

APPENDICES

- APPENDIX A: INFRASTRUCTURE EXHIBITS
- APPENDIX B: INFRASTRUCTURE AND PUBLIC FACILITIES
COST ASSUMPTIONS
- APPENDIX C: EXISTING AND PROPOSED FEE REVENUE
ESTIMATES
- APPENDIX D: RIO DEL ORO SPECIAL FINANCING
DISTRICT: COST ALLOCATION MODEL
- APPENDIX E: RIO DEL ORO SCHOOLS FUNDING
ANALYSIS

APPENDIX A

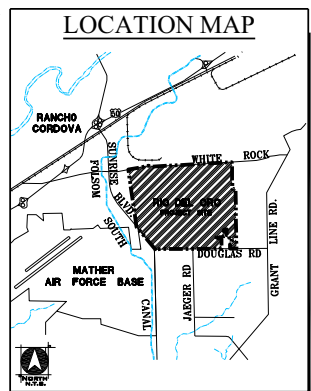
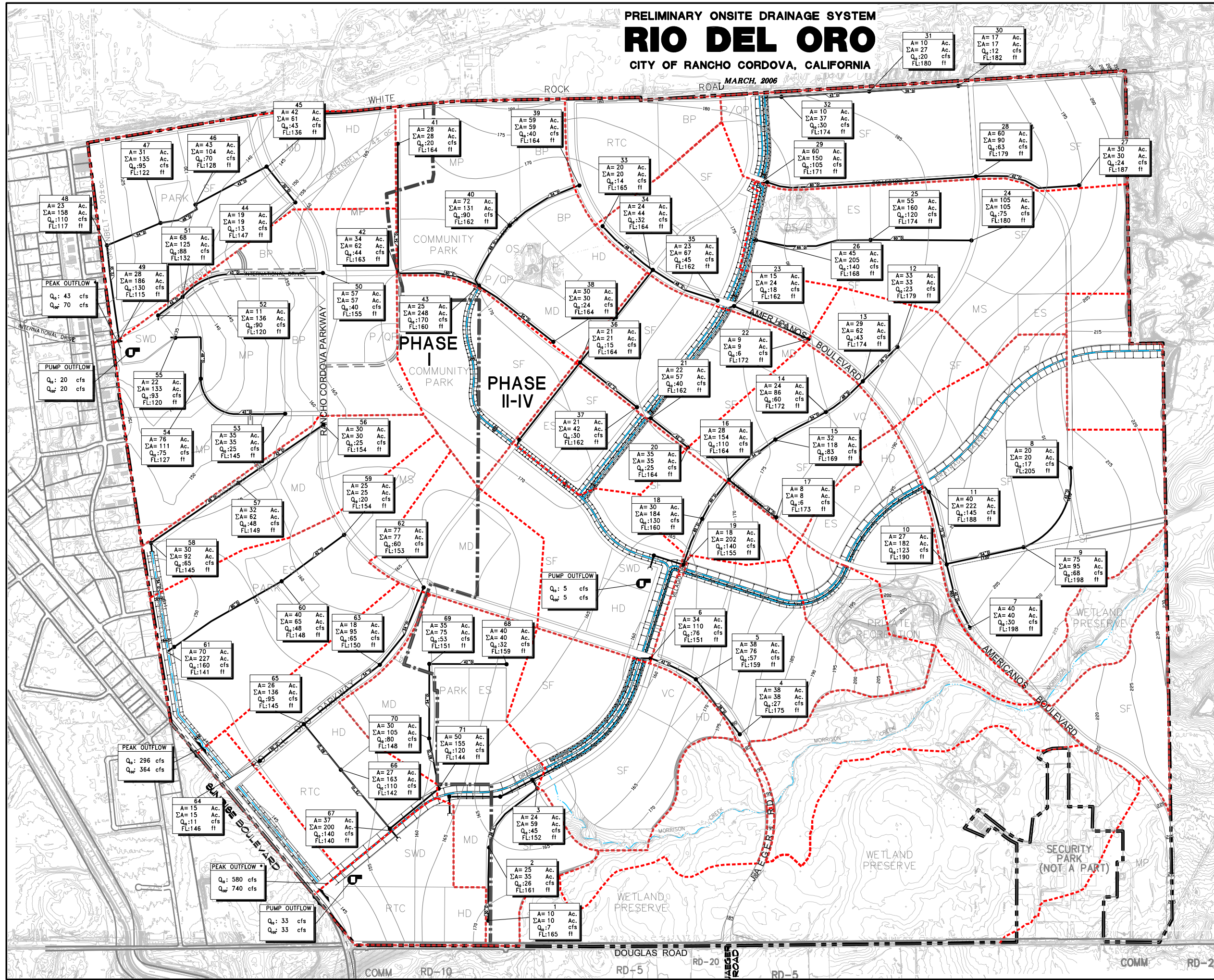
INFRASTRUCTURE EXHIBITS

Map A-1	On-Site Drainage System
Map A-2	On-Site Water Supply Facilities
Map A-3	Off-Site Water Supply Facilities, Phase 1
Map A-4	Off-Site Water Supply Facilities, Buildout
Map A-5	Conceptual On-Site Sewer Facilities
Map A-6	Conceptual Off-Site Sewer Facilities
Map A-7	Circulation Plan
Figure A-1	Rio del Oro Major Roadway Cross Sections
Map A-8	Bikeway and Trails Plan

RIO DEL ORO

CITY OF RANCHO CORDOVA, CALIFORNIA

MARCH, 2006



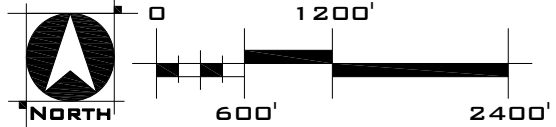
LEGEND

- PROPERTY BOUNDARY
- PROPOSED TRUNK DRAIN PIPE W/ MANHOLE
- PROPOSED ONSITE SUB-WATERSHED
- PROPOSED GROUND CONTOUR
- EXISTING GROUND CONTOUR
- PROPOSED DRAIN PIPE SIZE & DIRECTION
- PIPE LENGTH
- WATERWAYS AND DRAIN
- PHASE LINE BOUNDARY

9	Node Number
A=75 Ac.	Shed Area
ΣA=85 Ac.	Cumulative Area
Qp=188 cfs	10YR Peak Flow
FL=198 ft	Pipe Invert

- NOTES:**
- 10 YR NODAL PEAK FLOWS APPROXIMATE
 - TRUNK LINE LOCATIONS APPROXIMATE
 - LAND USE REVISED BY G.C. WALLACE ON 01/27/06
 - "MINED" ON-SITE GRADING BY WOODRODGERS, INC. ON 04/13/05
 - PEAK OUTFLOW AT NORTHWEST BASIN DOES NOT INCLUDE UPSTREAM OFFSITE FLOW.
 - PEAK OUTFLOW AT SOUTHWEST BASIN INCLUDES UPSTREAM OFFSITE FLOW. FLOW LEAVING RIO DEL ORO BORDER IS SPLIT TO ACCOMMODATE BOTH DOWNSTREAM OVERCHUTE CAPACITIES.

