
<b>Potable Water</b>						
12" water line south of PFE Road	\$74,250	\$14,850	\$59,400	\$0	\$0	\$74,250
PFE Road - between Walerga and Watt (24")	\$2,515,050	\$503,010	\$2,012,040	\$0	\$0	\$2,515,050
16" pipe Walerga Road from County Park to PFE	\$141,750	\$141,750	\$0	\$0	\$0	\$141,750
24" in Watt Ave from PFE to Project entrance	\$540,000	\$270,000	\$270,000	\$0	\$0	\$540,000
<b>Total Potable Water</b>	<b>\$3,271,050</b>	<b>\$929,610</b>	<b>\$2,341,440</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,271,050</b>

"water\_sources"

Source: WJM C&E.

**Table 11**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Recycled Water Costs**

Item	Direct Cost	Soft Cost			Total
		Contingency	Engineering & Design	Constr. Mgmt. & Admin.	
		15%	8%	12%	
<b>Recycled Water</b>					
Connection from Existing 24" in Walerga to Recycled water tank and PS (10")	\$125,000	\$18,750	\$10,000	\$15,000	<b>\$168,750</b>
Recycled water Tank	\$1,870,000	\$280,500	\$149,600	\$224,400	<b>\$2,524,500</b>
Recycled water pump station at Dry Creek Park	\$300,000	\$45,000	\$24,000	\$36,000	<b>\$405,000</b>
Rehab of existing Wells (2 wells)	\$250,000	\$37,500	\$20,000	\$30,000	<b>\$337,500</b>
pipeline to connect wells to non-potable system (8")	\$157,500	\$23,625	\$12,600	\$18,900	<b>\$212,625</b>
<b>Total Recycled Water Costs</b>	<b>\$2,702,500</b>	<b>\$405,375</b>	<b>\$216,200</b>	<b>\$324,300</b>	<b>\$3,648,375</b>

"rec\_water\_reimb"

Source: WJM C&E.

**Table 12**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Recycled Water Sources and Uses**

Description	Total Cost	RVSP Fee - Infrastructure Facilities Fee	External Reimbursement Obligation (ERO)			Recycled Water
			Cal Am	Placer Vineyards	Placer County	Total
<b>Recycled Water Improvements</b>						
Connection from Existing 24" in Walerga to Recycled water tank and PS (10")	\$168,750	\$166,389	\$0	\$0	\$2,361	\$168,750
Recycled water Tank	\$2,524,500	\$2,489,178	\$0	\$0	\$35,322	\$2,524,500
Recycled water pump station at Dry Creek Park	\$405,000	\$399,333	\$0	\$0	\$5,667	\$405,000
Rehab of existing Wells (2 wells)	\$337,500	\$337,500	\$0	\$0	\$0	\$337,500
pipeline to connect wells to non-potable system (8")	\$212,625	\$212,625	\$0	\$0	\$0	\$212,625
<b>Total Recycled Water Improvements</b>	<b>\$3,648,375</b>	<b>\$3,605,026</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,349</b>	<b>\$3,648,375</b>

"rec\_water\_sources"

Source: WJM C&E.

## Storm Drainage

Backbone storm drainage improvements are composed of the following items:

- Water Quality Basins.
- Channels.
- Storm Drainage Culverts.
- Dry Creek Volumetric Excavation Areas.

Backbone storm drainage infrastructure costs, as shown in **Table 13**, are estimated to be \$2.7 million at buildout. As shown on **Table 14**, the total Backbone storm drainage costs are funded by the RVSP Infrastructure Facilities Fee.

As part of the approval of the EIR, the County approved a drainage study. According to the DA, the Developer shall prepare a Drainage Master Plan updating the work previously undertaken in conjunction with the EIR, which shall be approved by the County prior to the approval for recordation of the first large lot final subdivision map within any portion of the Specific Plan. The Drainage Master Plan shall identify each of the drainage sheds within the Plan Area and the drainage facilities required to serve each drainage shed.

While additional storm drainage planning will be necessary before Project implementation, the estimated storm drainage infrastructure costs in this analysis are at the high end of the typical range of storm drainage costs and are considered to be more than sufficient. By comparison, the storm drainage cost in the PVSP Financing Plan is approximately \$5,700 per developable acre, while the storm drainage cost per developer acre for RVSP is approximately \$12,500.

## Parks

### *Park Improvements*

Estimated park improvement costs are based on planned parks located within the RVSP boundaries, which are designed to serve new RVSP development. The Parks CIP includes approximately 14.5 acres of parks at an average estimated cost of \$300,000 per acre, excluding adjacent roadway frontage and related soft costs. As shown on **Table 15**, the estimated RVSP park development costs equal approximately \$4.3 million.

## Other RVSP Costs

Specific Plan development and planning costs that have been incurred by HBT of Riolo Vineyards, LLC, and that benefit other parcels in the Specific Plan as opposed to being limited in benefit to the properties owned by HBT of Riolo Vineyards, LLC (Non-PFE Properties). As permitted under Government Code §65456, these reimbursable costs and expenses include verified expenditures in the following categories, which will be described collectively as "Specific Plan Costs":

- Specific Plan preparation and review, including Development Standards and Design Guidelines.
- Environmental Impact Report preparation and review (including preparation and review of technical and resource analysis benefiting Non-HBT Properties in the Specific Plan).

**Table 13**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Storm Drainage Costs**

Item	Direct Cost	Soft Cost			Total
		Contingency	Engineering & Design	Constr. Mgmt. & Admin.	
		15%	8%	12%	
<b>Drainage</b>					
6000 feet of 18 to 36" storm drain pipe	\$426,900	\$64,035	\$34,152	\$51,228	<b>\$576,315</b>
Culverts (2)	\$500,000	\$75,000	\$40,000	\$60,000	<b>\$675,000</b>
inlet and outlet structures	\$130,000	\$19,500	\$10,400	\$15,600	<b>\$175,500</b>
offsetting conveyance mitigation [1]	\$62,920	\$9,438	\$5,034	\$7,550	<b>\$84,942</b>
Water Quality Basins	\$30,775	\$4,616	\$2,462	\$3,693	<b>\$41,546</b>
Water Quality Basins Hydroseed	\$83,090	\$12,464	\$6,647	\$9,971	<b>\$112,172</b>
13ft x 5ft high plate arch culvert	\$350,000	\$52,500	\$28,000	\$42,000	<b>\$472,500</b>
Gravity Release Channel 10 ft. base 3:1 side slopes	\$7,389	\$1,108	\$591	\$887	<b>\$9,975</b>
15 ft. x 6.6 ft. high plate arch span	\$400,000	\$60,000	\$32,000	\$48,000	<b>\$540,000</b>
<b>Total Drainage Costs</b>	<b>\$1,991,074</b>	<b>\$298,661</b>	<b>\$159,286</b>	<b>\$238,929</b>	<b>\$2,687,950</b>

"drain"

Source: WJM C&E.

[1] Dry Creek Volumetric Excavation Areas.

**Table 14**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Drainage Sources and Uses**

Description	Total Cost	RVSP Fee - Infrastructure Facilities Fee	External Reimbursement Obligation (ERO)			Drainage
			Cal Am	Placer Vineyards	Other	Total
<b>Drainage</b>						
6000 feet of 18 to 36" storm drain pipe	\$576,315	\$576,315	\$0	\$0	\$0	\$576,315
Culverts (2)	\$675,000	\$675,000	\$0	\$0	\$0	\$675,000
inlet and outlet structures	\$175,500	\$175,500	\$0	\$0	\$0	\$175,500
offsetting conveyance mitigation [1]	\$84,942	\$84,942	\$0	\$0	\$0	\$84,942
Water Quality Basins	\$41,546	\$41,546	\$0	\$0	\$0	\$41,546
Water Quality Basins Hydroseed	\$112,172	\$112,172	\$0	\$0	\$0	\$112,172
13ft x 5ft high plate arch culvert	\$472,500	\$472,500	\$0	\$0	\$0	\$472,500
Gravity Release Channel 10 ft. base 3:1 side slopes	\$9,975	\$9,975	\$0	\$0	\$0	\$9,975
15 ft. x 6.6 ft. high plate arch span	\$540,000	\$540,000	\$0	\$0	\$0	\$540,000
<b>Total Drainage Improvements</b>	<b>\$2,687,950</b>	<b>\$2,687,950</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,687,950</b>

"drain\_sources"

Source: WJM C&E.

[1] Dry Creek Volumetric Excavation Areas.

**Table 15**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Park Costs**

	<b>Park Costs</b>
<b>Item</b>	<b>Total Cost [1]</b>
East Riolo Park	\$688,500
Cemetery Park	\$283,500
Linear Park	\$810,000
Sports Park	\$2,551,500
<b>Total Park Cost</b>	<b>\$4,333,500</b>

*"park\_cost"*

Source: WJM C&E.

[1] Contingency is included in the cost estimate.

- Infrastructure Master Plan preparation and review, including water supply, recycled water, wastewater, drainage, and dry utilities.
- Other Engineering and Planning costs supporting the preparation and approval of the Specific Plan, Environmental Impact Report, and Infrastructure Master Plans benefiting Non-HBT Properties in the Specific Plan.
- Financing Plan and Urban Services Plan preparation and review costs.
- County staff processing and review costs.
- Project Management costs pertaining to preparation of the Specific Plan, Environmental Impact Report, and related technical and resource analysis.
- Legal Review costs pertaining to the Specific Plan, Environmental Impact Report, and related technical and resource analysis.

Development and planning costs incurred by RVSP Developers that may not be subject to reimbursement through the RVSP Fees include expenditures in the following categories:

- Engineering, planning, and legal costs associated with an individual property owner's large lot or small lot subdivision maps, use permits, and other subsequent entitlements specific to a parcel in the Specific Plan.
- Improvement Plan preparation and review associated with an individual property owner's project.
- Technical and resource analysis associated with an individual property owner's project specific to or benefiting a parcel in the Specific Plan, for example, cultural resources analysis, wetlands or species analysis, environmental site assessments.
- Natural Resources permitting associated with an individual property owner's project specific to or benefiting a parcel in the Specific Plan.
- Park facilities planning and design.
- DA preparation and review.

For purposes of this Financing Plan, a placeholder cost estimate of \$1.0 million has been used. Once final amounts are determined, the County will establish a Specific Plan reimbursement fee that will be applicable to all non-participant RVSP properties who gained from the RVSP entitlement.

## 5. PUBLIC FACILITIES

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### Overview

This chapter describes the RVSP Public Facility requirements as informed by the Specific Plan, County master plans, and other Public Facility planning documents from other agencies. Specific cost detail supporting the RVSP Public Facilities is included in **Appendix B** and **Appendix C**. The cost estimates are based on information from the County unless otherwise indicated.

### Public Facilities

**Table 4** summarizes the estimated cost of RVSP Public Facilities (2014\$), which include the following Facilities:

- Satellite Offices
- Corp Yard
- Sheriff Services Center
- Library
- Other General Capital Facilities (health and human services, agriculture and animal control, jail and countywide protection, and justice system)
- Fire Facilities
- Transit Facilities
- Contribution Toward Regional Recreation Facilities (expected to include a multi-purpose center, gymnasium, and an aquatic center)
- Schools

RVSP development will contribute to the above-listed facilities under County control (all facilities excluding schools) through a combination of payment of the RVSP plan area fee and the of the County's Capital Facilities Fee (CFF). These costs and the methodology for deriving and allocating these costs are shown in greater detail in **Appendix C**.

### County General Capital Facilities

The County has an existing countywide CFF that is collected from new County development. The County's CFF funds a variety of capital facilities required to serve new development. The table below summarizes the current CFF components by fee category.

<b>CFF Component</b>	<b>Amount (per SF unit)</b>	<b>Fee Category</b>
General Administration	\$1,340	Gen. Govt.
Health and Human Services	\$429	Gen. Govt.
Public Works	\$207	Gen. Govt.
Justice System	\$497	Police Protection
Jails & Countywide Public Protection	\$422	Police Protection
Sheriff's Patrol & Investigation	\$478	Police Protection
Libraries	\$523	Library
Agriculture and Animal Control	\$156	Animal Control
<b>TOTAL</b>	<b>\$4,052</b>	

RVSP revenue from CFF payments is summarized below.

***Satellite Offices***

RVSP development will generate approximately \$1.2 million in fee revenue for County general government satellite offices.

***Public Works—Corporation Yard***

RVSP development will generate approximately \$0.2 million in fee revenue for County corporation yard facilities.

***Health and Human Services***

RVSP development will generate approximately \$0.4 million in fee revenue for County Health and Human Services facilities.

***Animal Control***

RVSP development will generate approximately \$0.1 million in fee revenue for County animal control facilities.

***Sheriff***

RVSP development will generate approximately \$0.4 million in fee revenue for County sheriff facilities.

***Jail and Countywide Public Protection***

RVSP development will generate approximately \$0.4 million in fee revenue for County jail and countywide public protection facilities.

### ***Justice System***

RVSP development will generate approximately \$0.5 million in fee revenue for County justice system facilities.

### ***Library***

RVSP development will generate approximately \$0.5 million in fee revenue for County library facilities.

### **County Fire Fee—Fire Facilities**

The County Department of Emergency Services is examining implementation of an updated fire facilities impact fee, the Placer County Fire Department Fire Facilities Fee, that would be applicable to new development. Although not yet adopted, the fee is anticipated to be collected on a per-building-square-foot basis. The RVSP is anticipated to be included in the Placer County Fire Department Fire Facilities Fee Program, instead of building the facilities and/or funding them with a project specific fee. This Financing Plan includes approximately \$1.0 million in fire facilities costs based on the current fee of \$0.46 per residential building square foot and \$0.27 per nonresidential building square foot from the Placer County Fire Department Fire Facilities Impact Fee Study Final Report (October 9, 2014), prepared by the Goodwin Consulting Group. Please see **Table C-10** in **Appendix C** for calculations of the estimated fire facilities fee revenue.

### **County Public Facilities—RVSP Supplemental County Facilities Fee**

The proposed RVSP plan area fee also would include a proportionate share of supplemental sheriff facilities, transit facilities, and a contribution toward regional recreation facilities (expected to include a multipurpose center, an aquatic center, a gymnasium). The following sections describe the basis of the estimated costs for each.

#### ***Supplemental Sheriff Facilities***

Determining estimated sheriff facilities costs is based on a capital improvement cost-driven basis. The County has provided a total cost estimate of sheriff facilities required to serve both PVSP and RVSP development, which totals approximately \$10.8 million. Based on its proportional share of population, the estimated RVSP share of sheriff facilities is approximately \$0.6 million. The fee revenue generated by RVSP development from the sheriff portion of the CFF is approximately \$0.4 million. The remaining \$0.2 million will be paid through the RVSP Supplemental County Facilities Fee.

#### ***Transit Facilities***

Determining estimated transit facilities costs is based on a capital improvement cost-driven basis. The County has provided a total cost estimate for such facilities, which are designed to serve new South Placer development. The total cost estimate is approximately \$7.7 million. Based on its proportional share of population, the estimated RVSP share of County transit facilities is approximately \$0.6 million.

#### ***Contribution toward Regional Recreation Facilities***

The Project's contribution toward regional recreation facilities is expected to fund a multi-purpose center, gymnasium, and an aquatic center. Determining the estimated contribution toward

regional recreation facilities costs is based on a capital improvement cost-driven basis. The County has provided a total cost estimate for such facilities, which are designed to serve new South Placer development. Based on RVSP's proportional share of population, the estimated RVSP share of these regional facilities is approximately \$0.9 million.

## **Schools**

School services will be provided by Center Unified School District (Center USD). Funding for school capital facilities comes from school mitigation fees paid at issuance of a building permit, state and other local bond processes, state grants and other local sources, and developer funding. Additional demand for school facilities will be met by schools outside the RVSP area, to which school mitigation fees will be paid, as required by Senate Bill (SB) 50.

## 6. FINANCING SOURCES AND STRATEGY

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This chapter describes in detail the sources of funds and financing strategy intended to be used to implement new RVSP development.

### Purpose

The purpose of the Financing Plan is to identify the appropriate financing mechanisms to fund the necessary Backbone Infrastructure and Public Facilities costs required to serve the RVSP. The identified financing mechanisms are flexible enough to ensure the required improvements are constructed when necessary. The financing mechanisms ultimately used and, potentially, which ones are used at various times, will depend on the types and timing of needed Facilities.

### Financing Strategy Overview

Development of the RVSP will be contingent on the construction of Backbone Infrastructure and Public Facilities necessary to support new development. In developing the Financing Plan, the various funding sources were chosen in a way that distributes costs equitably and achieves RVSP feasibility requirements.

RVSP property owners and the County will rely on a variety of existing and proposed financing methods to fund required Backbone Infrastructure and Public Facilities. **Figure 1** in **Chapter 1** shows the major financing mechanisms, which primarily are existing and new development impact fee programs. In addition to the fee programs, property owners are anticipated to rely on land-secured financing, such as Mello-Roos CFD financing, to help offset the advance-funding obligations associated with many required Facilities. Because it is anticipated most infrastructure construction obligations will precede adequate impact fee collection, property owners who advance-fund infrastructure will be eligible for reimbursement and fee credits through the applicable fee program. The following sections describe the major funding sources and financing mechanisms that will be used in combination with one another throughout RVSP implementation.

### Existing Development Impact Fee Programs

The existing impact fees collected by the County, other agencies, and Center USD will be used to fund and construct a portion of the Facilities necessary to support the RVSP's residents and businesses. These existing impact fees have been established based on Government Code Section 66000 fee nexus studies that spread the cost of necessary Public Facilities among new development based on benefit. Estimated RVSP fee revenues from existing and proposed City/County and Special District Fees are included in the appendices of this Financing Plan.

New development in the RVSP will participate in the existing development impact fee programs as shown on **Table 16**. **Appendix C** contains the tables that estimate the fee revenue generated by each fee program. The RVSP will participate in these programs by paying the fee for each of the programs listed. These fees influence the cost burden analysis described later in this chapter.

**Table 16**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of Existing Fee Programs**

Fee Programs	Public Facilities Funded	Abbreviation
<b>Existing Fee Programs</b>		
Sewer Fee: SPWA Connection Fee and District Connection Fee (Dry Creek District)	Regional Sewer Connection and Treatment	SPWA and County Sewer
County Road Network Capital Improvement Program Traffic Fee: Dry Creek Benefit District	Regional Roads	Dry Creek Road Fee
South Placer Regional Transportation Authority: South Placer Regional Transportation and Air Quality	Regional Roads	SPRTA
County of Placer—City of Roseville Joint Traffic Fee	Regional Roads	Joint Traffic
Dry Creek Watershed Improvement Zone Fee	Drainage Facilities	Drainage Fee
Dry Creek-West Placer CFD #1 Reimbursement (Sewer)	Sewer Facilities	CFD #1 Reimbursement
Placer County Capital Facilities Impact Fee	Satellite Offices, Health and Human Services, Public Works - Corp Yard, Animal Control, Sherriff, Jail & Countywide Public Protection, Justice System, Library.	CFF
Placer County Water Agency: Water Connection Charge & Meter Set and Installation Charge	Water Facilities	PCWA
California American Water - West Placer Service Area	Water Facilities	Cal Am
Center Unified School District Level 2 Fee	School Facilities	School Fee
<b>Planned/Potential Fee Programs</b>		
Highway 99/70 Interchange	Regional Roads	NA
Placer County Fire Fee	Fire Facilities	NA

*"existing"*

Source: Placer County and other relevant public agencies

In addition, some RVSP improvements may coincide with or already part of the CIPs of existing fee programs (e.g., County Traffic Fee for the Dry Creek Benefit District) or may be captured by future CIP updates. In these cases, ultimate funding for said improvements would occur through the existing fee program. Reimbursements and fee credits would be limited to items and costs in the specific fee program.

### ***Regional Road Fee Programs***

The RVSP will participate in several existing and planned regional road fee programs. Updates to existing fee programs may be considered by the County to reflect the addition of new improvement items or more recent cost estimates for items already in the RVSP Reimbursement Program. Please note that the Regional Traffic and Air Quality Improvements identified in the SPRTA are not identified in the Financing Plan at this time.

#### County Traffic Fee Program

The County Traffic Fee Program funds major roadways throughout unincorporated areas of the County. The existing program comprises 11 total benefit districts, including Dry Creek benefit district. RVSP is in the Dry Creek benefit district.

#### Placer-Roseville Joint Fee Program

The Placer-Roseville Joint Fee Program may include improvements for regional roads as follows:

- **Base Line Road** (six lanes from the Sutter County line east to Foothills Road).
- **Walerga Bridge** (widening of bridge to four lanes).
- **Fiddymont Road** (two new lanes from Base Line Road north to the northern boundary of the West Roseville Specific Plan).

#### SPRTA

The SPRTA Fee Program funds major interchanges and regional road improvements. Developers in the RVSP are not scheduled to construct any improvements in this fee program but will pay fees toward these improvements.

### ***Sewer Fees***

Development impact fees are paid to the County for inspection and connection to existing facilities. A portion of the connection fee is applied to the City of Roseville for treatment at their Dry Creek WWTP. The Project will also pay the Dry Creek-West Place CFD#1 reimbursement agreement fee for sewer facilities when it annexes into the Dry Creek District.

### ***County CFF***

As described in **Chapter 5**, RVSP development will pay towards the following four components of the County CFF:

- General Government—Satellite Offices.
- Health and Human Services.
- Public Works—Corporation Yard.
- Animal Control.

- Sheriff.
- Jail and Countywide Public Protection.
- Justice System.
- Library.

The RVSP will generate approximately \$3.6 million at buildout towards these CFF facilities. The remaining share of the sheriff facilities will be covered by the supplement sheriff component of the RVSP Supplemental County Facilities Fee.

#### ***Water Fees***

New RVSP development will pay a water connection charge through PCWA for water storage and transmission facilities. This Financing Plan includes the PCWA water connection charge at 60 percent of the total fee because the Project has a dual plumbed system. In addition, new RVSP development also will pay a special facilities fee to Cal Am for local storage and transmission facilities.

#### ***School Mitigation Fees***

School improvements will be funded through a payment of \$7.0 million in impact fees to Center USD.

#### ***Drainage Fees***

The RVSP lies in the Dry Creek Watershed for drainage fees. Approximately \$217,000 is expected to be collected to fund drainage improvements.

## **New Fee Programs**

### **County Fire Fee Program**

The County Office of Emergency Services proposes to establish a new development impact fee program to fund fire stations, equipment, apparatus, and a new regional fire training facility. This Financing Plan is based on the assumption new RVSP development would satisfy its conditions for fire protection and emergency services by paying the new County Fire Fee, instead of building facilities and/or funding them with a project specific fee.

## **RVSP Fees**

RVSP development shall contribute its proportionate share of costs toward required Public Facilities and infrastructure through the proposed RVSP Fees. The proposed RVSP Fees are anticipated to be administered through the County. The RVSP Fees will consist of two fees, the RVSP Supplemental County Facilities Fee and the RVSP Infrastructure Facilities Fee. The fee by land use would be based on the cost allocation methodology presented in this report and would contain components for each Backbone Infrastructure and Public Facility type.