**Map A-1
On-Site Drainage System**

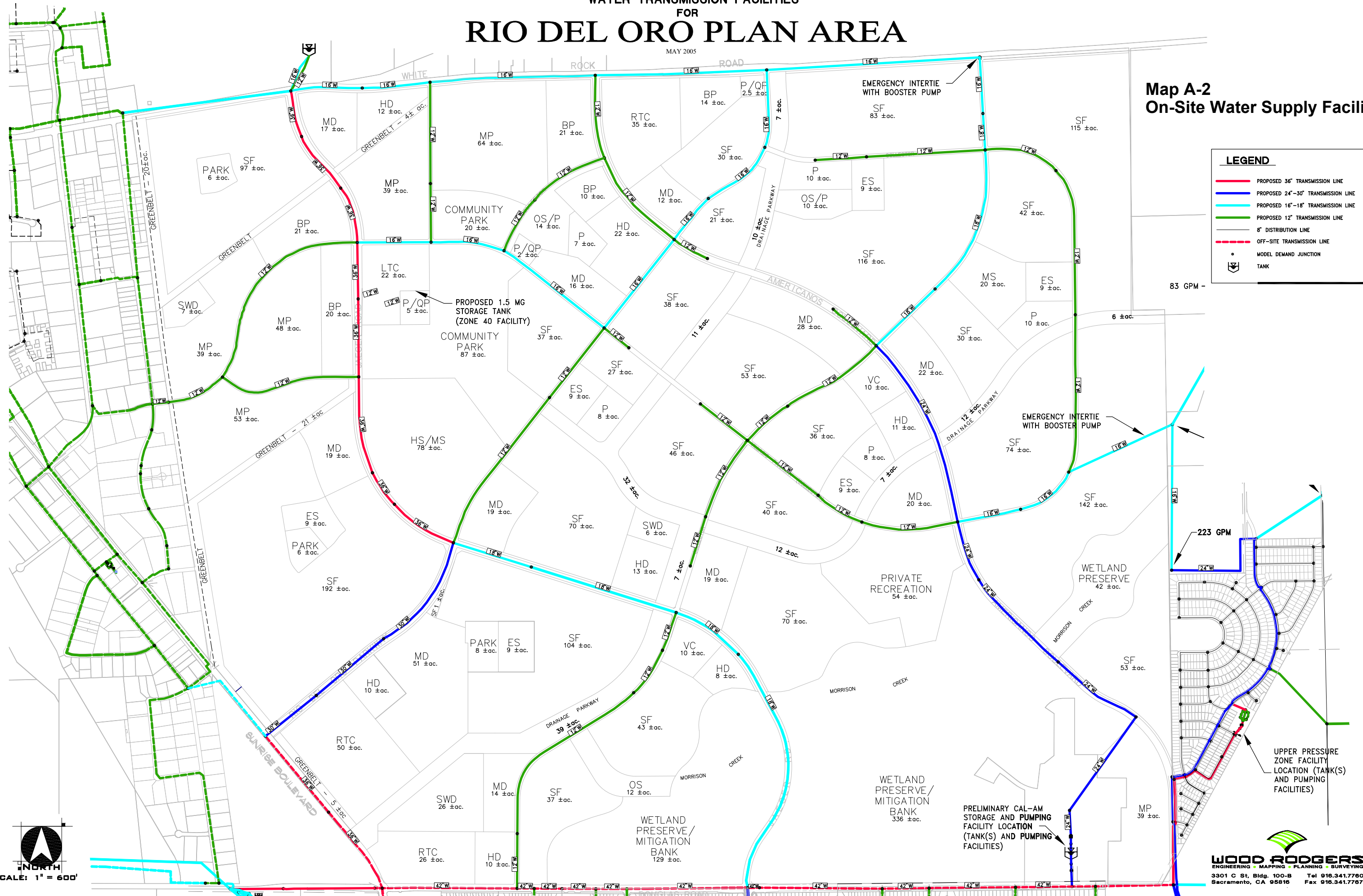


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WATER TRANSMISSION FACILITIES FOR RIO DEL ORO PLAN AREA

MAY 2005

Map A-2 On-Site Water Supply Facilities



LEGEND

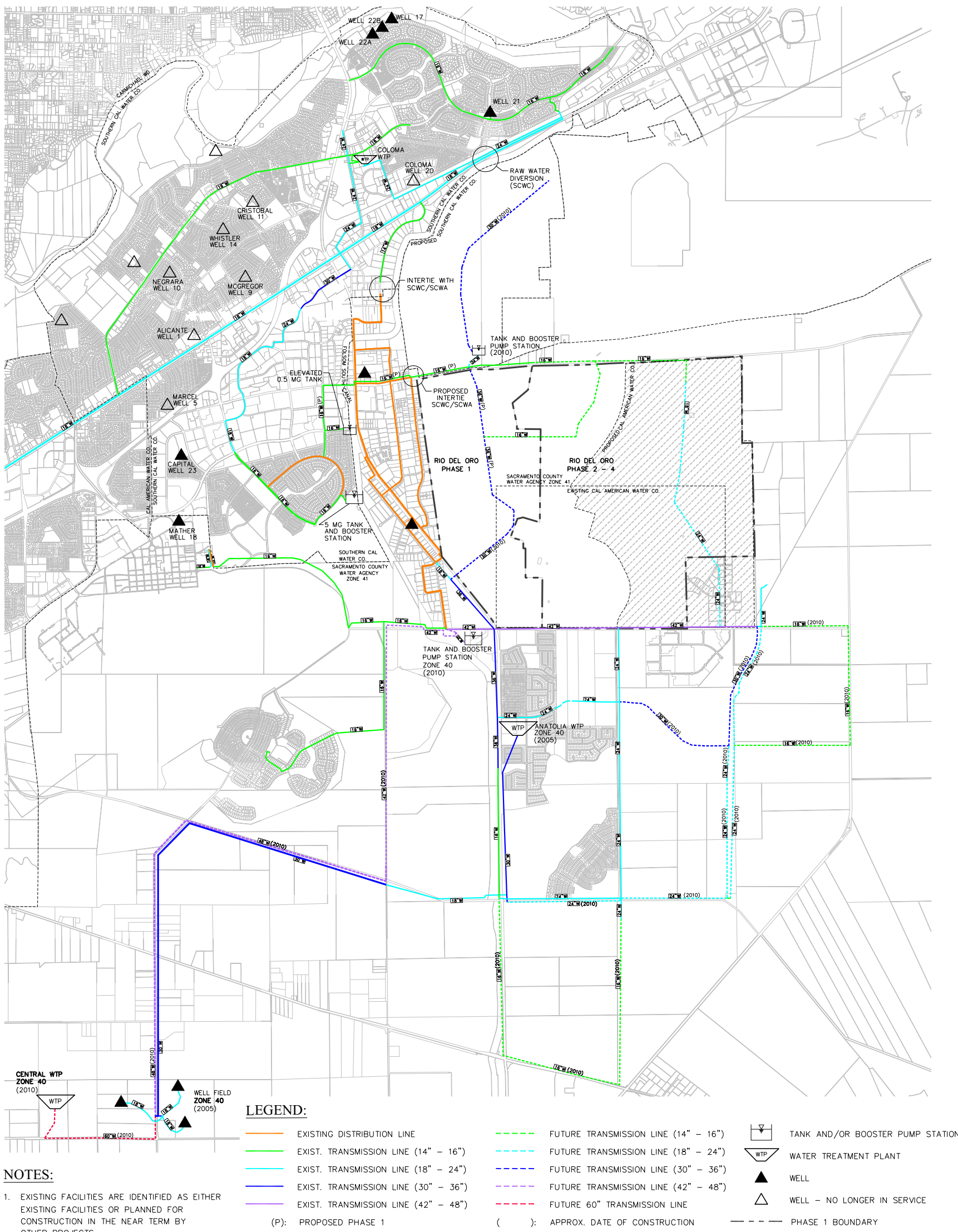
- PROPOSED 36" TRANSMISSION LINE
- PROPOSED 24"-30" TRANSMISSION LINE
- PROPOSED 16"-18" TRANSMISSION LINE
- PROPOSED 12" TRANSMISSION LINE
- 8" DISTRIBUTION LINE
- OFF-SITE TRANSMISSION LINE
- MODEL DEMAND JUNCTION
- TANK