## Supplemental County Facilities Fee

Consistent with the DA, the Financing Plan proposes a County-administered RVSP Supplemental County Facilities Fee Program to pay for RVSP development's proportionate share of those Public Facilities not already covered in existing fee programs. The RVSP Facilities Fee Program will include the following Facilities:

- Supplemental Sheriff
- Transit Facilities
- Contribution towards Regional Recreation Facilities

Public Facility cost estimates were provided by the County based on assumed facilities demand and estimated development absorption from the RVSP and the PVSP. The proposed RVSP Supplemental County Facilities Fee shall be paid by RVSP property owners to the County. Revenue from this fee program will be accrued by the County until sufficient funding is available to construct the proposed Public Facilities. In the event a change in the entitlements associated with the PVSP results in a change in the amount, nature, or character of the facilities required to be constructed, then the County may review the RVSP and adjust it as necessary to account for any such change, as long as such change is consistent with State law and the DA.

RVSP Facilities fees are allocated to each land use category based on that land use's proportionate demand for such facilities. The proportionate allocations are accomplished using a dwelling unit equivalent (DUE) basis.

EPS has applied cost allocation factors for each Public Facility item to determine a proportionate share of cost on a per-unit and per-acre basis for each land use. This allocation of Public Facilities costs is shown in **Appendix B**.

## Infrastructure Facilities Fee

Consistent with the DA, the Financing Plan proposes a County-administered RVSP Infrastructure Facilities Fee Program to pay for RVSP development's proportionate share of those Backbone Infrastructure Facilities not already covered in existing fee programs.

Implementation of the Specific Plan will require initial RVSP property owners to construct Backbone Infrastructure improvements that benefit other properties and land uses in the Specific Plan. HBT of Riolo, LLC, as the majority property owner, will be a Constructing Entity that is anticipated to advance-fund Backbone Infrastructure. In almost all cases, Backbone Infrastructure benefits all properties in the RVSP. Those benefitted properties who are not a Constructing Entity are referred to as "Benefiting Properties." The RVSP Infrastructure Facilities Fee shall be paid by the Benefitting Properties as described in detail in the DA.

In certain cases, there are Benefiting Properties that are outside the RVSP. In such cases, those properties outside the RVSP would be subject to a reimbursement obligation. The reimbursement obligation of the parties is described in this Financing Plan as an ERO. The ERO is described in greater detail in **Chapter 7**.

### **Backbone Infrastructure Included in the Infrastructure Fee**

The specific Backbone Infrastructure improvements subject to the RVSP Infrastructure Facilities Fee are identified in **Appendix D** of the Financing Plan. Additional infrastructure that provides a benefit to Benefiting Properties may be included in the RVSP Infrastructure Facilities Fee if approved by the County. The RVSP Infrastructure Facilities Fee includes certain infrastructure improvements in the following categories:

- Roads (Arterials)
- Sewer System
- Potable Water
- Non-Potable Water (for irrigation)
- Storm Drainage
- Parks

### **Allocation of Backbone Infrastructure Costs**

The Financing Plan estimates the per-unit costs for each residential unit type and the per-acre cost for each commercial acre. Backbone Infrastructure costs have been allocated to each land use in the RVSP based on their proportionate share of demand for Facilities. This allocation has been done based on appropriate use factors, such as DUEs on a per-unit or a per-building-square-foot basis.

**Appendix D** provides detailed cost allocation analysis for the RVSP Infrastructure Facilities Fee. These cost allocation factors then are used to calculate each land use category's share of total cost. Actual per-unit or per-acre costs will be determined when the Backbone Infrastructure is constructed. Actual costs may be higher or lower than shown in this Financing Plan.

### **RVSP Fees Administration**

The County will establish a County-administered fee program for the RVSP Supplemental County Facilities Fee and RVSP Infrastructure Facilities Fee. Because the RVSP Infrastructure Fee relates to Backbone Infrastructure and the RVSP Facilities Fee relates to Public Facilities, it would be best to maintain each as a separate County-administered fee program. As described in the DA, the County shall establish the RVSP Fees and the Developer will pay the RVSP Fees.

## **Proposed Mello-Roos CFD**

The County may allow, and property owners may elect, to use CFD bond financing to assist with a portion of the RVSP funding requirements. The following section provides background information and preliminary analysis of the potential funding capacity, should a Mello-Roos CFD be established. Other financing mechanisms, such as an Assessment District, may be applied in conjunction with or instead of a CFD special tax. Generally, public debt can be used for funding Infrastructure and Other Public Facilities in the form of land-secured municipal bonds. Large development projects often prefer to use this form of financing because of its flexibility and lower interest cost compared to conventional financing mechanisms, such as equity and bank loans.

### **CFD Background Information**

The 1982 Mello-Roos CFD Act enables cities, counties, special districts, and school districts to establish CFDs and to levy special taxes to fund a wide variety of public facilities and services.

Proceeds of the CFD special taxes can be used for direct funding or acquisition of improvements or to pay off existing bonds.

### **Bonding Capacity of the RVSP**

Based on the current market conditions and property value assumptions shown in the accompanying tables, the RVSP has an estimated capacity of approximately \$15.2 million in CFD bond proceeds, as shown in **Table 17**. The bonding capacity calculation is based on the assumption only residential development in the RVSP will participate in the CFD at this time. It also is based on the assumption of an annual 2-percent special tax escalation, similar to the escalation of the ad valorem property tax.

The actual bonding capacity will depend on the interest rates at the time of the issuance of bonds and may be constrained by the appraised value of the land in the CFD. The list of bond-funded facilities will be determined before the issuance of bonds.

**Table 18** compares the estimated total bond proceeds generated by new development in the RVSP with the total Infrastructure costs that will be funded by the RVSP developers (2014\$). The comparison indicates that the bonding capacity of the RVSP is estimated to be lower than the project-funding requirement, yielding a potential funding deficit of approximately \$33.8 million at buildout. The balance of costs may be funded initially through developer funding, developer advances, or collection of the RVSP Fee.

**Table 19** shows the average tax-burden analysis on a single-family unit with the proposed special tax rates. The total annual taxes and assessments as a percentage of assessed value is 1.68 percent, which is in the typical range of 1.6 percent to 1.8 percent. Total annual special taxes and assessments include a placeholder services tax from the Fiscal Impact Analysis Plan; assessments for roadways, transit, and drainage county services areas; and an infrastructure special tax. If a Facility included in the CFF or any other County fee program is instead funded with bond financing in a CFD, a developer may be given a non-transferable "fee reduction" or fee credit. This issue will require additional discussions with the parties administering the relevant fee programs.

### **Specific Plan Reimbursement Fee**

The County will implement a Specific Plan Reimbursement Fee that will be applicable to non-participant RVSP properties who gained from the Specific Plan entitlement. For purposes of this Financing Plan, a placeholder cost estimate of \$1.0 million has been used. Once final amounts are determined, the County will establish a Specific Plan reimbursement fee pursuant to Government Code §65456.

Government Code §65456 specifically authorizes the County, after adopting a specific plan, to impose a reimbursement obligation on persons seeking governmental approvals, which are required to be consistent with the specific plan. Subsection (a) of Section 65456 provides that the reimbursement obligation:

**Table 17**  
**Riolo Vineyard Specific Plan**  
**Estimate of Bonding Capacity at Project Buildout (2014\$)**

<b>Item</b>	<b>Assumption</b>	<b>Total</b>
<b>Maximum Annual Special Tax Revenue (2014\$)</b>		
Avg. Special Tax per Unit		\$1,500
Total Units		884
Total Annual Revenue		\$1,326,000
Less Delinquency	10.0%	\$132,600
Less Administrative	4.0%	\$53,040
<b>Remaining Special Tax Revenue for Debt Service</b>		<b>\$1,140,000</b>
<b>Bond Sizing (Escalated Dollars) [1]</b>		
<b>Total Bond Size [2]</b>		<b>\$18,830,000</b>
Less Estimated Issuance Costs	3.5%	\$659,050
Less Bond Reserve Fund	10.0%	\$1,883,000
Less Capitalized Interest - 12 months	6.0%	\$1,129,800
<b>Construction Proceeds</b>		<b>\$15,158,000</b>
<b>Construction Proceeds per Unit</b>		<b>\$17,147</b>

"bond\_cap"

Source: EPS.

[1] Tax will increase 2% annually.

[2] Bond Size reflects 20% adjustment for 2% annual tax increase.

<b>Bond Assumptions</b>	
Interest Rate for Present Value	6.0%
Bond Term (Yrs.)	30
Capitalized Interest Rate Term (Mos.)	12
Bond Size Adj. for 2% Escalation	20%

**Table 18**  
**Riolo Vineyard Specific Plan**  
**Summary of Bonding Capacity (2014\$)**

<b>Item</b>	<b>Amount</b>
<b>Infrastructure CFD Special Tax (Per Unit)</b>	\$1,500
<b>Number of Units</b>	884
<b>Estimate of Bonds</b>	
Maximum Annual Special Tax Revenue	\$1,326,000
Maximum Annual Special Tax Available for Debt Service	\$1,140,000
Total Bond Size	\$18,830,000
<b>Construction Proceeds</b>	<b>\$15,158,000</b>
<b>Mello-Roos Eligible Construction Costs</b>	<b>\$48,952,630</b>
<b>Surplus/(Deficit) [1]</b>	<b>(\$33,794,630)</b>

*"avail\_funds"*

Source: EPS

[1] May be funded through developer funding, developer advances, or the collection of the RVSP Fees.

**Table 19**  
**Riolo Vineyard Specific Plan**  
**Total Taxes on Residential Units - Hypothetical Example (2014\$)**

<b>Item</b>	<b>Assumptions</b>	<b>Amount</b>
<b>Estimated Sales Price [1]</b>		
Rounded Sales Price per Unit (Weighted Average)		\$500,000
Less: Homeowners Exemption		\$7,000
Estimated Assessed Value		\$493,000
<b>Ad Valorem Taxes</b>		
	% of AV	
Property Tax/Bond Debt Service	1.0000%	\$4,930
Center Joint Unified School District	0.1772%	\$874
<b>Subtotal Ad Valorem Taxes</b>	<b>1.17720%</b>	<b>\$5,804</b>
<b>Special Taxes and Assessments</b>		
<b>Other Special Taxes and Assessments</b>		
Services Tax [2]		\$818
Percentage of Assessed Value		0.166%
Other Assessments [3]		\$22
Percentage of Assessed Value		0.004%
<b>County Service Areas</b>		
Roadways	Placeholder [4]	\$200
Dry Creek Drainage	Placeholder [4]	\$40
Transit	[5]	\$41
<b>Subtotal County Service Areas</b>		<b>\$281</b>
Percentage of Assessed Value		0.057%
<b>Infrastructure Special Tax</b>		
Infrastructure Special Tax		\$1,500
Percentage of Assessed Value		0.304%
<b>Subtotal Special Taxes and Assessments</b>		<b>\$2,621</b>
Percentage of Assessed Value		0.532%
<b>Total Annual Assessments/Taxes per Unit</b>		<b>\$8,425</b>
<b>Total Annual Assessments/Taxes as a % of Assessed Value [6]</b>		<b>1.68%</b>

"2% test"

Source: Placer County; Goodwin Consulting Group; EPS.

[1] Sales prices estimated by EPS.

[2] Maximum annual special tax for services based on the Fiscal Impact Analysis, prepared by Goodwin Consulting Group. Excludes the transit cost which is shown below.

[3] Includes Placer Mosquito & Vector Control.

[4] Placeholders included for services and maintenance special taxes based upon preliminary information. Actual amounts may vary from placeholder.

[5] Based on the transit operating cost agreed upon for Placer Vineyards.

[5] Typical range is 1.6% to 1.8%.

"[s]hall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code (CEQA). As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan."

## Other Revenue Sources and Bond Financing

### Assessment Districts

Although a Mello-Roos CFD is the primary land-secured debt-funding mechanism proposed, an Assessment District is another potential source for funding. Final determination of the special financing district will be made during the Specific Plan implementation process.

California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special assessment district, defining both the area to benefit from the improvements and the properties that will pay for the improvements. Thereafter, each property in the district will be assessed a share of the cost of improvements that is proportional to the benefit received from those improvements.

### Reimbursements from Future Development

The County and the City of Roseville are considering development proposals for several projects in the southwest County. To the extent the RVSP has provided up-front funding for improvements that benefit these other development projects, the RVSP will receive reimbursement from future development for costs incurred beyond its proportionate cost share. Reimbursement could be paid through public fee programs or private reimbursement agreements. The following section identifies these regional-serving improvements and the proposed funding strategy, including private reimbursements.

## Infrastructure Cost Burden Analysis

This Financing Plan presents the public fee burden placed on RVSP Development, as well as the total infrastructure burden on RVSP Development, on a per-unit/commercial acre basis. To simplify the analysis presented in the Financing Plan, the report presents the fee and total infrastructure cost burdens by land use for the Project applicant, HBT of Riolo, LLC.

**Table 20** shows the infrastructure cost as a percentage of total sales revenue for HBT of Riolo, LLC, excluding Parcel J. Because Parcel J is located in sewer Shed 2 and would incur lower costs for sewer outfall, it has not been quantified in this document. Instead, the estimated cost burden

**Table 20**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Total Infrastructure and Fee Cost Burden**

<b>HBT of Riolo Vineyards Except Parcel J</b>
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Item	Residential			Commercial (Acres)
	Estate <i>11 units</i>	Low Density <i>651 units</i>	Medium Density <i>222 units</i>	
<b>Existing and Proposed Fees</b>				
Existing County/Regional Fee Programs	\$21,308	\$21,078	\$20,848	\$102,125
Planned/Potential County/Special District Fee Programs [1]	\$300	\$300	\$300	\$0
Other Agency Fees	\$22,582	\$20,902	\$19,222	\$24,297
<b>Subtotal Existing and Proposed Fees</b>	<b>\$44,190</b>	<b>\$42,280</b>	<b>\$40,370</b>	<b>\$126,422</b>
<b>RVSP Fees [2]</b>				
RVSP Infrastructure Facilities Fee	\$31,677	\$30,960	\$28,526	\$254,393
RVSP Supplemental County Facilities Fee	\$2,204	\$2,175	\$1,797	\$1,477
<b>Subtotal RVSP Fees</b>	<b>\$33,880</b>	<b>\$33,134</b>	<b>\$30,323</b>	<b>\$255,870</b>
<b>Specific Plan Development Cost Reimbursement Fee</b>	<b>\$1,525</b>	<b>\$1,243</b>	<b>\$556</b>	<b>\$4,794</b>
<b>Total Infrastructure Burden</b>	<b>\$79,596</b>	<b>\$76,658</b>	<b>\$71,250</b>	<b>\$387,086</b>
<b>Total Infrastructure Burden (Calculated as Fees)</b>	<b>\$79,596</b>	<b>\$76,658</b>	<b>\$71,250</b>	<b>\$387,086</b>
<b>Sales Price per Unit/Building Value per Acre [3]</b>	<b>\$550,000</b>	<b>\$525,000</b>	<b>\$430,000</b>	<b>\$2,156,220</b>
<b>Infrastructure Burden Costs as a % of Sales Price [4]</b>	<b>14.47%</b>	<b>14.60%</b>	<b>16.57%</b>	<b>17.95%</b>

"total\_burden"

Source: Placer County, RCH Group, Goodwin, and EPS.

- [1] Includes the 99/70 Riego Interchange Fees.
- [2] Excludes frontage improvements, which is the responsibility of the individual developer.
- [3] Assumes \$225 per square foot for commercial.
- [4] Typically, infrastructure burden costs as a percent of sales price needs to be between 15% to 20% to be considered feasible based on EPS's infrastructure financing experience.

for all other parcels, excluding Parcel J, has been included in **Table 20**. In this manner, this Financing Plan shows the higher cost burden that would apply to the majority of the RVSP Project.

Typically, for a project to be considered feasible, total fee revenue and infrastructure costs should be approximately 15 percent to 20 percent of total sales revenue, based on EPS's experience in infrastructure financing issues in similar jurisdictions. Please note that these costs do not yet include open space/conservation and other mitigation fees. As these costs become available, the cost burden will be updated.

**Table 21** shows the existing and proposed fees by land use type. Residential per-unit fees range from roughly \$40,400 to \$44,200, depending on density. Commercial fees amount to approximately \$126,500 per acre. **Table 22** details the calculation of how EPS arrived at the County Capital Facilities fee breakdown for each category.

**Table 23** shows the total estimated costs per unit or per acre for the RVSP Fee Program for HBT of Riolo, LLC, excluding Parcel J, which includes the RVSP Supplemental County Facilities Fee and RVSP Infrastructure Facilities Fee. Residential per-unit costs for the RVSP Fee Program range from roughly \$30,300 to \$33,900, depending on density. Commercial costs for the RVSP Fee Program amount to roughly \$255,900 per acre.

**Table 21**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Existing and Proposed Fees [1] (2014\$)**

Fee Category	Residential			Commercial (Per Acre)
	Estate	Low-Density	Medium-Density	
Square Feet	3,000	2,500	2,000	NA
<b>Existing County/Regional Fee Programs</b>				
<b>Placer County Sewer</b>				
Sewer Connection	\$8,525	\$8,525	\$8,525	\$27,289
<b>Subtotal</b>	<b>\$8,525</b>	<b>\$8,525</b>	<b>\$8,525</b>	<b>\$27,289</b>
<b>Traffic Fees</b>				
Placer County Traffic Fee: Dry Creek Benefit District	\$3,010	\$3,010	\$3,010	\$38,646
SPRTA Regional Transportation and Air Quality Fee	\$667	\$667	\$667	\$8,564
Placer County/Roseville Joint Traffic Fee	\$727	\$727	\$727	\$9,334
<b>Subtotal</b>	<b>\$4,404</b>	<b>\$4,404</b>	<b>\$4,404</b>	<b>\$56,544</b>
<b>Other Fee Programs</b>				
Drainage - Dry Creek Benefit District	\$224	\$224	\$224	\$1,718
Dry Creek-West Placer CFD #1 Reimbursement (Sewer)	\$2,723	\$2,723	\$2,723	\$8,716
<b>Capital Facilities Impact Fee [2]</b>				
Satellite Offices (General Administration)	\$1,340	\$1,340	\$1,340	\$2,081
Corp Yard (Public Works)	\$207	\$207	\$207	\$320
Health and Human Services	\$429	\$429	\$429	N/A
Agriculture and Animal Control	\$156	\$156	\$156	\$49
Sheriff	\$478	\$478	\$478	\$961
Jail and Countywide Public Protection	\$422	\$422	\$422	\$862
Justice System	\$497	\$497	\$497	\$998
Library	\$523	\$523	\$523	N/A
<b>Subtotal Capital Facilities Impact Fee</b>	<b>\$4,052</b>	<b>\$4,052</b>	<b>\$4,052</b>	<b>\$5,271</b>
<b>Placer County Fire</b>	<b>\$1,380</b>	<b>\$1,150</b>	<b>\$920</b>	<b>\$2,587</b>
<b>Subtotal Other Fee Programs</b>	<b>\$8,379</b>	<b>\$8,149</b>	<b>\$7,919</b>	<b>\$18,293</b>
<b>Subtotal Existing County/Regional Fees</b>	<b>\$21,308</b>	<b>\$21,078</b>	<b>\$20,848</b>	<b>\$102,125</b>
<b>Planned/Potential County/ Special District Fee Programs</b>				
99/70 Riego Interchange Fee [3]	\$300	\$300	\$300	TBD
<b>Subtotal Planned/Potential County/Special District Fee Programs</b>	<b>\$300</b>	<b>\$300</b>	<b>\$300</b>	<b>\$0</b>
<b>Other Agency Fees</b>				
Water: PCWA [4]	\$7,148	\$7,148	\$7,148	\$6,808
Water: Cal Am	\$5,354	\$5,354	\$5,354	\$12,314
Center Unified School District Level 2 Fees	\$10,080	\$8,400	\$6,720	\$5,175
<b>Total Other Agency Fees</b>	<b>\$22,582</b>	<b>\$20,902</b>	<b>\$19,222</b>	<b>\$24,297</b>
<b>Total Existing and Proposed Fees (per unit/acre)</b>	<b>\$44,190</b>	<b>\$42,280</b>	<b>\$40,370</b>	<b>\$126,422</b>

"fee\_summary"

Source: Placer County, WJM C&E, and EPS

[1] Excludes proposed RVSP Fees.

[2] See Table 22 for additional information regarding the breakdown calculation for each category in the capital facilities fee.

[3] The 99/70 Riego interchange fee would be fully creditable against any future Sutter/Placer County regional fee, if adopted.

[4] Assumes a 60-percent reduction for Riolo having a dual plumbed system.

**Table 22**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Placer County Capital Facilities Fee**

Item	1994 Rate per Resident		1994 Rate per Employee		2014/15 Rate [1]		
	Amount	Percentage	Amount	Percentage	Single-Family Residential	Retail Rate per sq. ft.	Retail Rate per Acre
Formula	A	$B = A / \$1,035$	C	$D = C / \$214$	$E = \$3,897 * B$ [1]	$F = \$0.55 * D$	$G = (F * sq. ft.) / acres$
<b>Capital Facilities Fee</b>							
<b>Base Capital Facilities Fee</b>							
General Administration	\$356	34%	\$85	39%	\$1,340	\$0.22	\$2,081
Public Works	\$55	5%	\$13	6%	\$207	\$0.03	\$320
Health and Human Services	\$114	11%	\$0	0%	\$429	N/A	N/A
Sheriff's Patrol and Investigation	\$127	12%	\$39	18%	\$478	\$0.10	\$961
Jails and Countywide Public Protection	\$112	11%	\$35	16%	\$422	\$0.09	\$862
Justice System	\$132	13%	\$41	19%	\$497	\$0.10	\$998
Libraries	\$139	13%	\$0	0%	\$523	N/A	N/A
<b>Subtotal Base Capital Facilities Fee</b>	<b>\$1,035</b>	<b>100%</b>	<b>\$212</b>	<b>99%</b>	<b>\$3,897</b>	<b>\$0.54</b>	<b>\$5,222</b>
Animal Control	\$18	n/a	\$2	1%	\$156	\$0.01	\$49
<b>Total Capital Facilities Fee</b>	<b>\$1,052</b>	<b>n/a</b>	<b>\$214</b>	<b>100%</b>	<b>\$4,052</b>	<b>\$0.55</b>	<b>\$5,271</b>

cap fac

Source: County Facilities Needed to Serve Growth, prepared by Recht Hausrath & Associates (August 1994); Placer County; EPS.

[1] The total base amount of \$3,897 and animal control amount of \$156 are from the Placer County Capital Facilities Impact Fee Schedule (October 1, 2014).