NORTH
SCALE: 1" = 600'

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St. Bldg. 100-B Sacramento, CA 95816 Tel 916.341.7760 Fax 916.341.7767

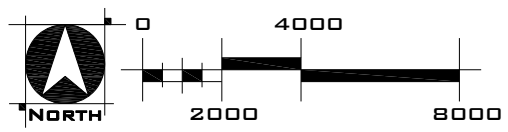
RIO DEL ORO OFF-SITE EXHIBIT PHASE 1

SACRAMENTO, CALIFORNIA
MAY 2005



NOTES:
1. EXISTING FACILITIES ARE IDENTIFIED AS EITHER EXISTING FACILITIES OR PLANNED FOR CONSTRUCTION IN THE NEAR TERM BY OTHER PROJECTS.

LEGEND:			
	EXISTING DISTRIBUTION LINE		FUTURE TRANSMISSION LINE (14" - 16")
	EXIST. TRANSMISSION LINE (14" - 16")		FUTURE TRANSMISSION LINE (18" - 24")
	EXIST. TRANSMISSION LINE (18" - 24")		FUTURE TRANSMISSION LINE (30" - 36")
	EXIST. TRANSMISSION LINE (30" - 36")		FUTURE TRANSMISSION LINE (42" - 48")
	EXIST. TRANSMISSION LINE (42" - 48")		FUTURE 60" TRANSMISSION LINE
(P):	PROPOSED PHASE 1	():	APPROX. DATE OF CONSTRUCTION
	TANK AND/OR BOOSTER PUMP STATION		WATER TREATMENT PLANT
	WELL		WELL - NO LONGER IN SERVICE
	PHASE 1 BOUNDARY		



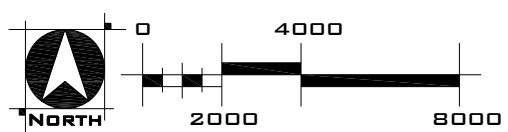
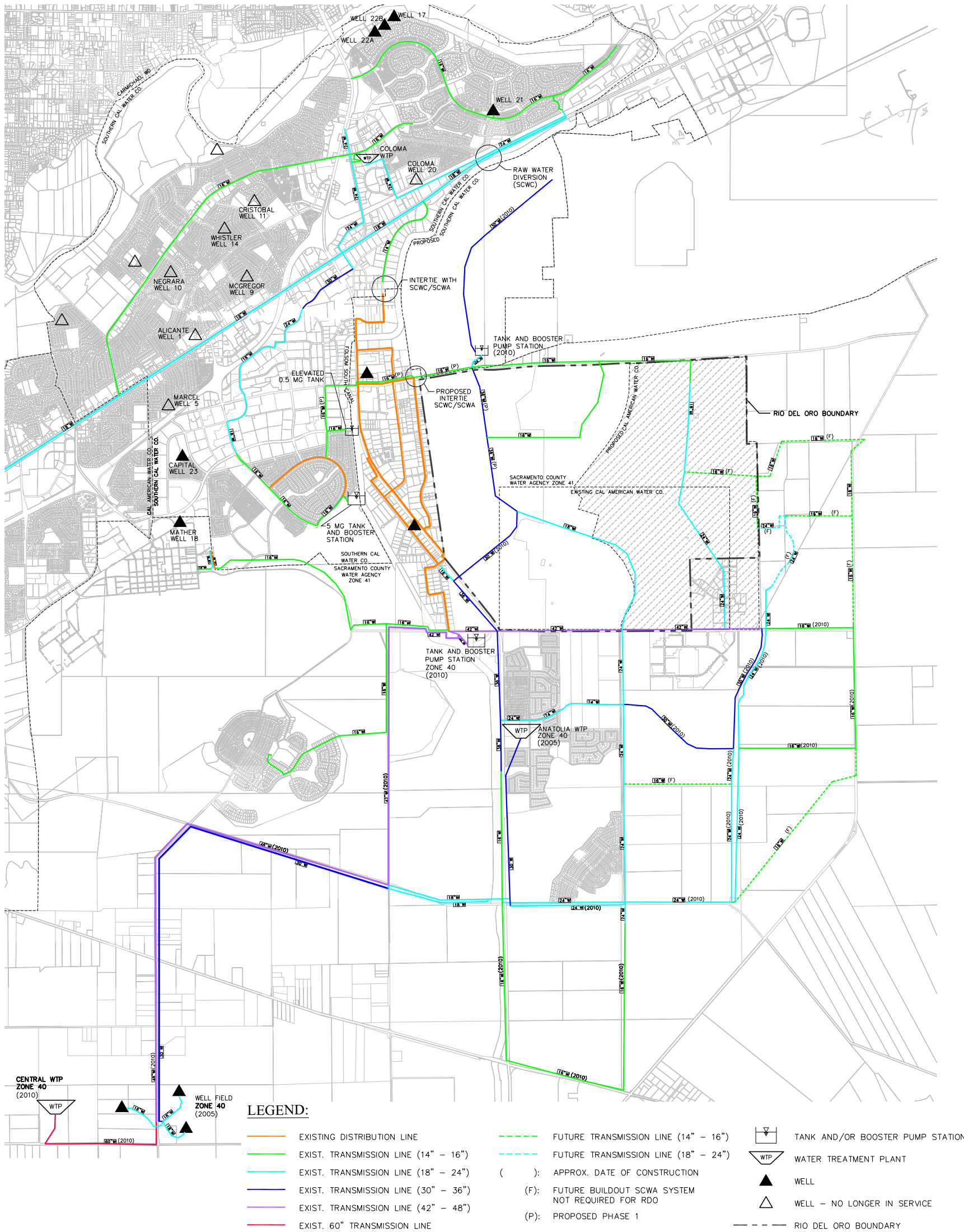
**Map A-3
Off-Site Water Supply Facilities,
Phase 1**

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RioDelOro_VisualPlan-CAL\Gis\Users\Water\01-Off-Site-Exhibit\RIO_Exhibit.dwg 5/21/05 3:15pm jplatorre

RIO DEL ORO OFF-SITE EXHIBIT FULL BUILDOUT

SACRAMENTO, CALIFORNIA
MAY 2005



Map A-4
Off-Site Water Supply Facilities,
Buildout

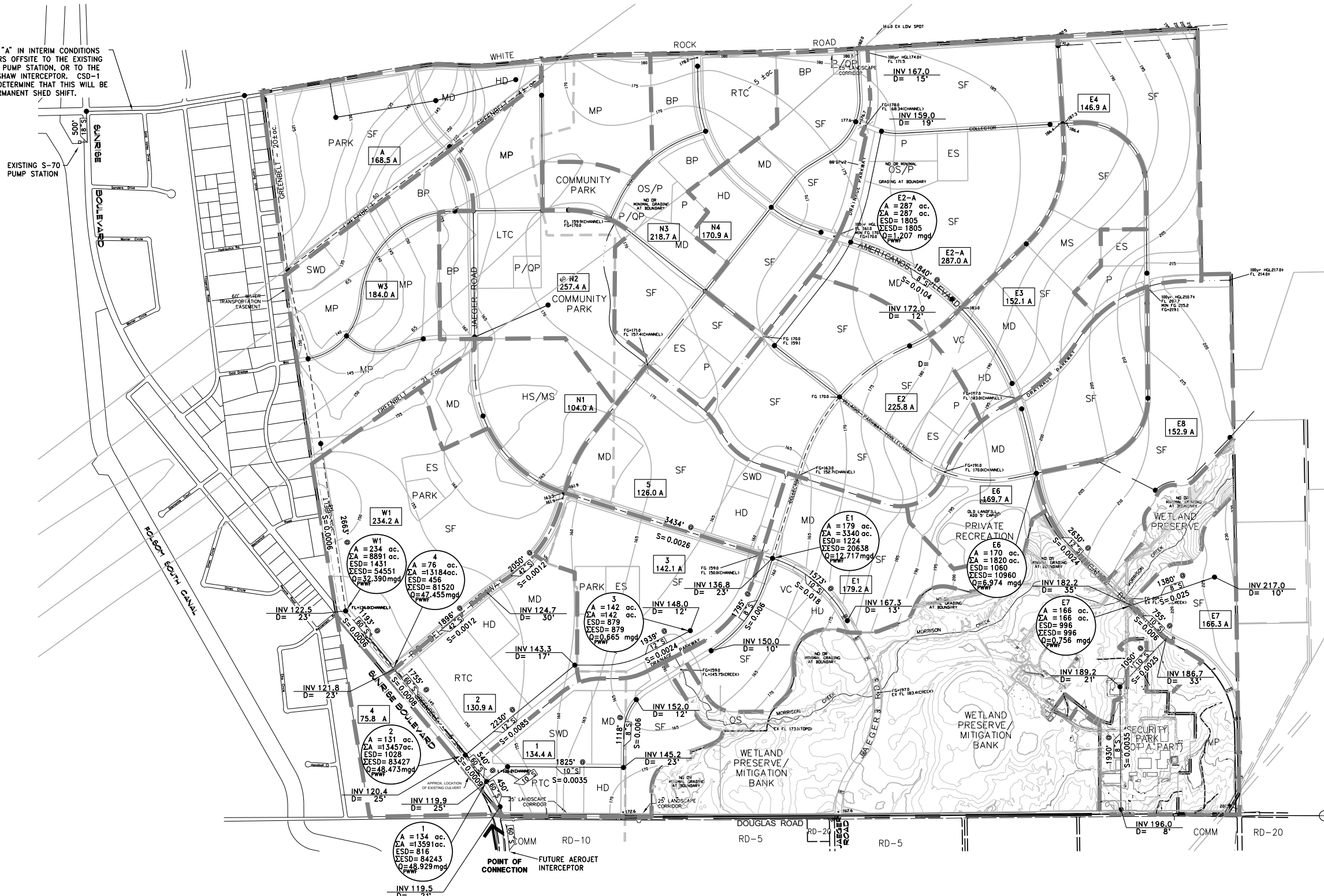
WOOD RODGERS
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Sacramento, CA 95816 Fax 916.341.7767

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EXHIBIT D ON-SITE SEWER FACILITIES PLAN RIO DEL ORO SACRAMENTO COUNTY, CALIFORNIA

**Map A-5
Conceptual On-Site Sewer Facilities**

SHED "A" IN INTERIM CONDITIONS SEWERS OFFSITE TO THE EXISTING S-70 PUMP STATION, OR TO THE BRADSHAW INTERCEPTOR. CSD-1 MAY DETERMINE THAT THIS WILL BE A PERMANENT SHED SHIFT.



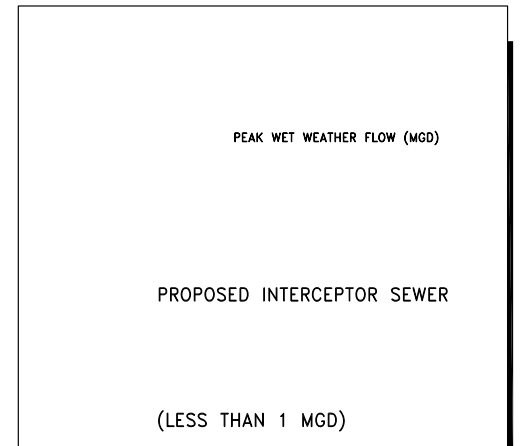
CONTOURS SHOWN ON PLAN PER PRELIMINARY PROPOSED GRADING.
INTERCEPTORS ADJACENT TO SUNRISE BLVD, JAEGER ROAD & RIO DEL ORO PARKWAY TO BE CONSTRUCTED OUTSIDE OF RIGHT OF WAY TO THE EXTENT POSSIBLE. INTERCEPTOR RESERVATION CORRIDORS AND ANY NECESSARY TEMPORARY CONSTRUCTION EASEMENTS WOULD BE IDENTIFIED ONCE DETAILED LAND USE PLANS ARE DEVELOPED, WHICH WOULD DEPICT WIDTH, LOCATION & RELATION TO ROADWAY.