**Table 23**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**RVSP Fee Program - Estimated Costs per Unit or per Acre**

<b>HBT of Riolo Vineyards Except Parcel J</b>
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Fee Category	Residential			Commercial (Per Acre)
	Estate	Low-Density	Medium-Density	
<b>RVSP Infrastructure Facilities Fee Program</b>				
Roadway	\$15,386	\$15,386	\$15,386	\$194,044
Sewer System	\$1,533	\$1,533	\$1,533	\$6,857
Potable Water System	\$906	\$906	\$906	\$12,294
Recycled Water System	\$3,872	\$3,872	\$3,872	\$17,324
Storm Drainage	\$3,963	\$3,230	\$1,668	\$16,289
Parks	\$5,094	\$5,094	\$4,330	\$0
RVSP Fee Administration (3%)	\$923	\$939	\$831	\$7,586
<b>Total RVSP Infrastructure Facilities Fee Program</b>	<b>\$31,677</b>	<b>\$30,960</b>	<b>\$28,526</b>	<b>\$254,393</b>
<b>RVSP Supplemental County Facilities Fee Program</b>				
Sheriff	\$246	\$246	\$209	\$244
Transit	\$714	\$714	\$607	\$710
Contribution Toward Regional Recreation Facilities	\$1,027	\$1,027	\$873	\$0
RVSP Fee Formation & Updates	\$153	\$124	\$56	\$479
RVSP Fee Administration (3%)	\$64	\$63	\$52	\$43
<b>Subtotal Supplemental County Facilities Fee Program</b>	<b>\$2,204</b>	<b>\$2,175</b>	<b>\$1,797</b>	<b>\$1,477</b>
<b>Total RVSP Fee Program</b>	<i>per unit</i> <b>\$33,880</b>	<i>per unit</i> <b>\$33,134</b>	<i>per unit</i> <b>\$30,323</b>	<i>per acre</i> <b>\$255,870</b>
<b>Specific Plan Development Cost Reimbursement Fee</b>	<b>\$1,525</b>	<b>\$1,243</b>	<b>\$556</b>	<b>\$4,794</b>

"fee\_summary1"

Source: Placer County, WJM C&E, and EPS

## 7. EXTERNAL REIMBURSEMENT OBLIGATIONS

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Implementation of the Specific Plan will require RVSP Developers to construct infrastructure improvements that benefit other properties and developments that are not located within the Specific Plan boundaries. Benefitted Properties outside RVSP boundaries include benefiting parties in a defined County planning area, such as the PVSP and benefitting parties that are not located in a defined County planning area.

This chapter expands upon two mechanisms for reimbursement of certain planwide RVSP improvements and expenses that are not covered under existing County or other Special District fee programs and that provide benefit to other properties in and beyond the Project. The purpose of identifying these obligations is to ensure, to the extent possible, that Constructing Entities are reimbursed by Non-Participating Developers for the costs of infrastructure improvements and Specific Plan Costs that exceed that Constructing Entity's proportionate share.

### RVSP ERO

#### Parties Subject to the ERO

The ERO identifies the obligations of Other Benefiting Projects/Agencies to reimburse Constructing Entities for their proportionate share of Infrastructure costs. These are Other Benefiting Projects/Agencies:

- PVSP.
- Adjacent Development.
- Other Benefiting Properties may be included in the ERO as approved by the County.

#### Facilities Included in the ERO

The ERO includes certain infrastructure improvements in the following categories:

- Roads
- Sewer System
- Potable Water
- Non-potable Water

Not all parties identified in the ERO are required to reimburse for all facilities noted above. Other infrastructure that provides a benefit to these other Benefiting Properties may be included in the ERO if approved by the County. **Table 24** provides a summary of the ERO funding sources for each infrastructure improvement.

**Table 24**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**External Reimbursement Obligation Summary**

Item	Source	Total Cost	External Reimbursement Obligation (ERO)						Total ERO
			Dry Creek Road Fee	PVSP	Other/ Offsite	Cal Am	Placer County	Adjacent Properties [1]	
Roadways	Table 6	\$20,247,317	\$4,608,400	\$0	\$0	\$0	\$0	TBD	\$4,608,400
Sewer	Table 8	\$6,392,043	\$0	\$3,803,085	\$274,588	\$0	\$0	TBD	\$4,077,673
Potable Water	Table 10	\$3,271,050	\$0	\$0	\$0	\$2,341,440	\$0	TBD	\$2,341,440
Recycled Water	Table 12	\$3,648,375	\$0	\$0	\$0	\$0	\$43,349	TBD	\$43,349
Storm Drainage	Table 14	\$2,687,950	\$0	\$0	\$0	\$0	\$0	TBD	\$0
Parks	Table 15	\$4,333,500	\$0	\$0	\$0	\$0	\$0	TBD	\$0
Administration (3%)	N/A	\$885,281	\$0	\$0	\$0	\$0	\$0	TBD	\$0
<b>Total</b>		<b>\$41,465,515</b>	<b>\$4,608,400</b>	<b>\$3,803,085</b>	<b>\$274,588</b>	<b>\$2,341,440</b>	<b>\$43,349</b>	<b>TBD</b>	<b>\$11,070,862</b>

"ERO"

Source: WJM C&E, Placer County, and EPS.

[1] If development occurs south of the RVSP, those adjacent properties would be required to reimburse the RVSP for a proportionate share of Backbone Infrastructure from which the development would have benefited

### **Identification and Allocation of Reimbursable Costs**

Constructing Entities who have advance-funded construction of Backbone Infrastructure in excess of that entity's proportionate share will be entitled to reimbursement from Benefiting Parties. Such reimbursement will be determined in total based on the Benefiting Party's proportionate share for such facility/facilities (using the DUE factors identified herein) and then allocated on a residential-unit or commercial-acre basis. Actual costs will be determined when the facilities are constructed and may be higher or lower than shown in this Financing Plan.

## 8. FUNDING OF PUBLIC SERVICES

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This draft Financing Plan addresses funding for construction of Infrastructure in the RVSP. The constructed Infrastructure also will require a source of ongoing operations and maintenance funding. The RVSP Public Services Plan will provide a detailed discussion of the costs and potential funding sources for operations and maintenance of RVSP Infrastructure and Facilities, as well as public services (e.g., parks programming, fire services, and law enforcement). More specifically, supplemental documents will describe the service levels and financing strategy to fund an urban level of public services that will be provided to RVSP's future residents, businesses, and employees. The Public Services Plan accomplishes this strategy through the steps and goals described in that plan.

### Public Services Provided to the RVSP

New RVSP residents and employees will be provided with the following services:

- Fire Protection and suppression services, including ambulance and paramedic services.
- Sheriff Protection.
- Trails and Parks.
- Recreation Services
- Open Space Maintenance, including off-site open space and habitat mitigation.
- Countywide Services (e.g., probation, health services, etc.).
- Library Services.
- Transit Services.
- Road Maintenance.
- Any other service provided by the County to the RVSP that may be allowed by law to be funded through a CFD or County Service Area (CSA).

Please note that some local in-tract roads and open space may be private and funded solely through Homeowners' Association (HOA) Fees.

Some infrastructure types such as water and sewer also have established funding sources for operations and maintenance in the form of user fees that are not included herein.

### Public Services Annual Costs and Funding

The draft Fiscal Impact Analysis Plan will specify the projected gross annual costs and net annual costs to provide an urban level of services for each service category described above.

These annual service costs will be funded through a combination of sources, including County General Fund revenues such as property and sales tax revenues. In addition, because of the estimated low level of tax revenues, a special tax or assessment on residential units and commercial building square footage also will be used to fund public services. This special tax/assessment revenue estimated in the Fiscal Impact Analysis and discussed in **Chapter 6** will be used as a contingency fund to cover annual shortfalls, if needed, as the Project builds out.

## 9. *UPDATES AND IMPLEMENTATION OF THE FINANCING PLAN*

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Following the County Board of Supervisors' approval of the Specific Plan, implementation of the Financing Plan strategies may require these steps:

- Update existing fee programs.
- Create the RVSP Fees—RVSP Supplemental County Facilities Fee and RVSP Infrastructure Facilities Fee.
- Create the County Fire Facilities Fee (if not implemented before Specific Plan approval).
- Create the Specific Plan Reimbursement Fee.
- Form CFD(s) or Assessment Districts to fund public services.
- Form CFD(s) to fund Backbone Infrastructure and Public Facilities.
- Create other proposed regional fee programs, as needed.

The County may consider implementation of an infrastructure CFD after there are adequate assurances that public services are funded. Any CFD funding would be consistent with the County/Special District's policies.

### **Changes in Infrastructure Cost Estimates and Financing Programs**

It is anticipated that as the Financing Plan is implemented, the infrastructure costs and available funding sources will change as development occurs. As a result, the Financing Plan must be flexible enough to accommodate these changes appropriately. Changes in the actual or assumed infrastructure cost estimates or funding of the infrastructure should be re-evaluated in the context of the overall financing strategy to ensure required funding is available when needed.

Possible refinements, subject to approval of the County, are listed below:

- New or revised infrastructure projects.
- New cost information based on actual construction costs, updated engineering estimates, or changes in the land use plan.
- New funding source data.
- Inflation adjustments to cost and funding data.
- Land use changes to the RVSP.

Changes in the financing program could include higher or lower cost estimates, as well as changes in funding sources. Costs and funding sources also will need to be adjusted annually to reflect inflation costs, as information contained in the Financing Plan is shown in 2014\$.

### **Future Adjustments to Existing and New Fee Programs**

Existing and newly created reimbursement and fee programs will be adjusted in the future for several reasons:

- Update and refine cost information.
- The determination that certain RVSP improvements would be more appropriately included in existing County or other special district fee programs.
- Other factors not identified at this time.

Costs for Facility improvements may be more than originally anticipated when the fee program was created or last updated. As a result, these added costs would need to be funded by development in the RVSP, though some development projects already may have been completed.

### **Fee Credits and Reimbursements**

The County will require developers to fund or construct certain infrastructure and other associated costs contained in the Infrastructure cost estimates. Funded improvements may be Facilities programmed for funding through existing fee programs, bond proceeds, or private funding.

If RVSP Developers construct improvements and are reimbursed through the RVSP Infrastructure Facilities Fee or the ERO, those developers may be entitled to fee credit or reimbursement from future development. If the private funding/financing includes oversizing for areas outside the RVSP, the Constructing Entity also may be entitled to future reimbursements from development areas benefiting from those facilities. In addition, other development projects may be subject to participation in the funding of regional roads built by developers in the RVSP based on facilities included in existing or updated fee programs.

CFDs will not be allowed to fund Facility oversizing. Reimbursements for oversizing will be handled through the appropriate fee program, reimbursement agreement, or developer cost-sharing agreement. Detail on these reimbursement obligations, both internal to the RVSP and with agencies and development outside the RVSP, are provided in **Chapter 6**.

Fee credit/reimbursement programs for existing and proposed development fee and reimbursement programs will require agreement among the developers, the County, and any other applicable agencies who will administer the fee programs, such as the school districts. The policies and procedures for providing fee credits and reimbursements will be set forth in the implementing documents for the fee programs.



## APPENDICES:

- Appendix A: Backbone Infrastructure Costs and Infrastructure Exhibits
- Appendix B: Public Facility Costs
- Appendix C: County Fee Programs
- Appendix D: Supporting Cost Allocation Detail: RVSP Reimbursement Program



**APPENDIX A:**  
**Backbone Infrastructure Costs and**  
**Infrastructure Exhibits**

# Riolo Vineyards

## INFRASTRUCTURE IMPROVEMENT COST ESTIMATE

September 30, 2014

### Index

Sheet	Description/Authors Notes
T-W-1 W Cost	This is the summary sheet for the water program. Across the top you will find the In-tract improvements, prices and quantities for each neighborhood. It has been formatted so that future phases of development could be added if necessary. The Program and Capital Improvements are shown below the In-tract numbers. Multipliers are on the right and totals are out at the end of the neighborhood columns.
W Specialty Cost	Most of the capital improvements have more than one element to them, such as a tank and an access road. This sheet shows individual calculations for some of the Capital and Program Improvements as necessary.
T W-2 Unit Cost	These are the unit cost used in the model for water infrastructure. If you change numbers in this sheet, you should see all water number, cash flow estimates, and lots splits, update accordingly.
T RW-1 Costs	This is the summary sheet for the non-potable water (future recycled water) program. Across the top you will find the In-tract improvements, prices and quantities for each neighborhood. The Program Improvements are shown below the In-tract numbers. Multipliers are on the right and totals are out at the end of the neighborhood columns.
T RW-2 Unit Costs	These are the unit cost used in the model for non-potable water infrastructure. If you change numbers in this sheet, you should see all non-potable water number, cash flow estimates, and lots splits update accordingly.
T SS-1 SS Cost	This is the summary sheet for the sewer program. Across the top you will find the In-tract improvements, prices and quantities for each neighborhood. The Program Improvements are shown below the In-tract numbers. Multipliers are on the right and totals are out at the end of the neighborhood columns.
T SS-2 SS Unit Cost	These are the unit costs used in the model for sewer infrastructure. If you change numbers in this sheet, you should see all sewer number, cash flow estimates, and lots splits update accordingly.
T SD-1 Cost	This is the summary sheet for the storm drainage program. Across the top you will find the In-tract improvements, prices and quantities for each neighborhood. The Program Improvements are shown below the In-tract numbers. Multipliers are on the right and totals are out at the end of the neighborhood columns.
T SD-2 Unit Cost	These are the unit costs used in the model for storm drainage infrastructure. If you change numbers in this sheet, you should see all storm drainage numbers, cash flow estimates, and lots splits update accordingly.
T T-1 Traffic Summary	This is the summary sheet for the traffic program. Across the top you will find the In-tract improvements, prices and quantities for each neighborhood. The Program Improvements are shown below the In-tract numbers. Multipliers are on the right and totals are out at the end of the neighborhood columns. Note that no cost is shown for earthwork in these cost estimates. All roads are assumed to go in with grading operations that are being done at the time in order to keep costs down. If traffic improvements are constructed independent of grading operations then earthwork costs should be added back into these estimates.
Riolo West	This is the detailed data on the costs for infrastructure within the Riolo West neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
Riolo West Street Quantities	This represents the Cad system raw data from the Riolo West neighborhood. Information from this tab is used in the Riolo West Tab to estimate infrastructure costs for this neighborhood.

Riolo East	This is the detailed data on the costs for infrastructure within the Riolo East neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
Riolo East Street Quantities	This represents the Cad system raw data from the Riolo East neighborhood. Information from this tab is used in the Riolo East Tab to estimate infrastructure costs for this neighborhood.
Elliot	This is the detailed data on the costs for infrastructure within the Elliot neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
Elliot Street Quantities	This represents the Cad system raw data from the Elliot neighborhood. Information from this tab is used in the Elliot Tab to estimate infrastructure costs for this neighborhood.
Lund	This is the detailed data on the costs for infrastructure within the Lund neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
Lund Street Quantities	This represents the Cad system raw data from the Lund neighborhood. Information from this tab is used in the Lund Tab to estimate infrastructure costs for this neighborhood.
Parcel J	This is the detailed data on the costs for infrastructure within the Parcel J neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
Parcel J Street Quantities	This represents the Cad system raw data from the Parcel J neighborhood. Information from this tab is used in the Parcel J Tab to estimate infrastructure costs for this neighborhood.
RV MDR	This is the detailed data on the costs for infrastructure within the RV MDR neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
RV MDR Street Quantities	This represents the Cad system raw data from the RV MDR neighborhood. Information from this tab is used in the RV MDR Tab to estimate infrastructure costs for this neighborhood.
Frisvold MDR	This is the detailed data on the costs for infrastructure within the Frisvold MDR neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
Frisvold MDR Street Quantities	This represents the Cad system raw data from the Frisvold MDR neighborhood. Information from this tab is used in the Frisvold MDR Tab to estimate infrastructure costs for this neighborhood.
Estate	This is the detailed data on the costs for infrastructure within the Estate neighborhood. The costs shown in this sheet are tied to the unit costs in Traffic Summary tab.
Estate Street Quantities	This represents the Cad system raw data from the Estate neighborhood. Information from this tab is used in the Estate Tab to estimate infrastructure costs for this neighborhood.
Commercial	This tab generates a cost per building square foot for the commercial area. The cost per square foot number is used in the Traffic Summary tab.
Roads for Parks	Park estimates for the various parks are required by the county to include the road frontage. This table calculates the road frontage costs for each of the parks. This data is used in tab Park & Landscaping Cost
Road Park Street Quantities	This tab provides the cad takeoffs for the frontage lengths of each park.
PFE Road	This is one of the 5 off-site traffic projects that the project needs to construct. The landscape area adjacent to the road improvement is included in the Park & Landscaping Cost tab. The tab was originally put together by MacKay and Soms. Some of the unit values have been updated and are tied to the Traffic Cost Tab. Other unit costs that were unique to these improvements were left alone, there values are still reasonable.
Walerga Road	
Watt Ave	
Walerga PFE Intx	
Watt PFE Intx	
Traffic Costs	This tab has unit costs for all on-site and most of the off-site traffic improvements. Changes in this tab will affect cost estimates for each of the neighborhood tabs.
T P-1 Park & Landscaping Cost	All park costs are in-tract, and divided evenly amongst all lots. Also included in the tab are the quantities for the various landscape areas and sound walls that are anticipated. Lastly the road improvements in front of each park are shown here. Costs for Parks are not divided up by the neighborhood the park is in. It was assumed that all lots share equally in the park and landscaping costs for the development.
T G-1 Grading	All grading costs are In-tract, and divided evenly amongst the lots in the neighborhood. Traffic improvements are tied to the grading operations and are assumed to be constructed as part of the grading efforts. No earthwork quantities are shown in the traffic costs, so if traffic improvements are constructed independent of grading work, earthwork costs on the traffic improvements should be added back into the model. The grading costs assume that certain neighborhoods will be graded together to make the earth quantities balance. The shared neighborhoods are color coded.

**Table W-1  
Riolo Vineyards Infrastructure  
In Tract and Program  
Water Program**

ITEM	DESCRIPTION	UNIT	UNIT PRICE	Totals for Riolo Vineyards	
				QUANTITY	AMOUNT
<b>Water Improvements</b>					
Intract					
	Water Main, 8", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 45	45802	\$ 2,538,890
	fire hydrants	ea	\$ 5,000	87	\$ 433,020
	service connections	ea	\$ 450	942	\$ 423,675
	Water Meter	EA	\$ 1,200	942	\$ 1,129,800
	Water Main, 10", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 50	0	\$ -
	<b>TOTAL CONSTRUCTION</b>				<b>\$ 4,525,385</b>
	Contingency		15%		\$ 678,808
	Engineering & Design		8%		\$ 362,031
	Construction Management		5%		\$ 226,269
	Administration (SWPPP, Environmental, Legal, Project Management)		7%		\$ 316,777
	Rock Mark-up				\$ -
	<b>TOTAL SOFT COST</b>		35%		<b>\$ 1,583,885</b>
	<b>TOTAL WATER INTRACT ESTIMATED COST</b>				<b>\$ 6,109,270</b>
<b>Program Improvements</b>					
	W 1. Cowder Lane Metering Station	EA	\$ 50	0	\$ -
	W 2. 16" line from Cowder Lane to NE corner for planning area	LF	\$ 105	0	\$ -
	W 3. Water Tank (buried) and booster pump station	LF	\$ 1.2	0	\$ -
	W 4. 24" in PFE from Walgera west to Duffy Lane	LF	\$ 135	0	\$ -
	W 5. 12" water line south of PFE Road	LF	\$ 55	1000	\$ 55,000
	W 6. PFE Road - between Walgera and Watt (24")	LF	\$ 125	13800	\$ 1,863,000
	W 7. 16" pipe Walgera Road from County Park to PFE	LF	\$ 105	1000	\$ 105,000
	W 8. 24" in Watt Ave from PFE to Project entrance	LF	\$ 125	3200	\$ 400,000
	<b>TOTAL PROGRAM CONSTRUCTION COST</b>				<b>\$ 2,423,000</b>
	Contingency		15%		\$ 363,450
	Engineering & Design		8%		\$ 193,840
	Construction Management		5%		\$ 121,150
	Administration (SWPPP, Environmental, Legal, Project Management)		7%		\$ 169,610
	<b>TOTAL SOFT COST</b>		35%		<b>\$ 848,050</b>
	<b>TOTAL PROGRAM COSTS</b>				<b>\$ 3,271,050</b>
				<b>Total Water Costs</b>	<b>\$ 9,380,320</b>
	<b>TOTAL CAPITAL IMPROVEMENT COSTS</b>				<b>\$ -</b>

## Table W-2 Riolo Vineyards Potable Water Unit Costs

11/24/2013

ITEM	DESCRIPTION	UNIT	UNIT PRICE
<b>WATER IMPROVEMENTS</b>			
	Water Main, 2", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 30
	Water Main, 4", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 35
	Water Main, 6", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 40
	Water Main, 8", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 45
	Water Main, 8", (Incl. Fittings) (Incl. Valves) (off-site in paved area)	LF	\$ 50
	water meter	EA	\$ 1,200
		LF	
	Water Main, 10", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 50
	Water Main, 10", (Incl. Fittings) (Incl. Valves) (off-site paved area)	LF	\$ 50
	Water Main, 12", (Incl. Fittings) (Incl. Valves) (on-site open cut)	LF	\$ 55
	Water Main, 12", (Incl. Fittings) (Incl. Valves) (off-site paved area)	LF	\$ 55
	Water Main, 16", (Incl. Fittings) (Incl. Valves) (off-site paved area)	LF	\$ 105
	Water Main, 24", (Incl. Fittings) (Incl. Valves) (off-site in paved area)	LF	\$ 125
	Storage Tank	gal	\$ 1.20
	Hydroneumatic Tanks	EA	\$ 150,000
	Booster Pump Station with fire flow	EA	\$ 350,000
	Booster Pump Station without fire flow	EA	\$ 250,000
	Generator set	EA	\$ -
	Fire Hydrant and connection	EA	\$ 5,000
	service connection	EA	\$ 450
	well rehab	EA	\$ 200,000
	Metering Station	EA	
	Water Service Connection	EA	\$ 1,200
	Access Road	LF	\$ 25
	Fencing	LF	\$ 15
	package treatment	EA	\$ 250,000
		EA	
		EA	
		EA	
	chemical	EA	\$ 150,000
		EA	
		EA	

Valve costs are included in the price paid per linear foot of pipe.