SRCSO HAS IDENTIFIED A NEED FOR A STAGING AREA FOR FUTURE TUNNELING OF THE LAGUNA INTERCEPTOR. THIS WOULD REQUIRE TEMPORARY USE OF A PORTION OF THE STORM WATER DETENTION FACILITY. DURING THE DESIGN OF THE BASIN, PLACEMENT OF WETLAND MITIGATION AREAS SHOULD BE COORDINATED W/ SRCSO.

THE 42" & 36" INTERCEPTORS MAY BE SMALLER DUAL LINES, WITH INITIAL PIPE PLACED FOR INTERIM (ON-SITE) FLOWS & SECOND PIPE FOR ULTIMATE (OFF-SITE) FLOWS.

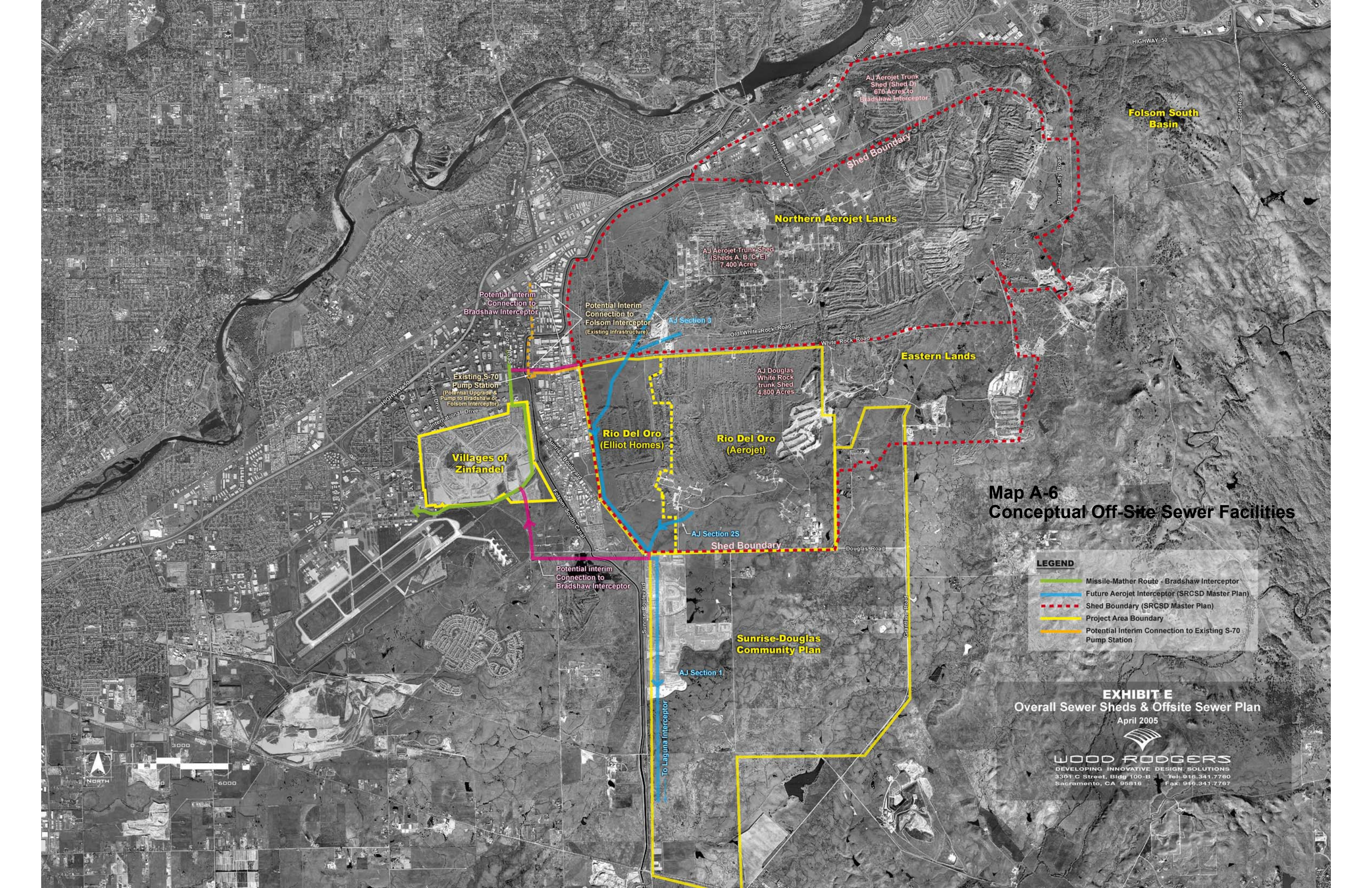
SHED "A" SEWERS OFFSITE TO THE EXISTING S-70 PUMP STATION, OR TO THE BRADSHAW INTERCEPTOR ON AN INTERIM BASIS. CSD-1 MAY DETERMINE THAT THIS WILL BE A PERMANENT SHED SHIFT.

INVERTS SHOWN ARE FOR OUTGOING PIPES. INCOMING PIPES ARE SET TO MATCH CROWNS WITH OUTGOING PIPES.



ONSITE & OFFSITE FLOW INFORMATION			
	AREA (AC)	ESD's	Q (MGD)
OFFSITE (ENTERING RDO)	10,305	62,848	37.167
ONSITE (SHED AREA A)	168	1,210	0.872
ONSITE (EXITING RDO @ NODE 1)	3,286	21,395	12.953
ONSITE / OFFSITE (EXITING RDO @ NODE 1)	13,591	84,243	48.929
WESTERN 1100± ACRES	1,115 (G)	7,167	4.540

EXHIBIT D ONSITE SEWER FACILITIES



**Map A-6
Conceptual Off-Site Sewer Facilities**

LEGEND

- Missile-Mather Route - Bradshaw Interceptor
- Future Aerojet Interceptor (SRCS Master Plan)
- Shed Boundary (SRCS Master Plan)
- Project Area Boundary
- Potential Interim Connection to Existing S-70 Pump Station

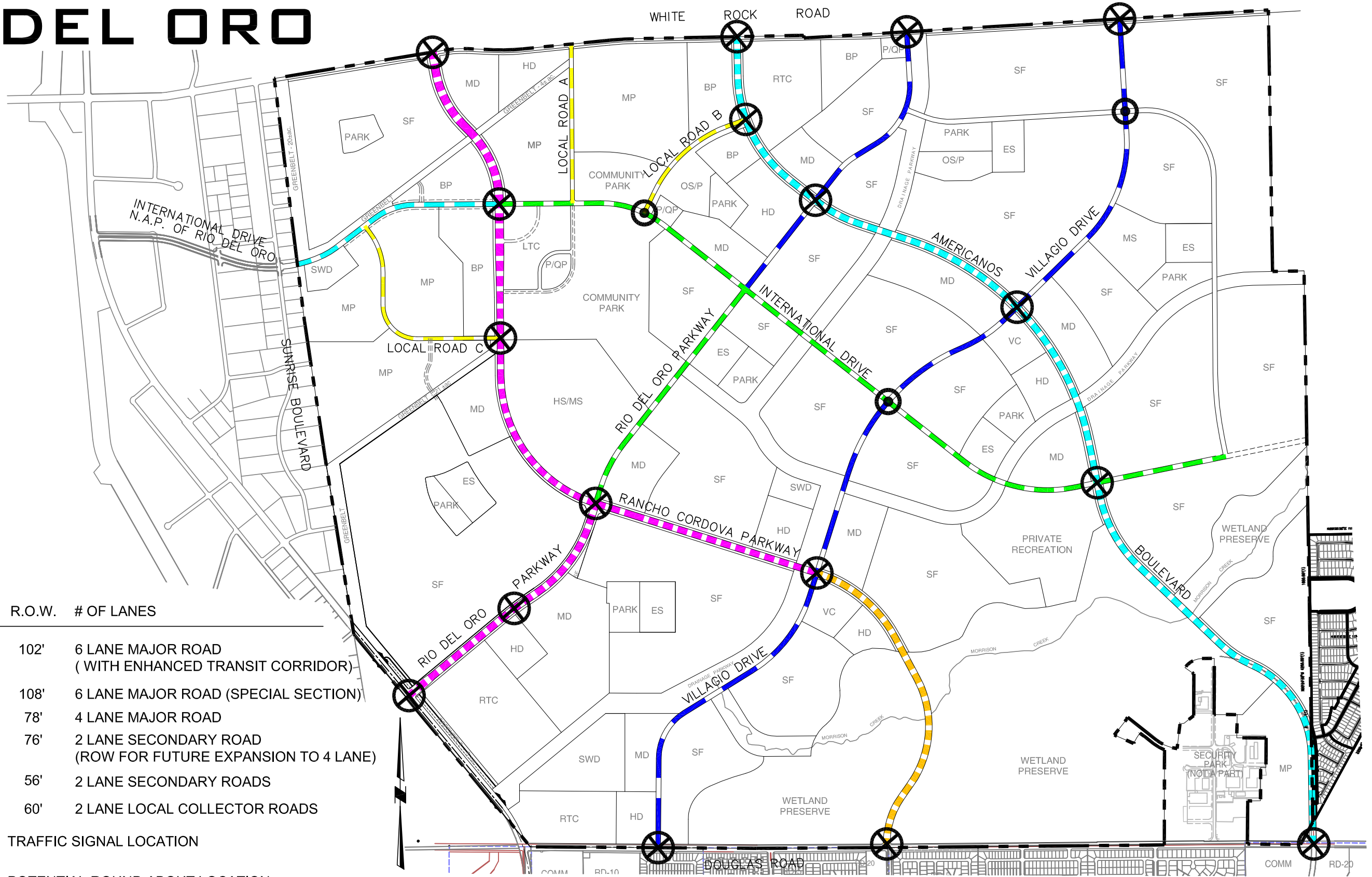
EXHIBIT E
Overall Sewer Sheds & Offsite Sewer Plan
April 2005

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C Street, Bldg 100-B Tel: 916.341.7780
Sacramento, CA 95816 Fax: 916.341.7787



Map A-7 CIRCULATION PLAN

RIO DEL ORO



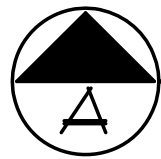
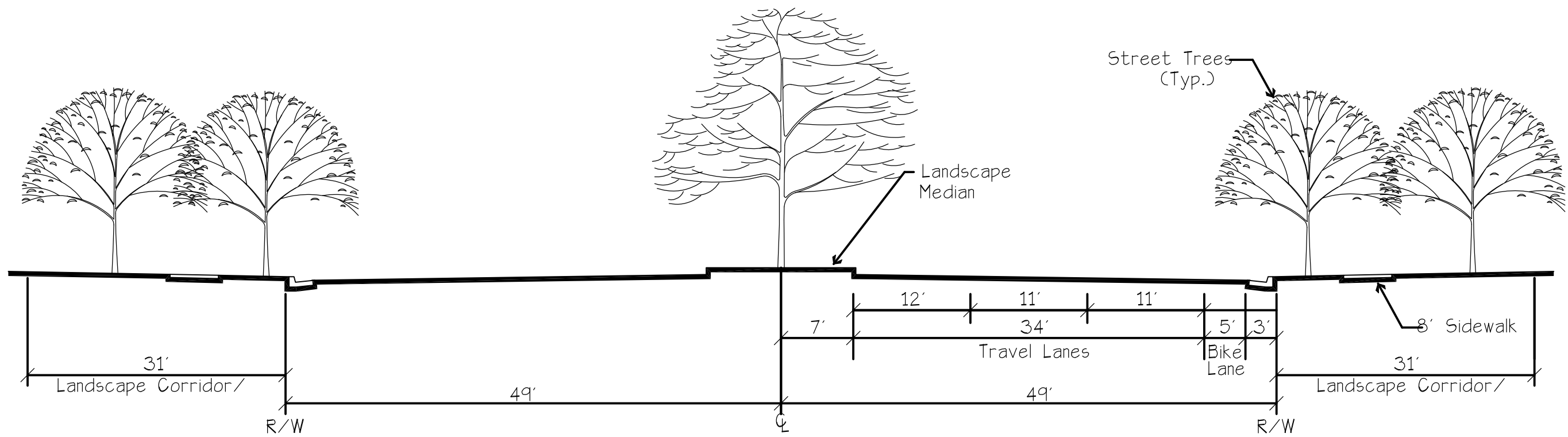
LEGEND

SYMBOL	R.O.W.	# OF LANES
	102'	6 LANE MAJOR ROAD (WITH ENHANCED TRANSIT CORRIDOR)
	108'	6 LANE MAJOR ROAD (SPECIAL SECTION)
	78'	4 LANE MAJOR ROAD
	76'	2 LANE SECONDARY ROAD (ROW FOR FUTURE EXPANSION TO 4 LANE)
	56'	2 LANE SECONDARY ROADS
	60'	2 LANE LOCAL COLLECTOR ROADS
		TRAFFIC SIGNAL LOCATION
		POTENTIAL ROUND ABOUT LOCATION