**Table RW-1**  
**Riolo Vineyards**  
**In Tract, Program, and Capital Improvement Cost Estimates**  
**Non-potable Water Program**

ITEM	DESCRIPTION	UNIT	UNIT PRICE	Totals for Neighborhoods	
				QUANTITY	AMOUNT
<b>NON-POTABLE WATER IMPROVEMENTS</b>					
Intract					
	Raw Water Main, 6", (Incl. Fittings) (Incl. Valves)	LF	\$ 40	45802	\$ 4,420,520
	Non-potable water meter	EA	\$ 1,500	942	\$ 1,412,250
	Raw Water Main, 8", (Incl. Fittings) (Incl. Valves)	LF	\$ 45	0	\$ -
	<b>TOTAL CONSTRUCTION</b>				<b>\$ 5,832,770</b>
	Contingency		15%		\$ 874,916
	Engineering & Design		8%		\$ 466,622
	Construction Management		5%		\$ 291,639
	Administration (SWPPP, Environmental, Legal, Project Management)		7%		\$ 408,294
	Rock Mark-up				\$ -
	<b>TOTAL SOFT COST</b>		35%		<b>\$ 2,041,470</b>
	<b>Total In Tract costs for Non Potable Water</b>				<b>\$ 7,874,240</b>
<b>Program Improvements</b>					
	RW 1. Connection from Existing 24" in Walerga to Recycled water tank and PS (10")	LF	\$ 125	1000	\$ 125,000
	RW 2. Recycled water PS	EA	\$ 300,000	0	\$ -
	RW 3. Recycled water Tank	Gal	\$ 2.20	850000	\$ 1,870,000
	RW 4. Recycled water pump station at Dry Creek Park	EA	\$ 300,000	1	\$ 300,000
	RW 5. Rehab of existing Wells (2wells)	EA	\$ 125,000	2	\$ 250,000
	RW 6. Dry Creek Intake Facility	EA	\$ -	0	\$ -
	RW 7. pipeline to connect wells to non-potable system (8")	LF	\$ 45	3500	\$ 157,500
	RW 8. Pipeline to connect intake facility to non-potable system (10")	LF		1600	\$ -
	<b>Total Construction Costs for Non Potable Water</b>				<b>\$ 2,702,500</b>
	Contingency		15%		\$ 405,375
	Engineering & Design		8%		\$ 216,200
	Construction Management		5%		\$ 135,125
	Administration (SWPPP, Environmental, Legal, Project Management)		7%		\$ 189,175
	<b>Total Soft Costs</b>		35%		<b>\$ 945,875</b>
	<b>Total Non Potable Water Program Costs</b>				<b>\$ 3,648,375</b>
	<b>Total</b>				<b>\$ 11,522,615</b>

## Table RW-2 Riolo Vineyards Non-Potable Water Unit Costs

December , 2010

ITEM	DESCRIPTION	UNIT	UNIT PRICE
<b>Non-Potable WATER IMPROVEMENTS</b>			
	Raw Water Main, 2", (Incl. Fittings) (Incl. Valves)	LF	\$ 30
	Raw Water Main, 4", (Incl. Fittings) (Incl. Valves)	LF	\$ 35
	Raw Water Main, 6", (Incl. Fittings) (Incl. Valves)	LF	\$ 40
	Raw Water Main, 8", (Incl. Fittings) (Incl. Valves)	LF	\$ 45
	Raw Water Main, 10", (Incl. Fittings) (Incl. Valves)	LF	\$ 50
	Raw Water Main, 12", (Incl. Fittings) (Incl. Valves)	LF	\$ 55
	Raw Water Main, 16", (Incl. Fittings) (Incl. Valves)	LF	\$ 105
	Raw Water Main, 20", (Incl. Fittings) (Incl. Valves)	LF	\$ 100
	Raw Water Main, 24", (Incl. Fittings) (Incl. Valves)	LF	\$ 125
	Recycled Water meter	EA	\$ 1,500
	Storage Tank	gal	\$ 2.20
	Generator set	EA	\$ 125,000
	Piping bypass	EA	\$ 150,000
	Access Road	EA	\$ 25
	Fencing	LF	\$ 15
	Dry Creek Intake Facility	EA	\$ 450,000
	Rehab of existing well	EA	\$ 125,000
	Valve costs are included in the price paid per linear foot of pipe.		
	Pump station at county park with FF	EA	\$ 350,000
	Pump station at county park wo FF	EA	\$ 300,000
	Pump station at county park without storage		\$ 400,000
	Pump station at on-site tank w FF		\$ 350,000
	pump station at on-site park wo FF		\$ 250,000

**Table SS-1 Riolo Vineyards Sanitary Sewer Infrastructure In-tract and Program Improvements**

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	Totals for Riolo Vineyards	
					QUANTITY	AMOUNT
<b>SEWER IMPROVEMENTS</b>						
<b>In tract</b>						
	Sewer Pipe 6"	LF	\$ 100	27,099	41,199	\$ 2,709,900
	Sewer Pipe 8"	LF	\$ 75	14,822	-	\$ 1,111,650
	Sewer Pipe 10"	LF	\$ 90	7,530		\$ 677,700
	Manholes	EA	\$ 5,000	247	103	\$ 1,235,000
	<b>TOTAL CONSTRUCTION</b>					<b>\$ 5,734,250</b>
	Contingency		15%			\$ 860,138
	Engineering & Design		8%			\$ 458,740
	Construction Management		5%			\$ 286,713
	Administration (SWPPP, Environmental, Legal, Project Management)		7%			\$ 401,398
						\$ -
	<b>TOTAL SOFT COST</b>		<b>35%</b>			<b>\$ 2,006,988</b>
	<b>TOTAL Sanitary Sewer Infrastructure Estimated Cost</b>					<b>\$ 7,741,238</b>
 <b>Program Improvements</b>						
	SS 1. Sewer Force Main 5,000 ft Riolo PS to 1,000 feet west of Walerga (assumed 12")	LF	\$ 105	5,000	5,000	\$ 525,000
	SS 2. Sewer Pump Station	LF	\$ 2,100,000	1	1	\$ 2,100,000
	right of way for Gravity line to Placer Vineyards (15 ' wide 3200 feet long, \$50 acre)	ea	\$ 50,000	1.10		\$ 55,096
	Design of Gravity sewer line to Placer Vineyards	ea	\$ 53,760			\$ 53,760
	Shed 1 10" gravity sewer to Dry Creek Park existing 12"	LF	\$ 140	3,400	3,400	\$ 476,000
	Manholes	ea	\$ 5,000	7.00		
	SS 3. access roads	LF	\$ 30	-	13,200	\$ 396,000
	Grading - access road		\$ 5.70		700	\$ 3,990
	Offsite Sewer upgrades 12" in Dry Creek Park to 15" and 15 to 18	lf		1,725		\$ 350,000
	Offsite Sewer upgrades 15" into CFD #1 18"			600		
	SS 4. offsite sewers in PFE, Watt and Walerga	LF	\$ 105	-	0	\$ -
	Emergency Storage at CFD #1	ea	\$ 650,000	1	1	\$ 650,000
	Emergency Generator at CFD #1	ea	\$ 125,000	1	1	\$ 125,000
	<b>TOTAL CONSTRUCTION</b>					<b>\$ 4,734,846</b>
	Contingency		15%			\$ 710,227
	Engineering & Design		8%			\$ 378,788
	Construction Management		5%			\$ 236,742
	Administration (SWPPP, Environmental, Legal, Project Management)		7%			\$ 331,439
	<b>TOTAL SOFT COST</b>		<b>35%</b>			<b>\$ 1,657,196</b>
	<b>TOTAL PROGRAM SEWER COST</b>					<b>\$ 6,392,043</b>
	<b>Total program and in-track sewer costs</b>					<b>\$ 14,133,280</b>
	<b>Possible Fee Offsets</b>					
	<b>Placer County Sewer service system annexation and connection fees</b>					

## Table SS-2 Sanitary Sewer Collection System Unit Costs

ITEM	DESCRIPTION	UNIT	UNIT PRICE
<b>WASTEWATER COLLECTION</b>			
	Sanitary Manhole, 48"	EA	\$ 5,000
	Sanitary Sewer, 6" (8 to 15' Depth)	LF	\$ 100
	Sanitary Sewer, 8" (8 to 15' Depth)	LF	\$ 75
	Sanitary Sewer, 8" (15 to 25' Depth)	LF	\$ 100
	Sanitary Sewer, 10" (8 to 15' Depth)	LF	\$ 90
	Sanitary Sewer, 10" (15 to 25' Depth)	LF	\$ 110
	Sanitary Sewer, 10" (25 to 30' Depth)	LF	
	Sanitary Sewer, 12" (0 to 15' Depth)	LF	\$ 105
	Sanitary Sewer, 12" (15 to 25' Depth)	LF	\$ 140
	Sanitary Sewer, 12" (20 to 30' Depth)	LF	\$ 210
	Sanitary Sewer, 15" (0 to 15' Depth)	LF	\$ 140
	Sanitary Sewer, 15" (10 to 20' Depth)	LF	\$ 180
	Sanitary Sewer, 18" (0 to 10' Depth)	LF	\$ 165
	Sanitary Sewer, 18" (10 to 20' Depth)	LF	\$ 205
	Sanitary Sewer Lift Station	EA	\$ 2,100,000
	Access Roads	LF	\$ 30
	SS under pipeline creek	LF	\$ 400

**Table SS-3 Riolo Vineyards  
Sanitary Sewer Infrastructure Cost Allocation for In-Tract and Program Improvements**

DESCRIPTION - SEWER IMPROVEMENTS	Total [1]	RVSP Share	RVSP Amount [1]	Riolo Vineyards Lift Station		Shed 1		Shed 2	
				%	amount	%	amount	%	amount
Sewer Force Main 5,000 ft Riolo PS to 1,000 feet west of Walerga (assumed 12")	\$708,750	20%	\$139,080	100%	\$139,080	0%	\$0	0%	\$0
Sewer Pump Station	\$2,835,000	20%	\$556,319	100%	\$556,319	0%	\$0	0%	\$0
right of way for Gravity line to Placer Vineyards (15' wide 3200 feet long, \$50 acre)	\$74,380	100%	\$74,380	63%	\$46,863	14%	\$10,047	23%	\$17,470
Design of Gravity sewer line to Placer Vineyards	\$72,576	100%	\$72,576	63%	\$45,726	14%	\$9,804	23%	\$17,047
Shed 1 10" gravity sewer to Dry Creek Park existing 12" access roads	\$642,600	100%	\$642,600	0%	\$0	100%	\$642,600	0%	\$0
Grading - access road	\$534,600	23%	\$122,254	82%	\$100,670	18%	\$21,584	0%	\$0
Offsite Sewer upgrades 12" in Dry Creek Park to 15" and 15 to 18	\$5,387	23%	\$1,232	82%	\$1,014	18%	\$217	0%	\$0
Emergency Storage at CFD #1	\$472,500	46%	\$219,622	0%	\$0	37%	\$80,189	63%	\$139,433
Emergency Generator at CFD #1	\$877,500	46%	\$407,870	0%	\$0	37%	\$148,923	63%	\$258,948
Emergency Generator at CFD #1	\$168,750	46%	\$78,437	0%	\$0	37%	\$28,639	63%	\$49,798
<b>TOTAL CONSTRUCTION</b>	<b>\$6,392,043</b>		<b>\$2,314,370</b>		<b>\$889,671</b>		<b>\$942,003</b>		<b>\$482,695</b>

[1] Includes contingency.

**Table SD-1**  
**Riolo Vineyards Infrastructure**  
**In-Tract and Program Improvement Cost Estimates**  
**Storm Drainage Program**

ITEM	DESCRIPTION	UNIT	UNIT PRICE	Totals for Neighborhoods	
				QUANTITY	AMOUNT
<b>DRAINAGE IMPROVEMENTS</b>					
INTRACT - included in the Traffic section					
<b>SUBTOTAL INTRACT - included in the Traffic section DRAINAGE IMPROVEMENTS</b>				0	\$ -
	Contingency	15%		\$	-
	Engineering & Design	8%		\$	-
	Construction Management	5%		\$	-
	Administration (SWPPP, Environmental, Legal, Project Management)	7%		\$	-
	Rock Mark-up			\$	-
	<b>TOTAL SOFT COST INTRACT DRAINAGE</b>	35%		\$	-
<b>TOTAL INTRACT DRAINAGE COST</b>				\$	-
PROGRAM Drainage Improvements					
SD 1.	6000 feet of 18 to 36" storm drain pipe	EA	\$ 71	6000	\$ 426,900
SD 2.	Culverts (2)	EA	\$ 250,000	2	\$ 500,000
SD 3.	inlet and outlet structures	EA	\$ 10,000	13	\$ 130,000
SD 4.	offsetting conveyance mitigation	yds	\$ 6.50	9680	\$ 62,920
SD 5.	Water Quality Basins	EA	\$ 5.00	6155	\$ 30,775
SD 6.	Water Quality Basins Hydroseed	EA	\$ 1	83090	\$ 83,090
SD 7.	13ft x 5ft high plate arch culvert	EA	\$ 350,000	1	\$ 350,000
SD 8.	Gravity Release Channel 10 ft base 3:1 side slopes	EA	\$ 5.00	1,478	\$ 7,389
SD 9.	15ft x 6.6 ft high plate arch span	EA	\$ 400,000	1	\$ 400,000
SD 10.	3.5 ac-ft of on-site storage mitigation in MF west	EA	\$ -	0	\$ -
<b>TOTAL PROGRAM CONSTRUCTION</b>				\$	1,991,074
	Contingency	15%		\$	298,661
	Engineering & Design	8%		\$	159,286
	Construction Management	5%		\$	99,554
	Administration (SWPPP, Environmental, Legal, Project Management)	7%		\$	139,375
	<b>TOTAL SOFT COST</b>	35%		\$	696,876
<b>TOTAL DRAINAGE PROGRAM IMPROVEMENTS ESTIMATED COST</b>				\$	2,687,950
<b>TOTAL DRAINAGE IMPROVEMENTS ESTIMATED COST</b>				\$	2,687,950

Table SD-2  
**Riolo Vineyards Storm Drainage Unit Costs**  
(Non-prevailing wage assumed in all costs)

ITEM	DESCRIPTION	UNIT	UNIT PRICE
<b>DRAINAGE IMPROVEMENTS</b>			
	48" Manhole	EA	\$ 3,048
	Reinforced Type B DI (Caltrans Type GO) inlet Structure	EA	\$ 1,829
	Outlet Structure - release channel and rock rip rap	EA	\$ 5,000
	Culvert crossing 60 ft ROW	EA	\$ 10,000
	Culvert Crossing 50 ft ROW	EA	\$ 6,000
	Culvert Crossing 100 ft ROW	EA	\$ 5,000
	12" HDPE	LF	\$ 10,000
	18" HDPE	LF	\$ 51
	24" HDPE	LF	\$ 56
	30" HDPE	LF	\$ 61
	36" HDPE	LF	\$ 66
	Storm Drain Pipe, 42"	LF	\$ 71
	48" HDPE	LF	\$ 76
	Storm Drain Pipe, 54"	LF	\$ 81
	60" HDPE	LF	\$ 91
	Storm Drain Pipe, 84"	LF	
	Hydroseed	ft^2	\$ 1
	Open Channel	LF	\$ 240
	13ft x 5ft high plate arch culvert	EA	\$ 350,000
	15ft x 6.6 ft high plate arch span	EA	\$ 400,000
	8' x 10' box culvert	LF	\$ 250,000
	Add'l crossing cost - SD under pipeline	EA	\$ 1,100
	Channel and Basin Excavation	CY	\$ 5.00
	Fence	LF	\$ 7.00
	Grading with off haul	yd	\$ 6.50
	Grading	yd	\$ 5.70
	15' Maintenance Road / Access Ramp (12" AB)	LF	\$ 25

**Table T-1**  
**Riolo Vineyards**  
**In Tract and Program Capital Improvements**  
**Traffic Improvements**  
**Aug-2013**

Location	Units	Unit Cost (w/mark-up)	Totals for Riolo Vineyards	
			LF	Cost
<b>In tract improvements</b>				
Riolo West	FT	\$ 729	<b>43,302</b>	\$32,698,842
Riolo East		\$ 725	<b>522,720</b>	\$1,906,003
Elliot		\$ 729		
Lund		\$ 860		
Parcel J		\$ 753		
R.V.		\$ 779		
Frisvold		\$ 936		
Estate Residential		\$ 1,108		
Rural Residential		\$ -		
Commercial		\$ 3.65		
<b>Walerga</b>				
T1. PFE & Walerga Intersection	EA	\$ 1,717,335	1	\$ 1,717,335
T2. project frontage 1/2 st sec (53' of 106' ROW) + Class 1 Bike	FT	\$ 3,213,242	1	\$ 3,213,242
T3. Walerga Road Project entrance	FT		-	\$ -
T4. land acquisition	ac	\$ 150,000	0.06	\$ 8,609
<b>PFE</b>				
T5. project frontage 1/2 st sec (32' of 64' ROW) + Class 1 Bike	FT	\$ 12,174,504	1	\$ 12,174,504
T6. emergency vehicle access road to PFE	FT		-	\$ -
T7. pedestrian signal at trail crossing of PFE Road	FT		-	\$ -
T8.	FT		-	\$ -
T9.	FT		-	\$ -
T10.	FT		-	\$ -
T11.	FT		-	\$ -
T12.	EA		-	\$ -
<b>Watt</b>				
T13. Watt PFE intersection improvements	EA	\$ 1,779,489	1	\$ 1,779,489
T14. Watt Ave Frontage improvements	FT	\$ 1,345,529	1	\$ 1,345,529
T15. land acquisition	ac	\$ 150,000	0	\$ 8,609
T16.	FT		-	\$ -
<b>Access Road to Unit 4</b>				
T17.	FT		-	\$0
<b>Subtotal</b>			<b>\$54,852,161</b>	

# T-1 Conceptual Cost Estimate



Project: Riolo Vineyards West  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	6840	LF	\$3.50	\$23,940.00
2.06	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	1,552,557	SF	\$0.10	\$155,255.70
2.09	Erosion Control Maintenance	1	LS	\$50,000.00	\$50,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$289,195.70</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	272,084	SF	\$4.80	\$1,306,003.20
3.03	Curb & Gutter	17,052	LF	\$20.00	\$341,040.00
3.04	Barrier Curb (Type 3)	600	LF	\$15.25	\$9,150.00
3.06	Sidewalk	60,764	SF	\$7.15	\$434,462.60
3.08	Driveway (DOT 103A-B)	1	EA	\$6,000.00	\$6,000.00
<b>PAVING SUBTOTAL</b>					<b>\$2,096,655.80</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.04	12" HDPE	720	LF	\$50.80	\$36,576.00
4.06	18" HDPE	2385	LF	\$55.90	\$133,321.50
4.07	24" HDPE	835	LF	\$61.00	\$50,935.00
4.08	30" HDPE	555	LF	\$66.05	\$36,657.75
4.09	36" HDPE	355	LF	\$71.15	\$25,258.25
4.10	48" HDPE	50	LF	\$81.30	\$4,065.00
4.20	Reinforced Type B DI (Caltrans Type GO)	35	EA	\$1,828.80	\$64,008.00
4.35	48" Manhole	22	EA	\$3,048.00	\$67,056.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$417,877.50</b>

## 8 UTILITY IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	8526	LF	\$200.00	\$1,705,200.00
8.08	Street Light	57	EA	\$1,000.00	\$57,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$1,762,200.00</b>

**9 MISCELLANEOUS ROAD IMPROVEMENTS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	5	EA	\$762.00	\$3,810.00
9.03	Street Sign	7	EA	\$406.40	\$2,844.80
9.06	Landscaping	1	LS	\$30,000.00	\$30,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$36,654.80</b>

**SUMMARY OF COSTS**

<b>2. EROSION CONTROL</b>	<b>\$289,195.70</b>
<b>3. PAVING</b>	<b>\$2,096,655.80</b>
<b>4. DRAINAGE</b>	<b>\$417,877.50</b>
<b>8. UTILITY IMPROVEMENTS</b>	<b>\$1,762,200.00</b>
<b>9. MISCELLANEOUS ROAD IMPROVEMENTS</b>	<b>\$36,654.80</b>

<b>PROJECT SUBTOTAL</b>	<b>\$4,602,584</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$4,602,584</b>
<b>ESTIMATED PROJECT COST PER LOT</b>	<b>\$27,396.33</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>8526</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$540</b>

*In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.*

# T-2 Conceptual Cost Estimate



Project: Riolo Vineyards East  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	6375	LF	\$3.50	\$22,312.50
2.06	Construction Entrance	1	EA	\$2,000.00	\$2,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	1,700,000	SF	\$0.10	\$170,000.00
2.09	Erosion Control Maintenance	1	LS	\$45,000.00	\$45,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$295,312.50</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	303,850	SF	\$4.80	\$1,458,480.00
3.03	Curb & Gutter	19,676	LF	\$20.00	\$393,520.00
3.04	Barrier Curb (Type 3)	1,900	LF	\$15.25	\$28,975.00
3.06	Sidewalk	72,151	SF	\$7.15	\$515,879.65
3.08	Driveway (DOT 103A-B)	1	EA	\$6,000.00	\$6,000.00
<b>PAVING SUBTOTAL</b>					<b>\$2,402,854.65</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.04	12" HDPE	870	LF	\$50.80	\$44,196.00
4.06	18" HDPE	3275	LF	\$55.90	\$183,072.50
4.07	24" HDPE	1290	LF	\$61.00	\$78,690.00
4.08	30" HDPE	680	LF	\$66.05	\$44,914.00
4.10	48" HDPE	240	LF	\$81.30	\$19,512.00
4.20	Reinforced Type B DI (Caltrans Type GO)	37	EA	\$1,828.80	\$67,665.60
4.35	48" Manhole	23	EA	\$3,048.00	\$70,104.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$508,154.10</b>

**8 UTILITY IMPROVEMENTS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	9838	LF	\$200.00	\$1,967,600.00
8.08	Street Light	66	EA	\$1,000.00	\$66,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$2,033,600.00</b>

**9 MISCELLANEOUS ROAD IMPROVEMENTS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	14	EA	\$762.00	\$10,668.00
9.03	Street Sign	15	EA	\$406.40	\$6,096.00
9.06	Landscaping	1	LS	\$30,000.00	\$30,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$46,764.00</b>

**SUMMARY OF COSTS**

<b>2. EROSION CONTROL</b>	<b>\$295,312.50</b>
<b>3. PAVING</b>	<b>\$2,402,854.65</b>
<b>4. DRAINAGE</b>	<b>\$508,154.10</b>
<b>8. UTILITY IMPROVEMENTS</b>	<b>\$2,033,600.00</b>
<b>9. MISCELLANEOUS ROAD IMPROVEMENTS</b>	<b>\$46,764.00</b>

<b>PROJECT SUBTOTAL</b>	<b>\$5,286,685</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$5,286,685</b>
<b>ESTIMATED COST PER LOT</b>	<b>\$31,847.50</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>9838</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$537</b>

*In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.*

# T-3 Conceptual Cost Estimate



Project: Elliott  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	7000	LF	\$3.50	\$24,500.00
2.06	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	2,400,000	SF	\$0.10	\$240,000.00
2.09	Erosion Control Maintenance	1	LS	\$50,000.00	\$50,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$374,500.00</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	374,118	SF	\$4.80	\$1,795,766.40
3.03	Curb & Gutter	22,584	LF	\$20.00	\$451,680.00
3.04	Barrier Curb (Type 3)	720	LF	\$15.25	\$10,980.00
3.06	Sidewalk	83,656	SF	\$7.15	\$598,140.40
<b>PAVING SUBTOTAL</b>					<b>\$2,856,566.80</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.04	12" HDPE	1040	LF	\$50.80	\$52,832.00
4.06	18" HDPE	1490	LF	\$55.90	\$83,291.00
4.07	24" HDPE	660	LF	\$61.00	\$40,260.00
4.09	36" HDPE	950	LF	\$71.15	\$67,592.50
4.10	48" HDPE	1140	LF	\$81.30	\$92,682.00
4.20	Reinforced Type B DI (Caltrans Type GO)	39	EA	\$1,828.80	\$71,323.20
4.35	48" Manhole	20	EA	\$3,048.00	\$60,960.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$468,940.70</b>

**8 UTILITY IMPROVEMENTS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	11292	LF	\$200.00	\$2,258,400.00
8.08	Street Light	75	EA	\$1,000.00	\$75,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$2,333,400.00</b>

**9 MISCELLANEOUS ROAD IMPROVEMENTS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	13	EA	\$762.00	\$9,906.00
9.03	Street Sign	14	EA	\$406.40	\$5,689.60
9.06	Landscaping	1	LS	\$50,000.00	\$50,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$65,595.60</b>

**SUMMARY OF COSTS**

<b>2. EROSION CONTROL</b>	<b>\$374,500.00</b>
<b>3. PAVING</b>	<b>\$2,856,566.80</b>
<b>4. DRAINAGE</b>	<b>\$468,940.70</b>
<b>8. UTILITY IMPROVEMENTS</b>	<b>\$2,333,400.00</b>
<b>9. MISCELLANEOUS ROAD IMPROVEMENTS</b>	<b>\$65,595.60</b>