Exhibit 4-2
Circulation Plan

Rio Del Oro Specific Plan

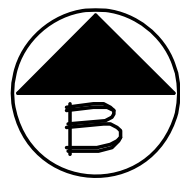
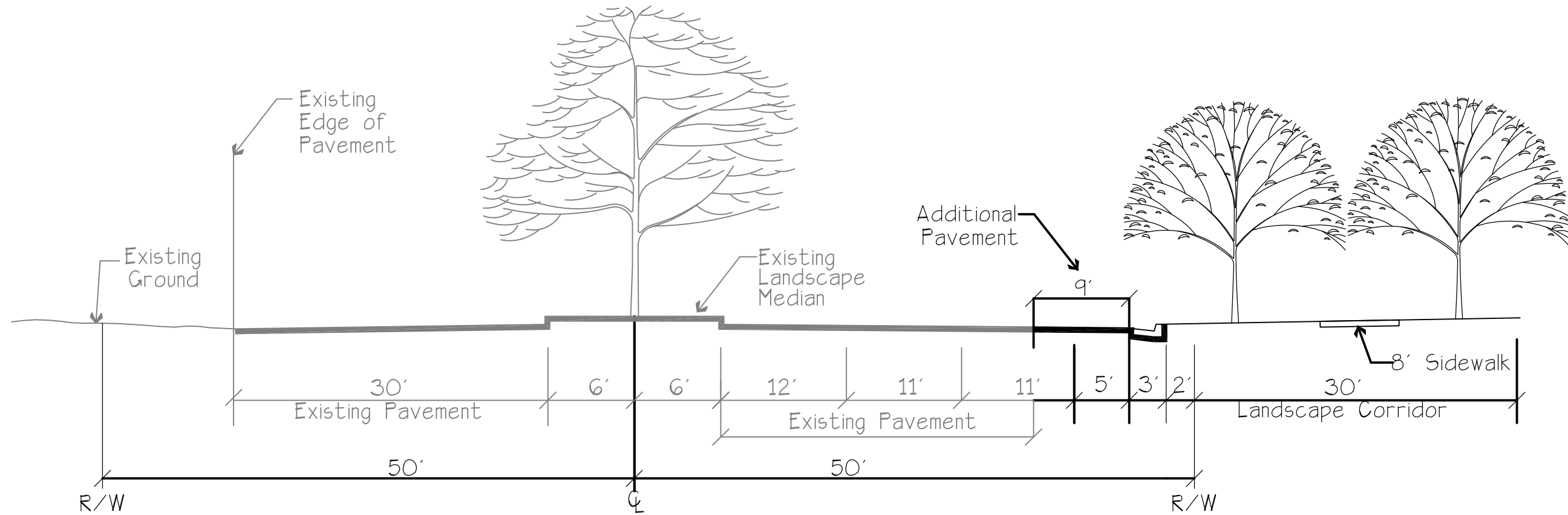
Figure A-1
Major Roadway Cross Section



WHITE ROCK ROAD - 6 LANES

98' STREET SECTION
 NOT TO SCALE

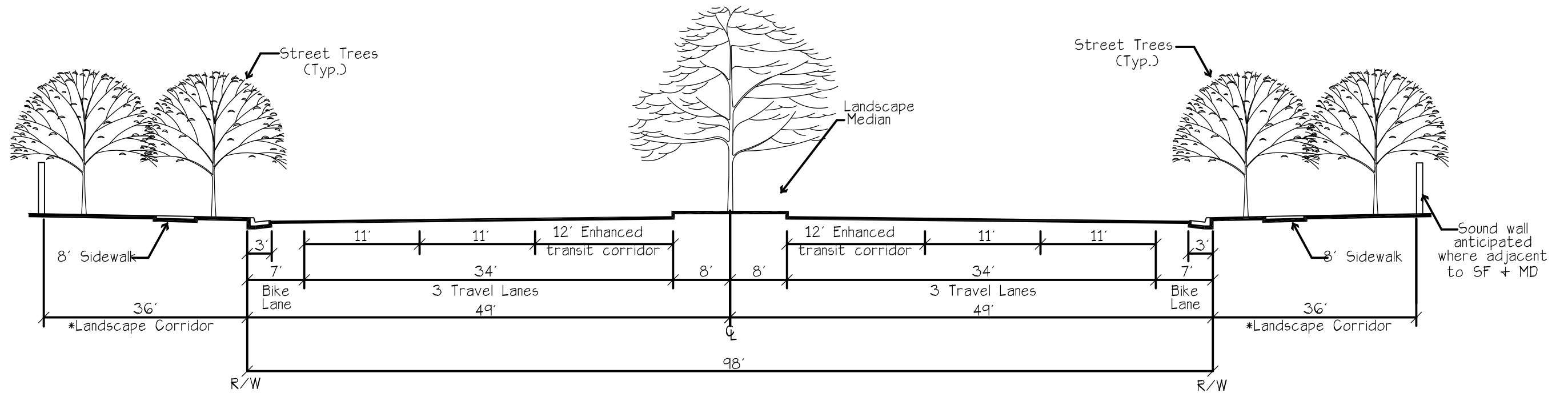
Figure A-1
Major Roadway Cross Section



SUNRISE BLVD. - 6 LANES

100' STREET SECTION
 NOT TO SCALE

**Figure A-1
Major Roadway Cross Section**



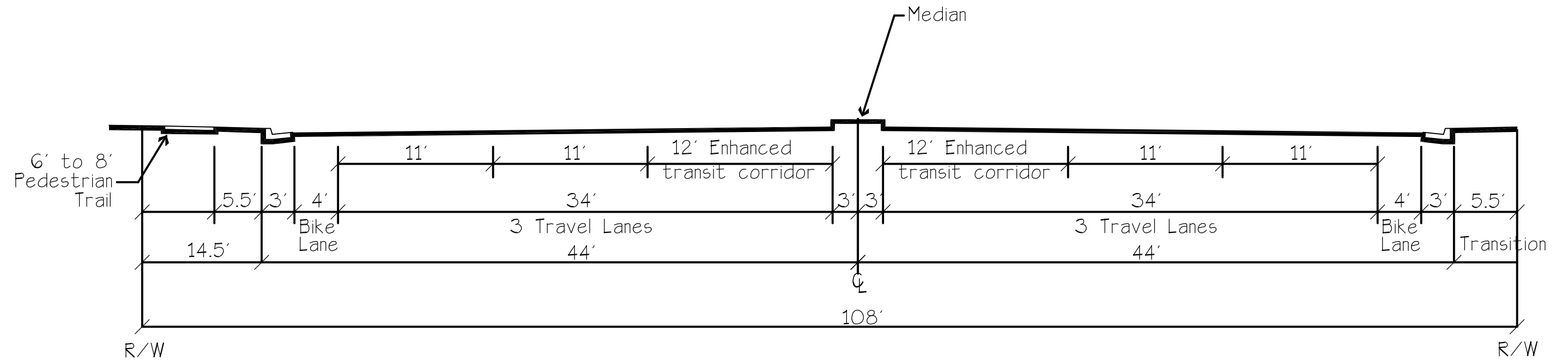
RANCHO CORDOVA PARKWAY & RIO DEL ORO PARKWAY (WEST OF RANCHO CORDOVA PARKWAY) 6 LANE SECTION WITH TRANSIT (98')