<b>PROJECT SUBTOTAL</b>	<b>\$6,099,003</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$6,099,003</b>
<b>ESTIMATED COST PER LOT</b>	<b>\$21,325.19</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>11292</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$540</b>

*In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.*

# T-4 Conceptual Cost Estimate



Project: Lund  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	2700	LF	\$3.50	\$9,450.00
2.06	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	370,000	SF	\$0.10	\$37,000.00
2.09	Erosion Control Maintenance	1	LS	\$50,000.00	\$50,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$156,450.00</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	43,512	SF	\$4.80	\$208,857.60
3.03	Curb & Gutter	2,736	LF	\$20.00	\$54,720.00
3.06	Sidewalk	10,877	SF	\$7.15	\$77,770.55
<b>PAVING SUBTOTAL</b>					<b>\$341,348.15</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.04	12" HDPE	150	LF	\$50.80	\$7,620.00
4.06	18" HDPE	580	LF	\$55.90	\$32,422.00
4.11	60" HDPE	85	LF	\$91.00	\$7,735.00
4.20	Reinforced Type B DI (Caltrans Type GO)	9	EA	\$1,828.80	\$16,459.20
4.35	48" Manhole	5	EA	\$3,048.00	\$15,240.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$79,476.20</b>

## 8 UTILITY IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	1368	LF	\$200.00	\$273,600.00
8.08	Street Light	9	EA	\$1,000.00	\$9,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$282,600.00</b>

**9 MISCELLANEOUS ROAD IMPROVEMENTS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	1	EA	\$762.00	\$762.00
9.03	Street Sign	1	EA	\$406.40	\$406.40
9.06	Landscaping	1	LS	\$10,000.00	\$10,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$11,168.40</b>

<b>SUMMARY OF COSTS</b>	
<b>2. EROSION CONTROL</b>	<b>\$156,450.00</b>
<b>3. PAVING</b>	<b>\$341,348.15</b>
<b>4. DRAINAGE</b>	<b>\$79,476.20</b>
<b>8. UTILITY IMPROVEMENTS</b>	<b>\$282,600.00</b>
<b>9. MISCELLANEOUS ROAD IMPROVEMENTS</b>	<b>\$11,168.40</b>

<b>PROJECT SUBTOTAL</b>	<b>\$871,043</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$871,043</b>
<b>ESTIMATED COST PER LOT</b>	<b>\$21,776.07</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>1368</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$637</b>

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# T-5 Conceptual Cost Estimate



Project: Parcel J  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	4964	LF	\$3.50	\$17,374.00
2.06	Construction Entrance	1	EA	\$2,000.00	\$2,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	1,200,000	SF	\$0.10	\$120,000.00
2.09	Erosion Control Maintenance	1	LS	\$50,000.00	\$50,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$245,374.00</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	172,836	SF	\$4.80	\$829,612.80
3.03	Curb & Gutter	10,006	LF	\$20.00	\$200,120.00
3.06	Sidewalk	38,587	SF	\$7.15	\$275,897.05
3.08	Driveway (DOT 103A-B)	1	EA	\$6,000.00	\$6,000.00
<b>PAVING SUBTOTAL</b>					<b>\$1,311,629.85</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.04	12" HDPE	480	LF	\$50.80	\$24,384.00
4.06	18" HDPE	1275	LF	\$55.90	\$71,272.50
4.07	24" HDPE	220	LF	\$61.00	\$13,420.00
4.20	Reinforced Type B DI (Caltrans Type GO)	15	EA	\$1,828.80	\$27,432.00
4.35	48" Manhole	7	EA	\$3,048.00	\$21,336.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$157,844.50</b>

## 8 UTILITY IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	5003	LF	\$200.00	\$1,000,600.00
8.08	Street Light	33	EA	\$1,000.00	\$33,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$1,033,600.00</b>

**9 MISCELLANEOUS ROAD IMPROVEMENTS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	14	EA	\$762.00	\$10,668.00
9.03	Street Sign	15	EA	\$406.40	\$6,096.00
9.06	Landscaping	1	LS	\$25,000.00	\$25,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$41,764.00</b>

<b>SUMMARY OF COSTS</b>	
<b>2. EROSION CONTROL</b>	<b>\$245,374.00</b>
<b>3. PAVING</b>	<b>\$1,311,629.85</b>
<b>4. DRAINAGE</b>	<b>\$157,844.50</b>
<b>8. UTILITY IMPROVEMENTS</b>	<b>\$1,033,600.00</b>
<b>9. MISCELLANEOUS ROAD IMPROVEMENTS</b>	<b>\$41,764.00</b>

<b>PROJECT SUBTOTAL</b>	<b>\$2,790,212</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$2,790,212</b>
<b>ESTIMATED COST PER LOT</b>	<b>\$26,076.75</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>5003</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$558</b>

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# T-6 Conceptual Cost Estimate



Project: RV MDR  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	5600	LF	\$3.50	\$19,600.00
2.06	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	834,226	SF	\$0.10	\$83,422.60
2.09	Erosion Control Maintenance	1	LS	\$50,000.00	\$50,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$213,022.60</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	176,399	SF	\$4.80	\$846,715.20
3.03	Curb & Gutter	9,400	LF	\$20.00	\$188,000.00
3.04	Barrier Curb (Type 3)	650	LF	\$15.25	\$9,912.50
3.06	Sidewalk	34,075	SF	\$7.15	\$243,636.25
3.08	Driveway (DOT 103A-B)	1	EA	\$6,000.00	\$6,000.00
<b>PAVING SUBTOTAL</b>					<b>\$1,294,263.95</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.04	12" HDPE	415	LF	\$50.80	\$21,082.00
4.06	18" HDPE	1155	LF	\$55.90	\$64,564.50
4.07	24" HDPE	240	LF	\$61.00	\$14,640.00
4.08	30" HDPE	480	LF	\$66.05	\$31,704.00
4.09	36" HDPE	230	LF	\$71.15	\$16,364.50
4.20	Reinforced Type B DI (Caltrans Type GO)	17	EA	\$1,828.80	\$31,089.60
4.35	48" Manhole	8	EA	\$3,048.00	\$24,384.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$203,828.60</b>

## 8 UTILITY IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	4700	LF	\$200.00	\$940,000.00
8.08	Street Light	31	EA	\$1,000.00	\$31,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$971,000.00</b>

## 9 MISCELLANEOUS ROAD IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	10	EA	\$762.00	\$7,620.00
9.03	Street Sign	10	EA	\$406.40	\$4,064.00
9.06	Landscaping	1	LS	\$20,000.00	\$20,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$31,684.00</b>

<b>SUMMARY OF COSTS</b>	
<i>2. EROSION CONTROL</i>	<b>\$213,022.60</b>
<i>3. PAVING</i>	<b>\$1,294,263.95</b>
<i>4. DRAINAGE</i>	<b>\$203,828.60</b>
<i>8. UTILITY IMPROVEMENTS</i>	<b>\$971,000.00</b>
<i>9. MISCELLANEOUS ROAD IMPROVEMENTS</i>	<b>\$31,684.00</b>

<b>PROJECT SUBTOTAL</b>	<b>\$2,713,799</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$2,713,799</b>
<b>ESTIMATED COST PER LOT</b>	<b>\$26,347.57</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>4700</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$577</b>

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# T-7 Conceptual Cost Estimate



Project: Frisvold MDR  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	5000	LF	\$3.50	\$17,500.00
2.06	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	424,710	SF	\$0.10	\$42,471.00
2.09	Erosion Control Maintenance	1	LS	\$30,000.00	\$30,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$149,971.00</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	89,806	SF	\$4.80	\$431,068.33
3.03	Curb & Gutter	4,000	LF	\$20.00	\$80,000.00
3.04	Barrier Curb (Type 3)	650	LF	\$15.25	\$9,912.50
3.06	Sidewalk	17,348	SF	\$7.15	\$124,036.83
3.08	Driveway (DOT 103A-B)	1	EA	\$6,000.00	\$6,000.00
<b>PAVING SUBTOTAL</b>					<b>\$651,017.66</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.07	24" HDPE	1800	LF	\$61.00	\$109,800.00
4.20	Reinforced Type B DI (Caltrans Type GO)	7	EA	\$1,828.80	\$13,167.36
4.35	48" Manhole	5	EA	\$3,048.00	\$13,716.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$136,683.36</b>

## 8 UTILITY IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	2000	LF	\$200.00	\$400,000.00
8.08	Street Light	13	EA	\$1,580.00	\$20,540.00
<b>UTILITY SUBTOTAL</b>					<b>\$420,540.00</b>

## 9 MISCELLANEOUS ROAD IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	8	EA	\$762.00	\$6,096.00

9.03	Street Sign	4	EA	\$406.40	\$1,625.60
9.06	Landscaping	1	LS	\$20,000.00	\$20,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$27,721.60</b>

<b>SUMMARY OF COSTS</b>	
2. EROSION CONTROL	<b>\$149,971.00</b>
3. PAVING	<b>\$651,017.66</b>
4. DRAINAGE	<b>\$136,683.36</b>
8. UTILITY IMPROVEMENTS	<b>\$420,540.00</b>
9. MISCELLANEOUS ROAD IMPROVEMENTS	<b>\$27,721.60</b>

<b>PROJECT SUBTOTAL</b>	<b>\$1,385,934</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$1,385,934</b>
<b>ESTIMATED COST PER LOT</b>	<b>\$11,549.45</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>2000</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$693</b>

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# T-8 Conceptual Cost Estimate



Project: Estate Residential  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	2700	LF	\$3.50	\$9,450.00
2.06	Construction Entrance	1	EA	\$2,000.00	\$2,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	196,679	SF	\$0.10	\$19,667.90
2.09	Erosion Control Maintenance	1	LS	\$20,000.00	\$20,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$107,117.90</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	20,700	SF	\$4.80	\$99,360.00
3.03	Curb & Gutter	1,150	LF	\$20.00	\$23,000.00
3.04	Barrier Curb (Type 3)	650	LF	\$15.25	\$9,912.50
3.06	Sidewalk	3,600	SF	\$7.15	\$25,740.00
3.08	Driveway (DOT 103A-B)	1	EA	\$6,000.00	\$6,000.00
<b>PAVING SUBTOTAL</b>					<b>\$164,012.50</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.04	12" HDPE	95	LF	\$50.80	\$4,826.00
4.08	30" HDPE	275	LF	\$66.05	\$18,163.75
4.09	36" HDPE	260	LF	\$71.15	\$18,499.00
4.10	48" HDPE	255	LF	\$81.30	\$20,731.50
4.20	Reinforced Type B DI (Caltrans Type GO)	2	EA	\$1,828.80	\$3,657.60
4.35	48" Manhole	2	EA	\$3,048.00	\$6,096.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$71,973.85</b>

## 8 UTILITY IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	575	LF	\$200.00	\$115,000.00
8.08	Street Light	4	EA	\$1,000.00	\$4,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$119,000.00</b>

## 9 MISCELLANEOUS ROAD IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.06	Landscaping	1	LS	\$10,000.00	\$10,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$10,000.00</b>

<b>SUMMARY OF COSTS</b>	
<b>2. EROSION CONTROL</b>	<b>\$107,117.90</b>
<b>3. PAVING</b>	<b>\$164,012.50</b>
<b>4. DRAINAGE</b>	<b>\$71,973.85</b>
<b>8. UTILITY IMPROVEMENTS</b>	<b>\$119,000.00</b>
<b>9. MISCELLANEOUS ROAD IMPROVEMENTS</b>	<b>\$10,000.00</b>

<b>PROJECT SUBTOTAL</b>	<b>\$472,104</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$472,104</b>
<b>ESTIMATED COST PER LOT</b>	<b>\$42,918.57</b>
<b>PROJECT LF OF ROADWAY CENTERLINE</b>	<b>575</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER ROADWAY LF</b>	<b>\$821</b>

*In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.*

# T-9 Conceptual Cost Estimate



Project: Commercial  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

## 2 EROSION CONTROL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.03	Silt Fencing	3200	LF	\$3.50	\$11,200.00
2.06	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
2.07	Concrete Washout	1	EA	\$1,000.00	\$1,000.00
2.08	Straw Mulch - Temporary	522,720	SF	\$0.10	\$52,272.00
2.09	Erosion Control Maintenance	1	LS	\$50,000.00	\$50,000.00
2.10	Fugitive Dust Control	1	LS	\$25,000.00	\$25,000.00
2.11	SWPPP Compliance	1	LS	\$30,000.00	\$30,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$173,472.00</b>

## 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	156,816	SF	\$4.80	\$752,716.80
3.03	Curb & Gutter	3,000	LF	\$20.00	\$60,000.00
3.06	Sidewalk	5,227	SF	\$7.15	\$37,374.48
3.08	Driveway (DOT 103A-B)	1	EA	\$6,000.00	\$6,000.00
<b>PAVING SUBTOTAL</b>					<b>\$856,091.28</b>

## 4 DRAINAGE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.07	24" HDPE	1200	LF	\$61.00	\$73,200.00
4.20	Reinforced Type B DI (Caltrans Type GO)	5	EA	\$1,828.80	\$8,778.24
4.35	48" Manhole	3	EA	\$3,048.00	\$9,144.00
<b>DRAINAGE SUBTOTAL</b>					<b>\$91,122.24</b>

## 8 UTILITY IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.02	Joint Utility Trench	1300	LF	\$200.00	\$260,000.00
8.08	Street Light	10	EA	\$1,000.00	\$10,000.00
<b>UTILITY SUBTOTAL</b>					<b>\$270,000.00</b>

## 9 MISCELLANEOUS ROAD IMPROVEMENTS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.02	Stop Bar and "STOP" sign	1	EA	\$762.00	\$762.00
9.03	Street Sign	1	EA	\$406.40	\$406.40

9.06	Landscaping	1	LS	\$20,000.00	\$20,000.00
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$21,168.40</b>

<b>SUMMARY OF COSTS</b>	
<b>2. EROSION CONTROL</b>	<b>\$173,472.00</b>
<b>3. PAVING</b>	<b>\$856,091.28</b>
<b>4. DRAINAGE</b>	<b>\$91,122.24</b>
<b>8. UTILITY IMPROVEMENTS</b>	<b>\$270,000.00</b>
<b>9. MISCELLANEOUS ROAD IMPROVEMENTS</b>	<b>\$21,168.40</b>

<b>PROJECT SUBTOTAL</b>	<b>\$1,411,854</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$1,411,854</b>
<b>PROJECT AREA</b>	<b>522720</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER SF</b>	<b>\$2.70</b>

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# T-10 Conceptual Cost Estimate



Project: Park Frontage  
 Job number: 23670.001  
 Date: 11/6/2013  
 Plan Set Date:  
 Prepared by: KPB

2280 E. Bidwell Street - Suite 207  
 800.277.6623

### 3 PAVING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Asphalt (3"AC/8"AB)	68,300	SF	\$4.80	\$327,840.00
3.03	Curb & Gutter	4,100	LF	\$20.00	\$82,000.00
3.06	Sidewalk	16,100	SF	\$7.15	\$115,115.00
<b>PAVING SUBTOTAL</b>					<b>\$524,955.00</b>

SUMMARY OF COSTS	
3. PAVING	\$524,955.00

<b>PROJECT SUBTOTAL</b>	<b>\$524,955</b>
<b>CONTINGENCY COST (10%)</b>	
<b>CONSTRUCTION STAKING (5%)</b>	
<b>PROJECT ADMINISTRATION (2%)</b>	
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$524,955</b>
<b>PARK FRONTAGE</b>	<b>4100</b>
<b>TOTAL ESTIMATED COST OF PROJECT PER LF</b>	<b>\$128.04</b>

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Originally prepared by MACKAY & SOMPS' Revised by WJM C&E

PRELIMINARY OPINION OF QUANTITIES & COSTS FOR

**RIOLO VINEYARD**

OFFSITE BACKBONE IMPROVEMENTS

**PFE ROAD**

M&S original 11/21/2007

PLACER COUNTY

Based on *Conceptual* Layout of grading, underground, and topside improvements

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<b>ST0</b>			<b>STREETWORK</b>		
ST1	23,400	SF	AB 4" Class 2 (Under Curb & Gutter)	<u>\$1.00</u>	<u>\$23,400</u>
ST2	7,800	LF	Curb - Type 2 Vertical Curb & Gutter	<u>\$20.00</u>	<u>\$156,000</u>
ST4	282,500	SF	Finish Grading & Compacted Subgrade	<u>\$0.20</u>	<u>\$56,500</u>
ST5	12	EA	Handicap Ramp at Intersections 8" Separated Sidewalk (6" PCC)	<u>\$3,000.00</u>	<u>\$36,000</u>
ST8a	1	EA	Intersection Signal Lights - PFE and Watt	<u>\$0.00</u>	<u>\$0</u>
ST8b	1	EA	ped signal crossing	<u>\$100,000.00</u>	<u>\$100,000</u>
ST8c	1	EA	modify PFE and Watt intersection	<u>\$0.00</u>	<u>\$0</u>
ST9	10,000	SF	Pavement Demo Existing	<u>\$3.00</u>	<u>\$30,000</u>
ST10	220,800	SF	Pavement Grind Existing	<u>\$1.50</u>	<u>\$331,200</u>
ST13	220,800	SF	Pavement Overlay (3.5" AC)	<u>\$2.00</u>	<u>\$441,600</u>
ST15	11,000	LF	Pavement Sawcut	<u>\$2.00</u>	<u>\$22,000</u>
ST16	194,100	SF	Pavement Construction (5.5" AC / 16" AB)	<u>\$6.00</u>	<u>\$1,164,600</u>
ST20	65,000	SF	Sidewalk Meandering 8"	<u>\$6.00</u>	<u>\$390,000</u>
ST21	6	LS	Signage & Striping	<u>\$10,000.00</u>	<u>\$60,000</u>
ST22	5	EA	Street Barricade	<u>\$1,500.00</u>	<u>\$7,500</u>
ST23	8	EA	Survey Monuments	<u>\$450.00</u>	<u>\$3,600</u>
ST24	3	LS	Traffic Control	<u>\$25,000.00</u>	<u>\$75,000</u>
ST28	1,200	SF	Bridge (Concrete Deck with 20' span)	<u>\$250.00</u>	<u>\$300,000</u>
<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>		<b><u>\$3,197,400</u></b>
<b>GR0</b>			<b>GRADING</b>		
GR1	9	AC	Clearing & Mobilization	<u>\$2,500.00</u>	<u>\$22,500</u>
GR2	10,000	CY	Earthwork (Bridge abutment and-or roadway elevation)	<u>\$15.25</u>	<u>\$152,500</u>
GR3	15	LS	Pothole Existing Utilities	<u>\$1,000.00</u>	<u>\$15,000</u>
GR5	3,594	CY	Roadway Over Ex (0.5' for Trench Spoils)	<u>\$15.25</u>	<u>\$54,815</u>
GR6	17,000	CY	Rough Grade Excavation	<u>\$15.25</u>	<u>\$259,250</u>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>		<b><u>\$504,065</u></b>
<b>SS0</b>			<b>SANITARY SEWER</b>		
SS1	700	LF	8" VCP	<u>\$75.00</u>	<u>\$52,500</u>
SS3	800	LF	8" VCP (Stubs for future build out)	<u>\$75.00</u>	<u>\$60,000</u>
SS4	3	EA	Connect to Existing	<u>\$5,000.00</u>	<u>\$15,000</u>
SS5	5	EA	Plug & Mark Stubs	<u>\$100.00</u>	<u>\$500</u>
SS6	5	EA	SSMH 48"	<u>\$5,000.00</u>	<u>\$25,000</u>
<b>SS100</b>			<b>SUBTOTAL SANITARY SEWER</b>		<b><u>\$153,000</u></b>

<b>SD0</b>			<b>STORM DRAINAGE</b>		
SD1	510	LF	12" RCP CL III Storm Drain Pipe	<u>\$42.00</u>	<u>\$21,420</u>
SD2	840	LF	15" RCP CL III Storm Drain Pipe	<u>\$48.00</u>	<u>\$40,320</u>
SD3	1,365	LF	18" RCP CL III Storm Drain Pipe	<u>\$55.00</u>	<u>\$75,075</u>
SD4	925	LF	24" RCP CL III Storm Drain Pipe	<u>\$64.00</u>	<u>\$59,200</u>
SD5	1,125	LF	30" RCP CL III Storm Drain Pipe	<u>\$75.00</u>	<u>\$84,375</u>
SD10	2,500	SF	Armor Mat ( Used at Outfalls for Erosion Control )	<u>\$35.00</u>	<u>\$87,500</u>
SD14	0	EA	Concrete Box Culvert (10' x 3.5')	<u>\$150,000.00</u>	<u>\$0</u>
SD15	0	EA	Concrete Box Culvert (10' x 4.5')	<u>\$200,000.00</u>	<u>\$0</u>
SD16	0	EA	Concrete Box Culvert (15' x 4.5')	<u>\$300,000.00</u>	<u>\$0</u>
SD17	1	EA	Connect to Existing	<u>\$5,000.00</u>	<u>\$5,000</u>
SD19	18	EA	SDMH 48"	<u>\$4,500.00</u>	<u>\$81,000</u>
SD20	3	EA	SDMH 60"	<u>\$5,000.00</u>	<u>\$15,000</u>
SD24	3	EA	Storm Drain Inlet Structure 15" SD Pipe w/ Trash Rack	<u>\$4,000.00</u>	<u>\$12,000</u>
SD25	1	EA	Storm Drain Inlet Structure 24" SD Pipe w/ Trash Rack	<u>\$10,000.00</u>	<u>\$10,000</u>
SD26	1	EA	Storm Drain Inlet Structure 30" SD Pipe w/ Trash Rack	<u>\$12,000.00</u>	<u>\$12,000</u>
SD28	2	EA	Storm Drain Outlet Structure 18" SD Pipe w/ Trash Rack	<u>\$6,000.00</u>	<u>\$12,000</u>
SD30	3	EA	Storm Drain Outlet Structure 30" SD Pipe w/ Trash Rack	<u>\$12,000.00</u>	<u>\$36,000</u>
SD33	7	EA	Type "C" Drain Inlet	<u>\$2,200.00</u>	<u>\$15,400</u>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>		<b><u>\$566,290</u></b>
<b>PW0</b>			<b>POTABLE WATER - included in program water section</b>		
PW1	0	EA	8" Gate Valve & Connections	<u>\$2,000.00</u>	<u>\$0</u>
PW2	0	EA	8" Plug & Mark Stubs	<u>\$750.00</u>	<u>\$0</u>
PW3	0	LF	8" PVC Main Stubs ( C-900 CL 200 )	<u>\$42.00</u>	<u>\$0</u>
PW4	0	EA	12" Butterfly Valve & Connections	<u>\$4,000.00</u>	<u>\$0</u>
PW5	0	EA	12" Plug & Mark Stubs	<u>\$1,000.00</u>	<u>\$0</u>
PW6	0	LF	12" PVC Main Stubs ( C-900 CL 200 )	<u>\$62.00</u>	<u>\$0</u>
PW10	0	EA	24" Butterfly Valve & Connections	<u>\$8,000.00</u>	<u>\$0</u>
PW12	0	LF	24" PVC Main ( C-900 CL 200 ) (Possible reimbursable item)	<u>\$125.00</u>	<u>\$0</u>
PW13	0	EA	24" Remove Ex. Blow-Off and Connect To Existing	<u>\$10,000.00</u>	<u>\$0</u>
PW14	0	EA	ARV Assembly 1"	<u>\$2,300.00</u>	<u>\$0</u>
PW15	0	EA	Fire Hydrant Assembly	<u>\$4,800.00</u>	<u>\$0</u>
PW16	0	EA	Irrigation Service 1" ( Meter not Included )	<u>\$2,400.00</u>	<u>\$0</u>
PW17	0	EA	Temp. 2" Blow-Off	<u>\$1,500.00</u>	<u>\$0</u>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>		<b><u>\$0</u></b>
<b>EC0</b>			<b>EROSION CONTROL</b>		
EC2	7	EA	Gravel Bag Inlet Protection	<u>\$100.00</u>	<u>\$700</u>
EC3	200,000	SF	Hyrdoseed	<u>\$0.41</u>	<u>\$82,000</u>
EC5	2,600	LF	Open Space Revegetation	<u>\$80.00</u>	<u>\$208,000</u>
EC6	15,000	LF	Straw Wattles	<u>\$3.00</u>	<u>\$45,000</u>
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>		<b><u>\$335,700</u></b>
<b>DU0</b>			<b>DRY UTILITIES</b>		
DU4	6,000	LF	Joint Trench ( Elec Conduits / Trenching / Wiring, Trans & Connections.)	<u>\$200.00</u>	<u>\$1,200,000</u>
DU5	4	EA	Street Lights & Wiring ( Intersections & Entry Locations )	<u>\$1,000.00</u>	<u>\$4,000</u>
DU6	26	EA	Utility Pole Relocation	<u>\$10,000.00</u>	<u>\$260,000</u>
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>		<b><u>\$1,464,000</u></b>

<b>MS0</b>			<b>LANDSAPE CORRIDOR -</b>		
MS1	4,000	LF	CMU Sound Wall ( 8' Height )	<u>\$125.00</u>	<u>\$500,000</u>
MS3	561,924	SF	Landscaping ( per acreage in land use table )	<u>\$4.00</u>	<u>\$2,247,696</u>
MS4	10	LS	Tree Removal ( Oak Trees, Orchard Trees, other offsite trees )	<u>\$5,000.00</u>	<u>\$50,000</u>
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>		<b><u>\$2,797,696</u></b>

**COST SUMMARY**

<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>		<b><u>\$3,197,400</u></b>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>		<b><u>\$504,065</u></b>
<b>SS100</b>			<b>SUBTOTAL SANITARY SEWER</b>		<b><u>\$153,000</u></b>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>		<b><u>\$566,290</u></b>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>		<b><u>\$0</u></b>
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>		<b><u>\$335,700</u></b>
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>		<b><u>\$1,464,000</u></b>
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>		<b><u>\$2,797,696</u></b>
<b>TC0</b>				<b><u>SUBTOTAL:</u></b>	<b><u>\$9,018,151</u></b>
				<b><u>Mark up</u></b>	<b><u>\$3,156,353</u></b>
<b>TC100</b>				<b><u>TOTAL:</u></b>	<b><u>\$12,174,504</u></b>

Prepared by the firm of:  
**MACKAY & SOMPS CIVIL ENGINEERS, INC.**  
**ROSEVILLE CALIFORNIA**

Quantities from MACKAY & SOMPS' 11/27/2007 efforts  
**PRELIMINARY OPINION OF QUANTITIES & COSTS FOR**  
**RIOLO VINEYARD**  
**OFFSITE BACKBONE IMPROVEMENTS**  
**WALERGA ROAD**

Modified by WJM November 2013  
**PLACER COUNTY**

*Based on Conceptual Layout of grading, underground, and topside improvements*

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<b>ST0</b>			<b>STREETWORK</b>		
ST1	7,980	SF	AB 4" Class 2 (Under Curb & Gutter)	<u>\$1.00</u>	<u>\$7,980</u>
ST2	2,660	LF	Curb - Type 2 Vertical Curb & Gutter	<u>\$19.00</u>	<u>\$50,540</u>
ST3	2,660	LF	Curb - Type B1 Full Depth Barrier Median Curb	<u>\$25.00</u>	<u>\$66,500</u>
ST4	68,400	SF	Finish Grading & Compacted Subgrade	<u>\$0.20</u>	<u>\$13,680</u>
ST16	42,560	SF	Pavement Construction (5.5" AC / 16" AB)	<u>\$6.00</u>	<u>\$255,360</u>
ST20	15,200	SF	Sidewalk Meandering 8"	<u>\$6.00</u>	<u>\$91,200</u>
<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>		<b><u>\$485,260</u></b>
<b>GR0</b>			<b>GRADING</b>		
GR5	788	CY	Roadway Over Ex (0.5' for Trench Spoils)	<u>\$15.25</u>	<u>\$12,019</u>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>		<b><u>\$12,019</u></b>
<b>SS0</b>			<b>SANITARY SEWER</b>		
SS2	4,800	LF	8" VCP (Offsite Sewer for Alternate Through Park)	<u>\$75.00</u>	<u>\$360,000</u>
SS4	1	EA	Connect to Existing	<u>\$5,000.00</u>	<u>\$5,000</u>
SS6	11	EA	SSMH 48"	<u>\$5,000.00</u>	<u>\$55,000</u>
<b>SS100</b>			<b>SUBTOTAL SANITARY SEWER</b>		<b><u>\$420,000</u></b>
<b>SD0</b>			<b>STORM DRAINAGE</b>		
SD35	1	LS	Percentage of ultimate storm drain improvements on Walerga (11% of total cost)	<u>\$70,000.00</u>	<u>\$70,000</u>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>		<b><u>\$70,000</u></b>
<b>PW0</b>			<b>POTABLE WATER - included in program water costs</b>		
PW4	0	EA	12" Butterfly Valve & Connections	<u>\$4,000.00</u>	<u>\$0</u>
PW5	0	EA	12" Plug & Mark Stubs	<u>\$1,000.00</u>	<u>\$0</u>
PW6	0	LF	12" PVC Main Stubs ( C-900 CL 200 )	<u>\$62.00</u>	<u>\$0</u>
PW7	0	EA	16" Butterfly Valve & Connections	<u>\$5,500.00</u>	<u>\$0</u>
PW8	0	LF	16" PVC Main ( C-900 CL 200 )	<u>\$85.00</u>	<u>\$0</u>
PW9	0	EA	16" Remove Ex. Blow-Off and Connect To Existing	<u>\$5,000.00</u>	<u>\$0</u>
PW14	0	EA	ARV Assembly 1"	<u>\$2,300.00</u>	<u>\$0</u>
PW15	0	EA	Fire Hydrant Assembly	<u>\$4,800.00</u>	<u>\$0</u>
PW16	0	EA	Irrigation Service 1" ( Meter not Included )	<u>\$2,400.00</u>	<u>\$0</u>
PW17	0	EA	Temp. 2" Blow-Off	<u>\$1,500.00</u>	<u>\$0</u>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>		<b><u>\$0</u></b>
<b>EC0</b>			<b>EROSION CONTROL</b>		
EC1	1	EA	Construction Entrance	<u>\$2,000.00</u>	<u>\$2,000</u>
EC2	1	EA	Gravel Bag Inlet Protection	<u>\$100.00</u>	<u>\$100</u>
EC3	100,000	SF	Hyrdoseed	<u>\$0.41</u>	<u>\$41,000</u>
EC6	7,600	LF	Straw Wattles	<u>\$3.00</u>	<u>\$22,800</u>
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>		<b><u>\$65,900</u></b>
<b>DU0</b>			<b>DRY UTILITIES</b>		

DU4	4,000	LF	Joint Trench ( Elec Conduits / Trenching / Wiring, Trans & Connections.)	<u>\$200.00</u>	<u>\$800,000</u>
DU5	2	EA	Street Lights & Wiring ( Intersections & Entry Locations )	<u>\$1,000.00</u>	<u>\$2,000</u>
DU6	9	EA	Utility Pole Relocation	<u>\$10,000.00</u>	<u>\$90,000</u>
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>		<b><u>\$892,000</u></b>

<b>MS0</b>			<b>LANDSAPE CORRIDOR</b>		
MS1	1,000	LF	CMU Sound Wall ( 8' Height )	<u>\$110.00</u>	<u>\$110,000</u>
MS3	100,000	SF	Landscaping	<u>\$3.00</u>	<u>\$300,000</u>
MS4	5	LS	Tree Removal ( Oak Trees, Orchard Trees, other offsite trees )	<u>\$5,000.00</u>	<u>\$25,000</u>
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>		<b><u>\$435,000</u></b>

**COST SUMMARY**

<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>		<b><u>\$485,260</u></b>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>		<b><u>\$12,019</u></b>
<b>SS100</b>			<b>SUBTOTAL SANITARY SEWER</b>		<b><u>\$420,000</u></b>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>		<b><u>\$70,000</u></b>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>		<b><u>\$0</u></b>
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>		<b><u>\$65,900</u></b>
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>		<b><u>\$892,000</u></b>
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>		<b><u>\$435,000</u></b>

<b>TC0</b>				<b><u>SUBTOTAL:</u></b>	<b><u>\$2,380,179</u></b>
				<b><u>Markups:</u></b>	<b><u>\$833,063</u></b>
<b>TC100</b>				<b><u>TOTAL:</u></b>	<b><u>\$3,213,242</u></b>

Orginally prepared by MACKAY & SOMPS' 11/27/2007  
**PRELIMINARY OPINION OF QUANTITIES & COSTS FOR**  
**RIOLO VINEYARD**  
**OFFSITE BACKBONE IMPROVEMENTS**  
**WATT AVE**

Modified by WJMC&E November 2013  
**PLACER COUNTY**

*Based on **Conceptual** Layout of grading, underground, and topside improvements*

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<b>ST0</b>			<b>STREETWORK</b>		
ST1	5,832	SF	AB 4" Class 2 (Under Curb & Gutter)	<u>\$1.00</u>	<u>\$5,832</u>
ST2	1,944	LF	Curb - Type 2 Vertical Curb & Gutter	<u>\$19.00</u>	<u>\$36,936</u>
ST3	1,944	LF	Curb - Type B1 Full Depth Barrier Median Curb	<u>\$25.00</u>	<u>\$48,600</u>
ST4	58,880	SF	Finish Grading & Compacted Subgrade	<u>\$0.20</u>	<u>\$11,776</u>
ST16	31,104	SF	Pavement Construction (5.5" AC / 16" AB)	<u>\$6.00</u>	<u>\$186,624</u>
ST18	11,000	SF	Sidewalk (6" PCC) Attached 10'	<u>\$6.00</u>	<u>\$66,000</u>
ST19	9,000	SF	Sidewalk (6" PCC) Detached 10'	<u>\$6.00</u>	<u>\$54,000</u>
<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>		<b><u>\$409,768</u></b>
<b>GR0</b>			<b>GRADING</b>		
GR5	576	CY	Roadway Over Ex (0.5' for Trench Spoils)	<u>\$20.00</u>	<u>\$11,520</u>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>		<b><u>\$11,520</u></b>
<b>SS0</b>			<b>SANITARY SEWER</b>		
SS1	1,700	LF	8" VCP	<u>\$45.00</u>	<u>\$76,500</u>
SS3	100	LF	8" VCP (Stubs for future build out)	<u>\$45.00</u>	<u>\$4,500</u>
SS4	1	EA	Connect to Existing	<u>\$5,000.00</u>	<u>\$5,000</u>
SS5	1	EA	Plug & Mark Stubs	<u>\$100.00</u>	<u>\$100</u>
SS6	4	EA	SSMH 48"	<u>\$4,500.00</u>	<u>\$18,000</u>
<b>SS100</b>			<b>SUBTOTAL SANITARY SEWER</b>		<b><u>\$104,100</u></b>
<b>SD0</b>			<b>STORM DRAINAGE</b>		
SD34	1	LS	Percentage of ultimate storm drain improvements on Watt (9%)	<u>\$25,000.00</u>	<u>\$25,000</u>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>		<b><u>\$25,000</u></b>
<b>PW0</b>			<b>POTABLE WATER - included in program water costs</b>		
PW1		EA	8" Gate Valve & Connections	<u>\$2,000.00</u>	<u>\$0</u>
PW2		EA	8" Plug & Mark Stubs	<u>\$750.00</u>	<u>\$0</u>
PW3		LF	8" PVC Main Stubs ( C-900 CL 200 )	<u>\$42.00</u>	<u>\$0</u>
PW4		EA	12" Butterfly Valve & Connections	<u>\$4,000.00</u>	<u>\$0</u>
PW5		EA	12" Plug & Mark Stubs	<u>\$1,000.00</u>	<u>\$0</u>
PW6		LF	12" PVC Main Stubs ( C-900 CL 200 )	<u>\$62.00</u>	<u>\$0</u>
PW10		EA	24" Butterfly Valve & Connections	<u>\$8,000.00</u>	<u>\$0</u>
PW11		EA	24" Plug & Mark Stubs	<u>\$1,200.00</u>	<u>\$0</u>
PW12		LF	24" PVC Main ( C-900 CL 200 ) (Possible reimbursable item)	<u>\$125.00</u>	<u>\$0</u>
PW13		EA	24" Remove Ex. Blow-Off and Connect To Existing	<u>\$10,000.00</u>	<u>\$0</u>
PW14		EA	ARV Assembly 1"	<u>\$2,300.00</u>	<u>\$0</u>

PW15		EA	Fire Hydrant Assembly		<u>\$4,800.00</u>	<u>\$0</u>
PW16		EA	Irrigation Service 1" ( Meter not Included )		<u>\$2,400.00</u>	<u>\$0</u>
PW17		EA	Temp. 2" Blow-Off		<u>\$1,500.00</u>	<u>\$0</u>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>			<b><u>\$0</u></b>
<b>EC0</b>			<b>EROSION CONTROL</b>			
EC1	1	EA	Construction Entrance		<u>\$1,500.00</u>	<u>\$1,500</u>
EC2	6	EA	Gravel Bag Inlet Protection		<u>\$100.00</u>	<u>\$600</u>
EC3	100,000	SF	Hydorseed		<u>\$0.10</u>	<u>\$10,000</u>
EC6	6,400	LF	Straw Wattles		<u>\$3.00</u>	<u>\$19,200</u>
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>			<b><u>\$31,300</u></b>
<b>DU0</b>			<b>DRY UTILITIES</b>			
DU4	1,000	LF	Joint Trench ( Elec Conduits / Trenching / Wiring, Trans & Connections.)		<u>\$85.00</u>	<u>\$85,000</u>
DU5	2	EA	Street Lights & Wiring ( Intersections & Entry Locations )		<u>\$2,500.00</u>	<u>\$5,000</u>
DU6	3	EA	Utility Pole Relocation		<u>\$10,000.00</u>	<u>\$30,000</u>
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>			<b><u>\$120,000</u></b>
<b>MS0</b>			<b>LANDSAPE CORRIDOR</b>			
MS2	1	LS	Retaining Wall		<u>\$60,000.00</u>	<u>\$60,000</u>
MS3	70,000	SF	Landscaping ( Along All Major Roadways )		<u>\$3.00</u>	<u>\$210,000</u>
MS4	5	LS	Tree Removal ( Oak Trees, Orchard Trees, other offsite trees )		<u>\$5,000.00</u>	<u>\$25,000</u>
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>			<b><u>\$295,000</u></b>
<b><u>COST SUMMARY</u></b>						
<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>			<b><u>\$409,768</u></b>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>			<b><u>\$11,520</u></b>
<b>SS100</b>			<b>SUBTOTAL SANITARY SEWER</b>			<b><u>\$104,100</u></b>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>			<b><u>\$25,000</u></b>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>			<b><u>\$0</u></b>
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>			<b><u>\$31,300</u></b>
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>			<b><u>\$120,000</u></b>
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>			<b><u>\$295,000</u></b>
<b>TC0</b>					<b><u>SUBTOTAL:</u></b>	<b><u>\$996,688</u></b>
					<b><u>Markups</u></b>	<b><u>\$348,841</u></b>
<b>TC100</b>					<b><u>TOTAL:</u></b>	<b><u>\$1,345,529</u></b>

Originally prepared by MACKAY & SOMPS' 11/27/2007  
**PRELIMINARY OPINION OF QUANTITIES & COSTS FOR**  
**RIOLO VINEYARD**  
**OFFSITE BACKBONE IMPROVEMENTS**  
**WALERGA ROAD INTX PFE**

Modified by WJM C&E November 2013  
**PLACER COUNTY**

*Based on **Conceptual** Layout of grading, underground, and topside improvements*

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<b>ST0</b>	X		<b>STREETWORK</b>		
ST3	900	LF	Curb - Type B1 Full Depth Barrier Median Curb	<u>\$25.00</u>	<u>\$22,500</u>
ST4	80,500	SF	Finish Grading & Compacted Subgrade	<u>\$0.20</u>	<u>\$16,100</u>
ST7	1	EA	Intersection Signal Lights - Modify (Walerga / PFE)	<u>\$100,000.00</u>	<u>\$100,000</u>
ST9	8,900	SF	Pavement Demo Existing	<u>\$3.00</u>	<u>\$26,700</u>
ST10	90,700	SF	Pavement Grind Existing	<u>\$1.50</u>	<u>\$136,050</u>
ST12	90,700	SF	Pavement Overlay (2" AC)	<u>\$1.50</u>	<u>\$136,050</u>
ST15	4,450	LF	Pavement Sawcut	<u>\$2.00</u>	<u>\$8,900</u>
ST16	71,600	SF	Pavement Construction (5.5" AC / 16" AB)	<u>\$6.00</u>	<u>\$429,600</u>
ST21	1	LS	Signage & Striping	<u>\$10,000.00</u>	<u>\$10,000</u>
ST23	3	EA	Survey Monuments	<u>\$450.00</u>	<u>\$1,350</u>
ST24	1	LS	Traffic Control	<u>\$35,000.00</u>	<u>\$35,000</u>
ST27	162,300	SF	Geo-Fabric (used under last lift of paving)	<u>\$0.50</u>	<u>\$81,150</u>
<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>		<b><u>\$1,003,400</u></b>
<b>GR0</b>			<b>GRADING</b>		
GR1	1	AC	Clearing & Mobilization	<u>\$2,500.00</u>	<u>\$2,500</u>
GR3	1	LS	Pothole Existing Utilities	<u>\$1,000.00</u>	<u>\$1,000</u>
GR4	500	CY	Roadway Ditch Realignment	<u>\$15.25</u>	<u>\$7,625</u>
GR9	4,800	CY	Roadway Over Ex (1.8' for paving section)	<u>\$15.25</u>	<u>\$73,200</u>
GR10	900	CY	Rough Grade Excavation (Slope to catch roadway)	<u>\$15.25</u>	<u>\$13,725</u>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>		<b><u>\$98,050</u></b>
<b>SD0</b>			<b>STORM DRAINAGE</b>		
SD1	200	LF	12" RCP CL III Storm Drain Pipe	<u>\$42.00</u>	<u>\$8,400</u>
SD4	200	LF	24" RCP CL III Storm Drain Pipe	<u>\$64.00</u>	<u>\$12,800</u>
SD19	2	EA	SDMH 48"	<u>\$4,500.00</u>	<u>\$9,000</u>
SD33	4	EA	Type "C" Drain Inlet	<u>\$2,200.00</u>	<u>\$8,800</u>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>		<b><u>\$39,000</u></b>
<b>PW0</b>			<b>POTABLE WATER - included in Program Water Costs</b>		
PW7		EA	16" Butterfly Valve & Connections	<u>\$5,500.00</u>	<u>\$0</u>
PW8		LF	16" PVC Main ( C-900 CL 200 )	<u>\$85.00</u>	<u>\$0</u>
PW10		EA	24" Butterfly Valve & Connections	<u>\$8,000.00</u>	<u>\$0</u>
PW12		LF	24" PVC Main ( C-900 CL 200 ) (Possible reimbursable item)	<u>\$125.00</u>	<u>\$0</u>
PW15		EA	Fire Hydrant Assembly	<u>\$4,800.00</u>	<u>\$0</u>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>		<b><u>\$0</u></b>

<b>EC0</b>			<b>EROSION CONTROL</b>		
EC3	15,000	SF	Hyrdoseed	\$0.41	\$6,150
EC6	500	LF	Straw Wattles	\$3.00	\$1,500
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>		<b>\$7,650</b>
<b>DU0</b>			<b>DRY UTILITIES</b>		
DU4	300	LF	Joint Trench ( Elec Conduits / Trenching / Wiring, Trans & Connections.)	\$200.00	\$60,000
DU5	4	EA	Street Lights & Wiring ( Intersections & Entry Locations )	\$1,000.00	\$4,000
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>		<b>\$64,000</b>
<b>MS0</b>			<b>LANDSAPE CORRIDOR</b>		
MS3	20,000	SF	Landscaping ( Along All Major Roadways )	\$3.00	\$60,000
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>		<b>\$60,000</b>

**COST SUMMARY**

<b>ST100</b>	<b>SUBTOTAL STREETWORK</b>	<b>\$1,003,400</b>
<b>GR100</b>	<b>SUBTOTAL GRADING</b>	<b>\$98,050</b>
<b>SD100</b>	<b>SUBTOTAL STORM DRAINAGE</b>	<b>\$39,000</b>
<b>PW100</b>	<b>SUBTOTAL POTABLE WATER</b>	<b>\$0</b>
<b>EC100</b>	<b>SUBTOTAL EROSION CONTROL</b>	<b>\$7,650</b>
<b>DU100</b>	<b>SUBTOTAL DRY UTILITIES</b>	<b>\$64,000</b>
<b>MS100</b>	<b>SUBTOTAL LANDSCAPE CORRIDOR</b>	<b>\$60,000</b>
<b>TC0</b>	<b><u>SUBTOTAL:</u></b>	<b><u>\$1,272,100</u></b>
	<b><u>Markups</u></b>	<b><u>\$445,235</u></b>
<b>TC100</b>	<b><u>TOTAL:</u></b>	<b><u>\$1,717,335</u></b>

Originally prepared by MACKAY & SOMPS' November 21 2007

PRELIMINARY OPINION OF QUANTITIES & COSTS FOR  
**RIOLO VINEYARD**

**OFFSITE BACKBONE IMPROVEMENTS**

**WATT AVE INTX PFE**

Modified by WJM C&E November 2013

PLACER COUNTY

Based on *Conceptual* Layout of grading, underground, and topside improvements

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
<b>ST0</b>			<b>STREETWORK</b>		
ST4	53,600	SF	Finish Grading & Compacted Subgrade	<u>\$0.20</u>	<u>\$10,720</u>
ST6	1	EA	Intersection Signal Lights - Large (Watt / PFE)	<u>\$400,000.00</u>	<u>\$400,000</u>
ST9	1,400	SF	Pavement Demo Existing	<u>\$3.00</u>	<u>\$4,200</u>
ST10	6,800	SF	Pavement Grind Existing	<u>\$1.50</u>	<u>\$10,200</u>
ST12	56,600	SF	Pavement Overlay (2" AC)	<u>\$1.50</u>	<u>\$84,900</u>
ST15	3,400	LF	Pavement Sawcut	<u>\$4.55</u>	<u>\$6,800</u>
ST16	46,800	SF	Pavement Construction (5.5" AC / 16" AB)	<u>\$6.00</u>	<u>\$280,800</u>
ST17	1	LS	Rework Cemetery Entrance	<u>\$40,000.00</u>	<u>\$40,000</u>
ST21	1	LS	Signage & Striping	<u>\$10,000.00</u>	<u>\$10,000</u>
ST23	3	EA	Survey Monuments	<u>\$450.00</u>	<u>\$1,350</u>
ST24	1	LS	Traffic Control	<u>\$25,000.00</u>	<u>\$25,000</u>
ST26	4,000	SF	Demo Existing Pavement (Misc Drwys)	<u>\$5.00</u>	<u>\$20,000</u>
ST27	110,200	SF	Geo-Fabric (used under last lift of paving)	<u>\$0.50</u>	<u>\$55,100</u>
<b>ST100</b>			<b>SUBTOTAL STREETWORK</b>		<b><u>\$949,070</u></b>
<b>GR0</b>			<b>GRADING</b>		
GR1	1	AC	Clearing & Mobilization	<u>\$2,500.00</u>	<u>\$750</u>
GR3	1	LS	Pothole Existing Utilities	<u>\$1,000.00</u>	<u>\$1,000</u>
GR4	500	CY	Roadway Ditch Realignment	<u>\$15.25</u>	<u>\$10,000</u>
GR9	3,600	CY	Roadway Over Ex (1.8' for paving section)	<u>\$15.25</u>	<u>\$72,000</u>
GR10	700	CY	Rough Grade Excavation (Slope to catch roadway)	<u>\$15.25</u>	<u>\$14,000</u>
<b>GR100</b>			<b>SUBTOTAL GRADING</b>		<b><u>\$97,750</u></b>
<b>SS0</b>			<b>SANITARY SEWER</b>		
SS1		LF	8" VCP	<u>\$45.00</u>	<u>\$0</u>
SS6		EA	SSMH 48"	<u>\$4,500.00</u>	<u>\$0</u>
<b>SS100</b>			<b>SUBTOTAL SANITARY SEWER</b>		<b><u>\$0</u></b>
<b>SD0</b>			<b>STORM DRAINAGE</b>		
SD1	100	LF	12" RCP CL III Storm Drain Pipe	<u>\$42.00</u>	<u>\$4,200</u>
SD2	190	LF	15" RCP CL III Storm Drain Pipe	<u>\$48.00</u>	<u>\$9,120</u>
SD19	2	EA	SDMH 48"	<u>\$4,500.00</u>	<u>\$9,000</u>
SD33	2	EA	Type "C" Drain Inlet	<u>\$2,200.00</u>	<u>\$4,400</u>
<b>SD100</b>			<b>SUBTOTAL STORM DRAINAGE</b>		<b><u>\$26,720</u></b>
<b>PW0</b>			<b>POTABLE WATER</b>		
PW10	2	EA	24" Butterfly Valve & Connections	<u>\$8,000.00</u>	<u>\$16,000</u>

PW12	300	LF	24" PVC Main ( C-900 CL 200 ) (Possible reimbursable item)	<u>\$125.00</u>	<u>\$37,500</u>
PW15	1	EA	Fire Hydrant Assembly	<u>\$4,800.00</u>	<u>\$4,800</u>
<b>PW100</b>			<b>SUBTOTAL POTABLE WATER</b>		<b><u>\$58,300</u></b>
<b>EC0</b>			<b>EROSION CONTROL</b>		
EC2	2	EA	Gravel Bag Inlet Protection	<u>\$100.00</u>	<u>\$200</u>
EC3	90,000	SF	Hyrdoseed	<u>\$0.41</u>	<u>\$36,900</u>
EC6	3,400	LF	Straw Wattles	<u>\$3.00</u>	<u>\$10,200</u>
<b>EC100</b>			<b>SUBTOTAL EROSION CONTROL</b>		<b><u>\$47,300</u></b>
<b>DU0</b>			<b>DRY UTILITIES</b>		
DU4	200	LF	Joint Trench ( Elec Conduits / Trenching / Wiring, Trans & Connections.)	<u>\$200.00</u>	<u>\$40,000</u>
DU5	3	EA	Street Lights & Wiring ( Intersections & Entry Locations )	<u>\$1,000.00</u>	<u>\$3,000</u>
<b>DU100</b>			<b>SUBTOTAL DRY UTILITIES</b>		<b><u>\$43,000</u></b>
<b>MS0</b>			<b>LANDSAPE CORRIDOR</b>		
MS3	20,000	SF	Landscaping ( Along All Major Roadways )	<u>\$3.00</u>	<u>\$60,000</u>
MS4	12	LS	Tree Removal ( Oak Trees, Orchard Trees, other offsite trees )	<u>\$3,000.00</u>	<u>\$36,000</u>
<b>MS100</b>			<b>SUBTOTAL LANDSCAPE CORRIDOR</b>		<b><u>\$96,000</u></b>

**COST SUMMARY**

<b>ST100</b>	<b>SUBTOTAL STREETWORK</b>	<b><u>\$949,070</u></b>
<b>GR100</b>	<b>SUBTOTAL GRADING</b>	<b><u>\$97,750</u></b>
<b>SS100</b>	<b>SUBTOTAL SANITARY SEWER</b>	<b><u>\$0</u></b>
<b>SD100</b>	<b>SUBTOTAL STORM DRAINAGE</b>	<b><u>\$26,720</u></b>
<b>PW100</b>	<b>SUBTOTAL POTABLE WATER</b>	<b><u>\$58,300</u></b>
<b>EC100</b>	<b>SUBTOTAL EROSION CONTROL</b>	<b><u>\$47,300</u></b>
<b>DU100</b>	<b>SUBTOTAL DRY UTILITIES</b>	<b><u>\$43,000</u></b>
<b>MS100</b>	<b>SUBTOTAL LANDSCAPE CORRIDOR</b>	<b><u>\$96,000</u></b>
<b>TC0</b>	<b>SUBTOTAL:</b>	<b><u>\$1,318,140</u></b>
	<b>Markups</b>	<b><u>\$461,349</u></b>
<b>TC100</b>	<b>TOTAL:</b>	<b><u>\$1,779,489</u></b>

## Riolo Vineyards Grading Unit Costs

### GRADING IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE
Clearing and Grubbing	AC	\$ 2,500.00
Relocate Power Poles	EA	\$ 10,000.00
Remove Fencing	LF	\$ 1.00
Structure Demo	EA	\$ 15,000.00
Tree Removal	EA	\$ 3,000.00
Street Excavation	CY	\$ 15.25
Construction Area Signs	LS	\$ 2,000.00
Excavation	CY	\$ 5.70
Export (on-site)	CY	\$ 3.00
Import	CY	\$ 3.00
Tree Protective Fence	LF	\$ 3.60
Rock Slope Protection	SF	\$ 18.30
Blasting and Remove	CY	\$ 17.00
Retaining Wall (CMU up to 30 ft)	SF	\$ 40.00
Retaining Wall (Timber)	SF	\$ 80.00
Retaining Wall (Rockery)	CY	\$ 80.00
Retaining Wall (Rock Breast)	SF	\$ 12.20

## Riolo Vineyards Erosion Control Unit Costs

### EROSION CONTROL IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE
Hydroseed - Permanent	SF	\$ 0.41
Silt Fencing	LF	\$ 10.20
Silt Fencing	LF	\$ 3.50
Road Check Dams - Temporary	EA	\$ 200.00
Drainage Inlet Protection - Temporary	EA	\$ 150.00
Construction Entrance	EA	\$ 2,000.00
Concrete Washout	EA	\$ 1,000.00
Straw Mulch - Temporary	SF	\$ 0.10
Erosion Control Maintenance	LS	\$ 50,000.00
Fugitive Dust Control	LS	\$ 25,000.00
SWPPP Compliance	LS	\$ 30,000.00
Straw Waddles	LF	\$ 3.00
Open Space Revegetation	LF	\$ 80.00

## Riolo Vineyards Paving Unit Costs

### PAVING IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE
Asphalt (3"AC/8"AB)	SF	\$ 4.80
Curb & Gutter	LF	\$ 20.00
Barrier Curb (Type 3)	LF	\$ 15.25
AC Dike	LF	\$ 10.37
Sidewalk	SF	\$ 7.15
Epoxy Curb	LF	\$ 3.50
Driveway (Residential)	SF	\$ 7.50
Driveway (DOT 103A-B)	EA	\$ 6,000.00

Driveway (Commercial)	SF	\$	15.00
Concrete Valley Gutter	LF	\$	12.20
Sawcut Existing Pavement	LF	\$	4.55
Slurry Seal	SF	\$	1.00

## Riolo Vineyards Dry Utility Unit Costs

### DRY UTILITIES IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE
Joint Utility Trench	LF	\$ 200.00
Relocate Cable Box	EA	\$ 10,000.00
Relocate Utility Box/Bring to Grade	EA	\$ 1,500.00
Street Light	EA	\$ 1,000.00
Traffic Signals	LS	\$ 508,000.00
Utility Pole Relocation	EA	\$ 10,000.00

## Riolo Vineyards Misc Road Improvement Unit Costs

### MISC ROAD IMPROVEMENTS

DESCRIPTION	UNIT	UNIT PRICE
Traffic Barricade w/ W31 Sign	LF	\$ 50.80
Stop Bar and "STOP" sign	EA	\$ 762.00
Street Sign	EA	\$ 406.40
Remove Existing Sign	EA	\$ 150.00
Relocate Existing Sign	EA	\$ 250.00
Landscaping	LS	varies
Remove Existing Striping	LF	\$ 1.35
Thermoplastic Striping	LF	\$ 1.35
Remove Pavement Markings	EA	\$ 500.00
Thermoplastic Markings	EA	\$ 500.00
Markers and Delineators	EA	\$ 500.00
Protective Fencing (Elderberry)	LS	\$ 2,500.00
Traffic Control	LS	\$ 5,000.00
Metal Beam Guard Rail	LF	\$ 45.00
Gate	EA	\$ 1,000.00
Fence, Metal Post	LF	\$ 15.00
Vehicle Barrier	LF	\$ 15.00
Temporary Railing (Type K)	LF	\$ 25.00
Temporary Crash Cushion Module	EA	\$ 500.00
Temporary Pavement Marking (Tape)	LF	\$ 1.23

**Table P-1 Riolo Vineyards Parks Infrastructure Cost Estimates and Allocation**

Park Cost Table						
Item	Units	Const. cost per Unit	road frontage			Cost per unit
			Quantity	costs	Mark-up	
Bike Trail	Linear Feet	\$ -	12,600		35%	\$ -
Bike Trail Grading	Cubic yards	\$ -	700		35%	\$ -
Landscaping areas	Feet	\$ -	561,924		35%	\$ -
soundwall CMU 8'	Linear Feet	\$ -	5,000		35%	\$ -
Tree Removal	EA	\$ -	20		35%	\$ -
East Riolo Park	acres	\$ 300,000	650	\$ 83,225	35%	\$ 688,500
Cemetery Park	acres	\$ 300,000	200	\$ 25,608	35%	\$ 283,500
Linear Park	acres	\$ 300,000	1,400	\$ 179,253	35%	\$ 810,000
Sports Park	acres	\$ 300,000	1,850	\$ 236,870	35%	\$ 2,551,500
						4,333,500



## APPENDIX B: Public Facility Costs

Table B-1	Summary of RVSP Supplemental County Facilities Costs.....	B-1
Table B-2	Public Facility Cost Allocation Summary .....	B-2
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Table B-6	Public Facility Cost Allocation—RVSP Fee Formation and Updates .....	B-6

**Table B-1**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Summary of RVSP Supplemental County Facilities Costs (2014\$) [1]**

<b>Public Facility</b>	<b>Table Reference</b>	<b>Supplemental County Facilities Cost</b>
Supplemental Sheriff	Table B-3	\$211,708
Transit	Table B-4	\$615,103
Contribution to Regional Recreation Facilities [1]	Table B-5	\$873,446
RVSP Fee Formation & Updates	Table B-6	\$100,000
RVSP Fee Administration (3%)	N/A	\$54,008
<b>Total RVSP Supplemental County Facilities Costs</b>		<b>\$1,854,265</b>

*"cost\_public"*

Sources: Placer County and EPS.

[1] Expected to include a gymnasium, aquatic center, and multipurpose center.

**Table B-2**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Public Facility Cost Allocation Summary (RVSP Supplemental County Facilities Fee Program)**

<b>Public Facility</b>	<b>Estate Residential</b>	<b>Low-Density Residential</b>	<b>Medium-Density Residential</b>	<b>Commercial</b>
<b>Sheriff</b>				
Per Unit	\$246	\$246	\$209	NA
Per Acre	\$773	\$948	\$1,800	\$244
<b>Transit</b>				
Per Unit	\$714	\$714	\$607	NA
Per Acre	\$2,245	\$2,754	\$5,230	\$710
<b>Contribution to Regional Recreation Facilities [1]</b>				
Per Unit	\$1,027	\$1,027	\$873	NA
Per Acre	\$3,227	\$3,959	\$7,518	\$0
<b>RVSP Fee Formation &amp; Updates</b>				
Per Unit	\$153	\$124	\$56	NA
Per Acre	\$479	\$479	\$479	\$479
<b>RVSP Fee Administration (3%)</b>				
Per Unit	\$64	\$63	\$52	NA
Per Acre	\$202	\$244	\$451	\$43
<b>Total RVSP Supplemental County Facilities Fee Program</b>				
Per Unit	\$2,204	\$2,175	\$1,797	NA
Per Acre	\$6,926	\$8,385	\$15,479	\$1,477

"fees"

[1] Expected to include a gymnasium, aquatic center, and multipurpose center.

B-2

**Table B-3  
 Riolo Vineyard Specific Plan Public Facilities Financing Plan  
 Public Facility Cost Allocation - Supplemental Sheriff (2014\$)**

<b>Public Facility Cost        Allocation - Supplemental        Sheriff (2014\$)</b>
--

Land Use	Land Uses/Cost Allocation Analysis					Sheriff Cost Allocation		
	Units/Bldg Sq. Ft.	Developable Acres	DUE Factor	Total DUEs	% Distribution for Cost Assignment	Assigned Cost	Per Unit	Per Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A * B or C</i>	<i>E = D/Total DUEs</i>	<i>F = Total Cost * E</i>	<i>G = F/A</i>	<i>H = F/B</i>
<b>Residential</b>	<u>units</u>		<u>per unit</u>					
Estate Residential	11	3.5	1.00	11	1.3%	\$2,704	\$246	\$773
Low-Density Residential	651	168.8	1.00	651	75.6%	\$160,046	\$246	\$948
Medium-Density Residential	222	25.8	0.85	189	21.9%	\$46,391	\$209	\$1,800
<b>Total Residential</b>	<b>884</b>	<b>198.1</b>		<b>851</b>	<b>98.8%</b>	<b>\$209,142</b>		
<b>Nonresidential</b>	<u>sq. ft.</u>		<u>per acre [1]</u>					
Commercial	100,624	10.50	0.99	10	1.2%	\$2,566		\$244
<b>Total Nonresidential</b>	<b>100,624</b>	<b>10.50</b>		<b>10</b>	<b>1.2%</b>	<b>\$2,566</b>		
<b>Total</b>		<b>208.60</b>		<b>861</b>	<b>100.0%</b>	<b>\$211,708</b>		

"sheriff\_alloc"

Source: Placer Vineyards Specific Plan Public Facilities Financing Plan and Urban Services plan, prepared by DPFPG (December 29, 2014) and EPS.

[1] Calculated based on the ratio of a low-density persons per household and the commercial square feet per employee. Includes a weighting factor increasing the square feet per employee by 50 percent.

B-3

**Table B-4  
 Riolo Vineyard Specific Plan Public Facilities Financing Plan  
 Public Facility Cost Allocation - Transit (2014\$)**

<b>Public Facility Cost Allocation - Transit</b>
--

Land Use	Land Uses/Cost Allocation Analysis					Transit Cost Allocation		
	Units/Bldg Sq. Ft.	Developable Acres	DUE Factor	Total DUES	% Distribution for Cost Assignment	Assigned Cost	Per Unit	Per Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = C * A or B</i>	<i>E = D/Total DUES</i>	<i>F = Total Cost* E</i>	<i>G = F/A</i>	<i>H = F/B</i>
<b>Residential</b>	<u>units</u>		<u>per unit</u>					
Estate Residential	11	3.5	1.00	11	1.3%	\$7,857	\$714	\$2,245
Low-Density Residential	651	168.8	1.00	651	75.6%	\$465,004	\$714	\$2,754
Medium-Density Residential	222	25.8	0.85	189	21.9%	\$134,787	\$607	\$5,230
<b>Total Residential</b>	<b>884</b>	<b>198.1</b>		<b>851</b>	<b>98.8%</b>	<b>\$607,647</b>		
<b>Nonresidential</b>	<u>Sq. Ft.</u>		<u>per acre [1]</u>					
Commercial	100,624	10.5	0.99	10	1.2%	\$7,456		\$710
<b>Total Nonresidential</b>	<b>100,624</b>	<b>10.5</b>		<b>10</b>	<b>1.2%</b>	<b>\$7,456</b>		
<b>Total</b>		<b>208.6</b>		<b>861</b>	<b>100.0%</b>	<b>\$615,103</b>		

"transit\_alloc"

Source: Placer Vineyards Specific Plan Public Facilities Financing Plan and Urban Services plan, prepared by DPGF (December 29, 2014) and EPS.

[1] Calculated based on the ratio of a low-density persons per household and the commercial square feet per employee. Includes a weighting factor increasing the square feet per employee by 50 percent.

B-4

**Table B-5**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Contribution Toward Regional Recreation Facilities (2014\$) [1]**

<b>Contribution Toward Regional Recreation Facilities</b>
---

Land Use	Land Uses/Cost Allocation Analysis [2]					Cost Allocation		
	Units/Bldg. Sq. Ft.	Developable Acres	DUE Factor	Total DUEs	% Distribution for Cost Assignment	Assigned Cost	Per Unit	Per Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A * C</i>	<i>E = D/Total DUEs</i>	<i>F = Total Cost * E</i>	<i>G = F/A</i>	<i>H = F/B</i>
<b>Residential</b>								
Estate Residential	11	3.5	1.00	11	1.29%	\$11,294	\$1,027	\$3,227
Low-Density Residential	651	168.8	1.00	651	76.53%	\$668,406	\$1,027	\$3,959
Medium-Density Residential	222	25.8	0.85	189	22.18%	\$193,745	\$873	\$7,518
<b>Subtotal</b>	<b>884</b>	<b>-</b>		<b>851</b>	<b>100.00%</b>	<b>\$873,446</b>		
<b>Nonresidential</b>								
Commercial	-	10.5	-	-	-	-	-	-
<b>Subtotal</b>	<b>-</b>	<b>10.5</b>		<b>-</b>	<b>-</b>	<b>-</b>		
<b>Total</b>	<b>884</b>	<b>208.6</b>		<b>851</b>	<b>100.00%</b>	<b>\$873,446</b>		

B-5

"mp"

Source: Placer Vineyards Specific Plan Public Facilities Financing Plan and Urban Services plan, prepared by DPFPG (December 29, 2014) and EPS.

[1] Expected to include a gymnasium, aquatic center, and multipurpose center.

[2] Only residential land uses are allocated costs.

**Table B-6**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Public Facility Cost Allocation - RVSP Fee Formation and Updates (2014\$)**

<b>Public Facility Cost  Allocation - RVSP  Fee Formation &amp;  Updates</b>
--

Land Use	Land Uses/Cost Allocation Analysis			Fee Formation & Updates Cost Allocation		
	Units/Bldg. Sq. Ft.	Developable Acres	% Of Total Acres	Assigned Cost	Per Unit	Per Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = B / Total Acres</i>	<i>D</i>	<i>E = D / A</i>	<i>F = D / B</i>
<b>Residential</b>	<u>units</u>					
Estate Residential	11	3.5	1.7%	\$1,678	\$153	\$479
Low-Density Residential	651	168.8	80.9%	\$80,935	\$124	\$479
Medium-Density Residential	222	25.8	12.4%	\$12,354	\$56	\$479
<b>Total Residential</b>	<b>884</b>	<b>198.1</b>	<b>95.0%</b>	<b>\$94,966</b>		
<b>Nonresidential</b>	<u>Sq. Ft.</u>					
Commercial	100,624	10.5	5.0%	\$5,034		\$479
<b>Total Nonresidential</b>	<b>100,624</b>	<b>10.5</b>	<b>5.0%</b>	<b>\$5,034</b>		
<b>Total</b>		<b>208.6</b>	<b>100.0%</b>	<b>\$100,000</b>		

"formation\_alloc"

Source: EPS.

B-6



## APPENDIX C: County Fee Programs

Table C-1	Estimated Fee Revenues: Placer County Sewer .....	C-1
Table C-2	Estimated Fee Revenues: Placer County Water Agency.....	C-2
Table C-3	Estimated Fee Revenues: Cal-Am Water District.....	C-3
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Table C-10	Estimated Fee Revenues: Fire Service .....	C-10
Table C-11	Estimated Fee Revenues: Center Unified School District ...	C-11

**Table C-1**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Placer County Sewer (2014\$)**

<b>Placer County Sewer</b>
----------------------------

Land Use	Placer County Sewer Fee [1]	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>	<i>per unit</i>				
Estate Residential	\$8,525	11	3.5	-	\$93,775
Low-Density Residential	\$8,525	651	168.8	-	\$5,549,775
Medium-Density Residential	\$8,525	222	25.8	-	\$1,892,550
<b>Subtotal</b>		<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$7,536,100</b>
<b>Nonresidential</b>	<i>per acre</i>				
Commercial	\$27,289	-	10.5	100,624	\$286,530
<b>Subtotal</b>		<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$286,530</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$7,822,630</b>

"pc\_sewer"

Source: Placer County.

[1] Includes SPWA and district connection amounts.

C-1

**Table C-2**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Placer County Water Agency (2014\$)**

<b>Placer County Water Agency</b>
---------------------------------------

Land Use	Placer County Water Fee [1]	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>	<i>per unit</i>				
Estate Residential	\$7,148	11	3.5		\$78,628
Low-Density Residential	\$7,148	651	168.8		\$4,653,348
Medium-Density Residential	\$7,148	222	25.8		\$1,586,856
<b>Total Residential</b>		<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$6,318,832</b>
<b>Nonresidential</b>	<i>per acre</i>				
Commercial	\$6,808		10.5	100,624	\$71,480
<b>Subtotal</b>		<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$71,480</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$6,390,312</b>

"pcwa"

Source: Placer County Water Agency.

[1] Assumes a 60-percent reduction for RVSP having a dual-plumbed system.

C-2

**Table C-3**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Cal-Am Water District (2014\$)**

<b>Cal-Am Water District</b>
----------------------------------

Land Use	Cal-Am Water Dist.	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>	<i>per unit</i>				
Estate Residential	\$5,354	11	3.5	-	\$58,894
Low-Density Residential	\$5,354	651	168.8	-	\$3,485,454
Medium-Density Residential	\$5,354	222	25.8	-	\$1,188,588
<b>Total Residential</b>		<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$4,732,936</b>
<b>Nonresidential</b>	<i>per acre</i>				
Commercial	\$12,314	-	10.5	100,624	\$129,299
<b>Subtotal</b>		<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$129,299</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$4,862,235</b>

"cal\_am\_fee"

Source: Cal-Am Water District.

**Table C-4**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Placer County Traffic (2014\$)**

<b>Placer County Traffic</b>
------------------------------

Land Use	Placer County Traffic Fee [1]	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>	<i>per unit</i>				
Estate Residential	\$3,010	11	3.5	-	\$33,110
Low-Density Residential	\$3,010	651	168.8	-	\$1,959,510
Medium-Density Residential	\$3,010	222	25.8	-	\$668,220
<b>Subtotal</b>		<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$2,660,840</b>
<b>Nonresidential</b>	<i>per acre</i>				
Commercial [2]	\$38,646	-	10.5	100,624	\$405,783
<b>Subtotal</b>		<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$405,783</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$3,066,623</b>

"pc\_traffic"

Source: Placer County.

[1] Represents an anticipated update to the Dry Creek Benefit District.

[2] Assumes the DUE factor for local shopping center <200,000 square feet.

C-4

**Table C-5**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: SPRTA (2014\$)**

<b>SPRTA</b>
--------------

Land Use	SPRTA Fee [1]	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>					
	<i>per unit</i>				
Estate Residential	\$667	11	3.5	-	\$7,337
Low-Density Residential	\$667	651	168.8	-	\$434,217
Medium-Density Residential	\$667	222	25.8	-	\$148,074
<b>Subtotal</b>		<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$589,628</b>
<b>Nonresidential</b>					
	<i>per acre</i>				
Commercial	\$8,564	-	10.5	100,624	\$89,920
<b>Subtotal</b>		<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$89,920</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$679,548</b>

"sprta"

Source: Placer County.

[1] Assumes the DUE factor for local shopping center <200,000 square feet.

**Table C-6**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Placer-Roseville Joint Traffic Fee (2014\$)**

<b>Placer-Roseville Joint Traffic Fee</b>
---

Land Use	Placer/ Roseville Fee	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>	<i>per unit</i>				
Estate Residential	\$727	11	3.5	-	\$7,997
Low-Density Residential	\$727	651	168.8	-	\$473,277
Medium-Density Residential	\$727	222	25.8	-	\$161,394
<b>Subtotal</b>		<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$642,668</b>
<b>Nonresidential</b>	<i>per acre</i>				
Commercial [1]	\$9,334	-	10.5	100,624	\$98,008
<b>Subtotal</b>		<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$98,008</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$740,676</b>

"joint\_traffic"

Source: Placer County.

[1] Assumes the DUE factor for local shopping center <200,000 square feet.

**Table C-7**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Drainage - Dry Creek Benefit District (2014\$)**

<b>Drainage - Dry Creek Benefit District</b>
--

Land Use	Drainage- Dry Creek Benefit District	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>	<i>per unit</i>				
Estate Residential	\$224	11	3.5	-	\$2,464
Low-Density Residential	\$224	651	168.8	-	\$145,824
Medium-Density Residential	\$224	222	25.8	-	\$49,728
<b>Subtotal</b>		<b>884</b>	<b>198.1</b>	-	<b>\$198,016</b>
<b>Nonresidential</b>	<i>per acre</i>				
Commercial	\$1,718	-	10.5	100,624	\$18,039
<b>Subtotal</b>		-	<b>10.5</b>	<b>100,624</b>	<b>\$18,039</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$216,055</b>

"dry\_creek"

Source: Placer County.

C-7

Table C-8  
 Riolo Vineyard Specific Plan Public Facilities Financing Plan  
 Estimated Fee Revenues: Placer County Capital Facilities Fee (2014\$)

<b>Placer County          Capital Facilities          Fee (CFF)</b>
---

Land Use	Satellite Offices	Corp Yard	Health and Human Services	Agriculture and Animal Control	Sheriff	Jail and Countywide Public Protection	Justice System	Library	Total Fee	Buildout			Total Fee Revenue
										Units	Acres	Sq. Ft.	
<b>Residential</b>					<i>per unit</i>								
Estate Residential	\$1,340	\$207	\$429	\$156	\$478	\$422	\$497	\$523	\$4,052	11	3.5	-	\$44,576
Low-Density Residential	\$1,340	\$207	\$429	\$156	\$478	\$422	\$497	\$523	\$4,052	651	168.8	-	\$2,638,073
Medium-Density Residential	\$1,340	\$207	\$429	\$156	\$478	\$422	\$497	\$523	\$4,052	222	25.8	-	\$899,619
<b>Subtotal</b>										<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$3,582,269</b>
<b>Nonresidential</b>					<i>per acre</i>								
Commercial	\$2,081	\$320	\$0	\$49	\$961	\$862	\$998	\$0	\$5,271	-	10.5	100,624	\$55,343
<b>Subtotal</b>										<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$55,343</b>
<b>Gross Fee Revenue</b>	<b>\$1,206,480</b>	<b>\$186,483</b>	<b>\$379,560</b>	<b>\$138,112</b>	<b>\$432,929</b>	<b>\$381,953</b>	<b>\$449,964</b>	<b>\$462,131</b>	<b>\$3,637,612</b>	<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$3,637,612</b>

Source: Placer County.

*cff*

**Table C-9**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Dry Creek West Placer CFD #1 (2014\$) [1]**

<b>Dry Creek West Placer                  CFD #1 (sewer)</b>
--

Land Use	CFD #1 Reimbursement	Buildout			Total Fee Revenue
		Units	Acres	Sq. Ft.	
<b>Residential</b>	<i>per unit</i>				
Estate Residential	\$2,723	11	3.5	-	\$29,953
Low-Density Residential	\$2,723	651	168.8	-	\$1,772,673
Medium-Density Residential	\$2,723	222	25.8	-	\$604,506
<b>Subtotal</b>		<b>884</b>	<b>198.1</b>	<b>-</b>	<b>\$2,407,132</b>
<b>Nonresidential</b>	<i>per acre</i>				
Commercial	\$8,716	-	10.5	100,624	\$91,521
<b>Subtotal</b>		<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$91,521</b>
<b>Gross Fee Revenue</b>		<b>884</b>	<b>208.6</b>	<b>100,624</b>	<b>\$2,498,653</b>

"cfd1"

[1] For the construction of sewer facilities and a reclaimed water line to serve properties located in the Dry Creek West Placer Community Plan (now County Service Area 173- Dry Creek Sewer).

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**Table C-10**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Fire Service (2014\$) [1]**

<b>Placer County Fire Fee</b>
-------------------------------

Land Use	Land Uses			Placer County Fire Fee	Total Fee Revenue		
	Units	Developable Acres	Sq. Ft.		Fee Revenue	Per Unit	Per Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = D * B * A</i>	<i>F = E / A</i>	<i>G = E / B</i>
<b>Residential</b>				<i>per sq. ft.</i>			
Estate Residential	11	3.5	3,000	\$0.46	\$15,180	\$1,380	\$4,337
Low-Density Residential	651	168.8	2,500	\$0.46	\$748,650	\$1,150	\$4,434
Medium-Density Residential	222	25.8	2,000	\$0.46	\$204,240	\$920	\$7,925
<b>Total Residential</b>	<b>884</b>	<b>198.1</b>			<b>\$968,070</b>		
<b>Nonresidential</b>							
Commercial		10.50	100,624	\$0.27	\$27,168		\$2,587
<b>Total Nonresidential</b>		<b>10.50</b>	<b>100,624</b>		<b>\$27,168</b>		
<b>Total</b>		<b>208.60</b>			<b>\$995,238</b>		

"fire\_alloc"

Source: Placer County Fire Department Fire Facilities Impact Fee Study, prepared by Goodwin Consulting Group (October 9, 2014) and EPS.

[1] Assumes the project will be subject to the proposed Placer County fire fee.

C-10

**Table C-11**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Estimated Fee Revenues: Center Unified School District (2014\$)**

<b>Center Unified School District</b>
---

Land Use	Center USD		Buildout			Total Fee Revenue
	Fee/ Sq. Ft.	Fee/ Unit	Units	Acres	Sq. Ft.	
<b>Residential [1]</b>	<i>per sq. ft.</i>	<i>per unit</i>				
Estate Residential	\$3.36	\$10,080	11	3.5		\$110,880
Low-Density Residential	\$3.36	\$8,400	651	168.8		\$5,468,400
Medium-Density Residential	\$3.36	\$6,720	222	25.8		\$1,491,840
<b>Subtotal</b>			<b>873</b>	<b>198.1</b>		<b>\$6,960,240</b>
<b>Nonresidential</b>						
Commercial	\$0.54		-	10.5	100,624	\$54,337
<b>Subtotal</b>			<b>-</b>	<b>10.5</b>	<b>100,624</b>	<b>\$54,337</b>
<b>Gross Fee Revenue</b>			<b>873</b>	<b>208.6</b>	<b>100,624</b>	<b>\$7,014,577</b>

"center"

Source: Center USD.

[1] Unit size assumed by EPS:

Estate Residential	3,000 sq. ft.
Low-Density Residential	2,500 sq. ft.
Medium-Density Residential	2,000 sq. ft.



## APPENDIX D: Supporting Cost Allocation Detail: RVSP Reimbursement Program

Table D-1	Allocation of RVSP Infrastructure by Funding Source .....	D-1
Table D-2	Cost Allocation Formulas—RVSP Infrastructure .....	D-2
Table D-3	Public Facility Cost Allocation—Parks .....	D-3
Table D-4	Project Funding Costs per Unit—RVSP Infrastructure Facilities Fee and Specific Plan Cost .....	D-4
Table D-5	Specific Plan Development Cost Allocation .....	D-5

**Table D-1  
 Riolo Vineyard Specific Plan Public Facilities Financing Plan  
 Allocation of RVSP Infrastructure by Funding Source (2014\$)**

Improvement Type	Total	RVSP Infrastructure Facilities Fee [1]	External Reimbursement Obligation (ERO)					Placer County	Total
			Dry Creek Road Fee	Placer Vineyards	Other	Cal Am [2]			
<b>RVSP Infrastructure</b>									
Roadway (Streetwork, Grading & Intersections)	\$20,247,317	\$15,638,917	\$4,608,400	\$0	\$0	\$0	\$0	\$20,247,317	
Sewer System	\$6,392,043	\$2,314,370	\$0	\$3,803,085	\$274,588	\$0	\$0	\$6,392,043	
Potable Water	\$3,271,050	\$929,610	\$0	\$0	\$0	\$2,341,440	\$0	\$3,271,050	
Recycled Water	\$3,648,375	\$3,605,026	\$0	\$0	\$0	\$0	\$43,349	\$3,648,375	
Storm Drainage	\$2,687,950	\$2,687,950	\$0	\$0	\$0	\$0	\$0	\$2,687,950	
Parks	\$4,333,500	\$4,333,500	\$0	\$0	\$0	\$0	\$0	\$4,333,500	
Administration (3%)	\$885,281	\$885,281	\$0	\$0	\$0	\$0	\$0	\$885,281	
<b>Subtotal RVSP Infrastructure</b>	<b>\$41,465,515</b>	<b>\$30,394,653</b>	<b>\$4,608,400</b>	<b>\$3,803,085</b>	<b>\$274,588</b>	<b>\$2,341,440</b>	<b>\$43,349</b>	<b>\$41,465,515</b>	

"cost\_shares"

[1] To the extent that development south of RVSP proceeds, a portion of these costs may be reimbursable through the ERO program.  
 [2] Other off-site development may be responsible for a portion of the Cal Am water facility costs; however, it is not known at this time the exact share.

I-D

**Table D-2**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Cost Allocation Formulas - RVSP Infrastructure**

Item	Total	Estate Residential	Low-Density Residential	Medium-Density Residential	Commercial
<b>Developable Acres</b>	<b>208.6</b>	<b>3.5</b>	<b>168.8</b>	<b>25.8</b>	<b>10.5</b>
% Distribution of Acres	100%	1.7%	80.9%	12.4%	5.0%
<b>Total Units</b>	<b>884</b>	<b>11</b>	<b>651</b>	<b>222</b>	<b>0</b>
% Distribution of Units	100%	1.2%	73.6%	25.1%	0.0%
HBT of Riolo Vineyards Units [1]	567	11	334	222	0
% Distribution of Units	100%	1.9%	58.9%	39.2%	0.0%
Acres [1]	82.2	3.5	49.9	25.8	3.0
Elliott and Lund [2]	210	0	210	0	0
% Distribution of Units	100%	0.0%	100.0%	0.0%	0.0%
Acres	91.2	0.0	91.2	0.0	0.0
Parcel J [3]	107	0	107	0	0
% Distribution of Units	100%	0.0%	100.0%	0.0%	0.0%
Acres	35.2	0.0	27.7	0.0	7.5
Nonresidential Building Square Feet	100,624	-	-	-	100,624
<b>Roadway</b>					
			<i>per unit</i>		<i>per 1,000 sq. ft.</i>
DUE Factor per Unit/1,000 sq. ft. [4]		1.0	1.0	1.0	1.32
Total DUEs	1,016	11	651	222	132
Distribution of DUEs	100.0%	1.1%	64.0%	21.8%	13.0%
<b>Sewer System - HBT of Riolo Vineyards</b>					
			<i>per unit</i>		<i>per acre</i>
Gallons per Unit/Acre [5]		380	380	380	1,700
Gallons [5]	220,560	4,180	126,920	84,360	5,100
Distribution of Gallons	100.0%	1.9%	57.5%	38.2%	2.3%
<b>Sewer System - Elliott and Lund [2]</b>					
			<i>per unit</i>		<i>per acre</i>
Gallons per Unit/Acre		380	380	380	1,700
Gallons	79,800	0	79,800	0	0
Distribution of Gallons	100.0%	0.0%	100.0%	0.0%	0.0%
<b>Sewer System - Parcel J and Commercial East [3]</b>					
			<i>per unit</i>		<i>per acre</i>
Gallons per Unit/Acre		380	380	380	1,700
Gallons	53,410	0	40,660	0	12,750
Distribution of Gallons	100.0%	0.0%	76.1%	0.0%	23.9%
<b>Potable Water System</b>					
			<i>per unit</i>		<i>per acre</i>
Gallons per Unit/Acre [6] [7]		175	175	175	2,376
Gallons	179,645	1,925	113,925	38,850	24,945
Distribution of Gallons	100.0%	1.1%	63.4%	21.6%	13.9%
<b>Recycled Water System</b>					
			<i>per unit</i>		<i>per acre</i>
Gallons per Unit/Acre [8]		380	380	380	1,700
Gallons	353,770	4,180	247,380	84,360	17,850
Acres	100.0%	1.2%	69.9%	23.8%	5.0%
<b>Storm Drainage</b>					
			<i>per acre</i>		
Percentage Impervious Surface per Acre [9]		0.65	0.65	0.75	0.85
Total Run-Off	140.3	2.3	109.7	19.3	8.9
Distribution of Run-Off	100.0%	1.6%	78.2%	13.8%	6.4%

"cost\_alloc\_all"

Source: EPS

- [1] Includes Frisvold for allocation purposes. Excludes 107 Parcel J units and 28 acres.  
[2] Elliott and Lund are entirely responsible for the cost of the Shed 1 gravity sewer to Dry Creek Park existing 12".  
[3] Parcel J and commercial east are located in Shed 2.  
[4] Source is South Placer Regional Transportation Authority Impact Fee DUEs, dated November 2005. Commercial assumes a retail land use.  
[5] Gallons per unit and per acre are consistent with other nearby jurisdictions in Unincorporated Placer County, as determined by EPS. Excludes Parcel J units and commercial east acres because those properties are in Shed 2.  
[6] Gallons per unit were obtained from the Placer County Water Agency Draft Integrated Water Resources Plan.  
[7] Assumes the following densities:  
Estate and Low-Density Residential: Assumes Lower Area Low-Density Residential 1.1-3.0 DU/Ac  
Medium-Density Residential: Assumes Lower Area Medium-Density Residential 7.1-10.0 DU/Ac.  
Commercial: Assumes Lower Area Commercial.  
[8] EPS has allocated costs for recycled water based on sewer generation rates.  
[9] Regional University Specific Plan Preliminary Master Study (October 2005), pending PVSP drainage factors.

**Table D-3**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Public Facility Cost Allocation - Parks (2014\$)**

<b>Public Facility Cost Allocation - Parks</b>
--

Land Use	Land Uses/Cost Allocation Analysis [1]					Park Cost Allocation		
	Units/Bldg. Sq. Ft.	Developable Acres	DUE Factor	Total DUEs	% Distribution for Cost Assignment	Assigned Cost	Per Unit	Per Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A * C</i>	<i>E = D/Total DUEs</i>	<i>F = Total Cost * E</i>	<i>G = F/A</i>	<i>H = F/B</i>
<b>Residential</b>	<u>units</u>							
Estate Residential	11	3.5	1.00	11	1.3%	\$56,034	\$5,094	\$16,010
Low-Density Residential	651	168.8	1.00	651	76.5%	\$3,316,220	\$5,094	\$19,642
Medium-Density Residential	222	25.8	0.85	189	22.2%	\$961,245	\$4,330	\$37,301
<b>Total Residential</b>	<b>884</b>	<b>198.1</b>		<b>851</b>	<b>100.0%</b>	<b>\$4,333,500</b>		
<b>Nonresidential</b>	<u>Sq. Ft.</u>							
Commercial	100,624	10.50	n/a	n/a	0.0%	\$0		\$0
<b>Total Nonresidential</b>	<b>100,624</b>	<b>10.50</b>		<b>0</b>	<b>0.0%</b>	<b>\$0</b>		
<b>Total</b>		<b>208.60</b>		<b>851</b>	<b>100.0%</b>	<b>\$4,333,500</b>		

"parks\_alloc"

Source: WJM C&E and EPS.

[1] Only residential land uses are allocated costs.

D-3

**Table D-4**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Project Funding Costs per Unit - RVSP Infrastructure Facilities Fee and Specific Plan Cost**

Facility	RVSP Fee Program Cost	Estate Residential	Low- Density Residential	Medium- Density Residential	Commercial
<b>Roadway</b>	\$15,638,917	\$169,249	\$10,016,458	\$3,415,751	\$2,037,459
Per Acre		\$48,357	\$59,329	\$132,548	\$194,044
Per Unit		\$15,386	\$15,386	\$15,386	NA
<b>Sewer System - HBT of RVSP [1]</b>	\$889,671	\$16,861	\$511,956	\$340,282	\$20,572
Per Acre		\$4,817	\$10,264	\$13,205	\$6,857
Per Unit		\$1,533	\$1,533	\$1,533	NA
<b>Sewer System - Elliott and Lund [2]</b>	\$942,003	\$0	\$942,003	\$0	\$0
Per Acre		\$0	\$10,329	\$0	\$0
Per Unit		\$0	\$4,486	\$0	NA
<b>Sewer System - Parcel J and Commercial East [3]</b>	\$482,695	\$0	\$367,467	\$0	\$115,229
Per Acre		\$0	\$13,242	\$0	\$15,364
Per Unit		\$0	\$3,434	\$0	NA
<b>Potable Water System</b>	\$929,610	\$9,961	\$589,527	\$201,037	\$129,085
Per Acre		\$2,846	\$3,492	\$7,801	\$12,294
Per Unit		\$906	\$906	\$906	NA
<b>Recycled Water System</b>	\$3,605,026	\$42,595	\$2,520,879	\$859,655	\$181,897
Per Acre		\$12,170	\$14,931	\$33,359	\$17,324
Per Unit		\$3,872	\$3,872	\$3,872	NA
<b>Storm Drainage</b>	\$2,687,950	\$43,596	\$2,102,948	\$370,375	\$171,031
Per Acre		\$12,456	\$12,456	\$14,372	\$16,289
Per Unit		\$3,963	\$3,230	\$1,668	NA
<b>Parks</b>	\$4,333,500	\$56,034	\$3,316,220	\$961,245	\$0
Per Acre		\$16,010	\$19,642	\$37,301	\$0
Per Unit		\$5,094	\$5,094	\$4,330	NA
<b>RVSP Infrastructure Facilities Fee Admin.</b>	\$885,281	\$10,149	\$611,024	\$184,450	\$79,658
Per Acre		\$2,900	\$3,619	\$7,158	\$7,586
Per Unit		\$923	\$939	\$831	NA
<b>Specific Plan Cost</b>	\$1,000,000	\$16,779	\$809,348	\$123,538	\$50,336
Per Acre		\$4,794	\$4,794	\$4,794	\$4,794
Per Unit		\$1,525	\$1,243	\$556	NA
<b>Total</b>	<b>\$31,394,653</b>	<b>\$365,224</b>	<b>\$21,787,830</b>	<b>\$6,456,333</b>	<b>\$2,785,266</b>
Per Acre		\$104,350	\$138,856	\$250,537	\$259,187
Per Unit		\$33,202	\$36,689	\$29,083	NA
<b>HBT of Riolo Vineyards Cost [1]</b>	<b>\$29,969,955</b>	<b>\$365,224</b>	<b>\$20,478,361</b>	<b>\$6,456,333</b>	<b>\$2,670,037</b>
Per Acre		\$104,350	\$128,527	\$250,537	\$259,187
Per Unit		\$33,202	\$32,203	\$29,083	NA
<b>Elliott and Lund Cost [2]</b>	<b>\$30,022,286</b>	<b>\$348,364</b>	<b>\$20,908,407</b>	<b>\$6,116,050</b>	<b>\$2,649,465</b>
Per Acre		\$99,532	\$128,592	\$237,332	\$252,330
Per Unit		\$31,669	\$35,156	\$27,550	NA
<b>Parcel J and Commercial East Cost [3]</b>	<b>\$29,562,979</b>	<b>\$348,364</b>	<b>\$20,333,871</b>	<b>\$6,116,050</b>	<b>\$2,764,694</b>
Per Acre		\$99,532	\$131,506	\$237,332	\$267,694
Per Unit		\$31,669	\$34,105	\$27,550	NA

"due\_fees\_all"

Source: EPS.

[1] HBT of Riolo, excluding Parcel J, is located in the Riolo Vineyards Lift Station shed.

[2] Elliott and Lund are entirely responsible for the cost of the Shed 1 gravity sewer to Dry Creek Park existing 12".

[3] Parcel J and commercial east are located in Shed 2 and are only responsible for their proportionate share of the offsite sewer upgrades into CFD #1, emergency storage at CFD #1, and emergency generator at CFD #1.

**Table D-5**  
**Riolo Vineyard Specific Plan Public Facilities Financing Plan**  
**Specific Plan Development Cost Allocation (2014\$)**

Land Use	Land Uses/Cost Allocation Analysis			Specific Plan Development Cost Allocation		
	Units/Bldg. Sq. Ft.	Developable Acres	% Of Total Acres	Assigned Cost	Per Unit	Per Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = B / Total Acres</i>	<i>D</i>	<i>E = D / A</i>	<i>F = D / B</i>
<b>Residential</b>	<i>Units</i>					
Estate Residential	11	3.5	1.7%	\$16,779	\$1,525	\$4,794
Low-Density Residential	651	168.8	80.9%	\$809,348	\$1,243	\$4,794
Medium-Density Residential	222	25.8	12.4%	\$123,538	\$556	\$4,794
<b>Total Residential</b>	<b>884</b>	<b>198.1</b>	<b>95.0%</b>	<b>\$949,664</b>		
<b>Nonresidential</b>	<i>Sq. Ft.</i>					
Commercial	100,624	10.5	5.0%	\$50,336		\$4,794
<b>Total Nonresidential</b>	<b>100,624</b>	<b>10.5</b>	<b>5.0%</b>	<b>\$50,336</b>		
<b>Total</b>		<b>208.60</b>	<b>100.0%</b>	<b>\$1,000,000</b>		

"sp\_alloc"

Source: Placer County and EPS

D-5