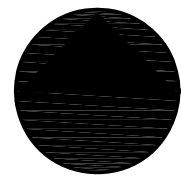
NOT TO SCALE

*ADJACENT TO LAND USES OTHER THAN SF/MD WILL VARY & MAY BE A LANDSCAPE EASEMENT

**Figure A-1
Major Roadway Cross Section**

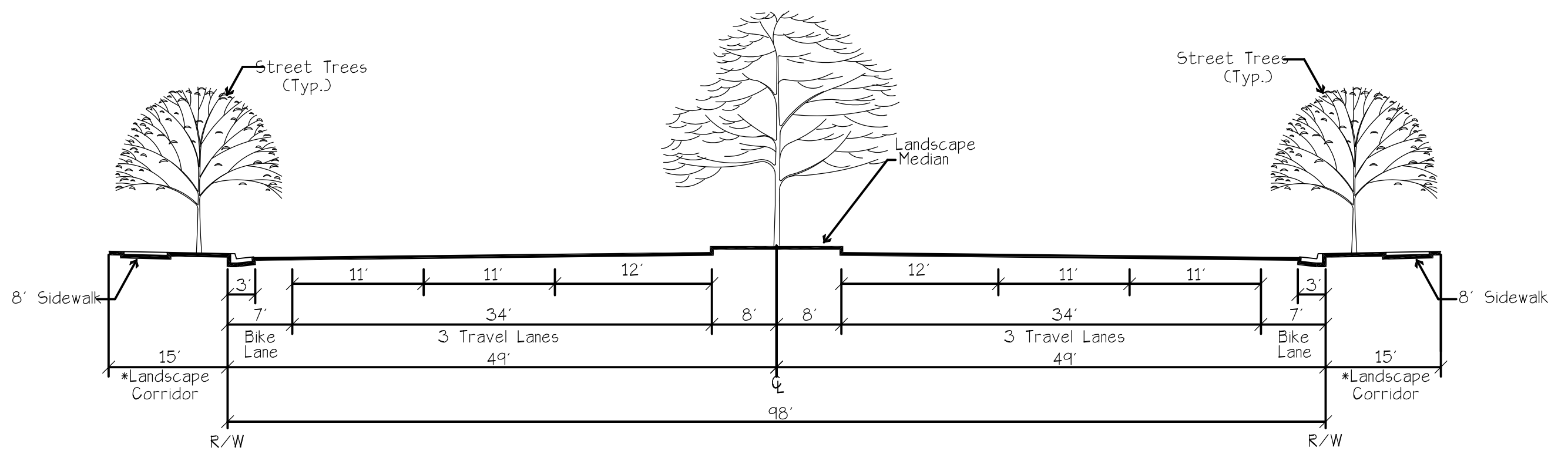


**RANCHO CORDOVA PARKWAY
(WITHIN THE WETLAND PRESERVE) - 6 LANES (108')**

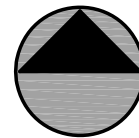


NOT TO SCALE

**Figure A-1
Major Roadway Cross Section**



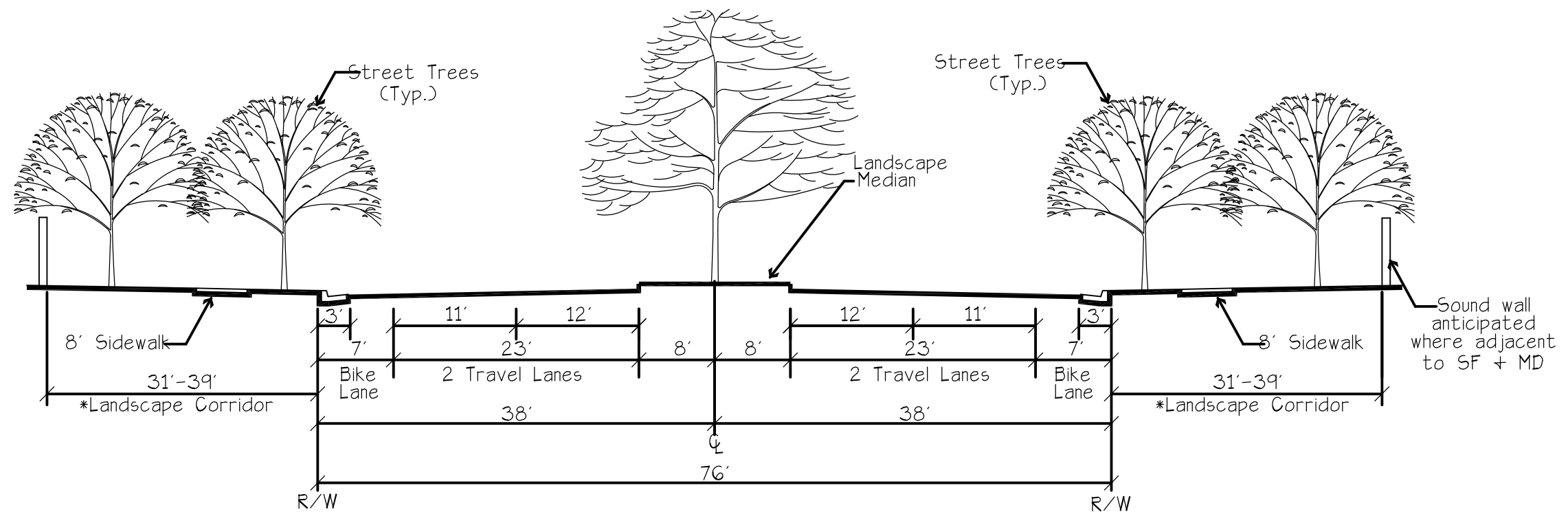
**INTERNATIONAL DRIVE WEST OF RANCHO CORDOVA PARKWAY
6 LANE SECTION (98')**



NOT TO SCALE

*ADJACENT TO LAND USES OTHER THAN SF/MD WILL VARY & MAY BE A LANDSCAPE EASEMENT

**Figure A-1
Major Roadway Cross Section**

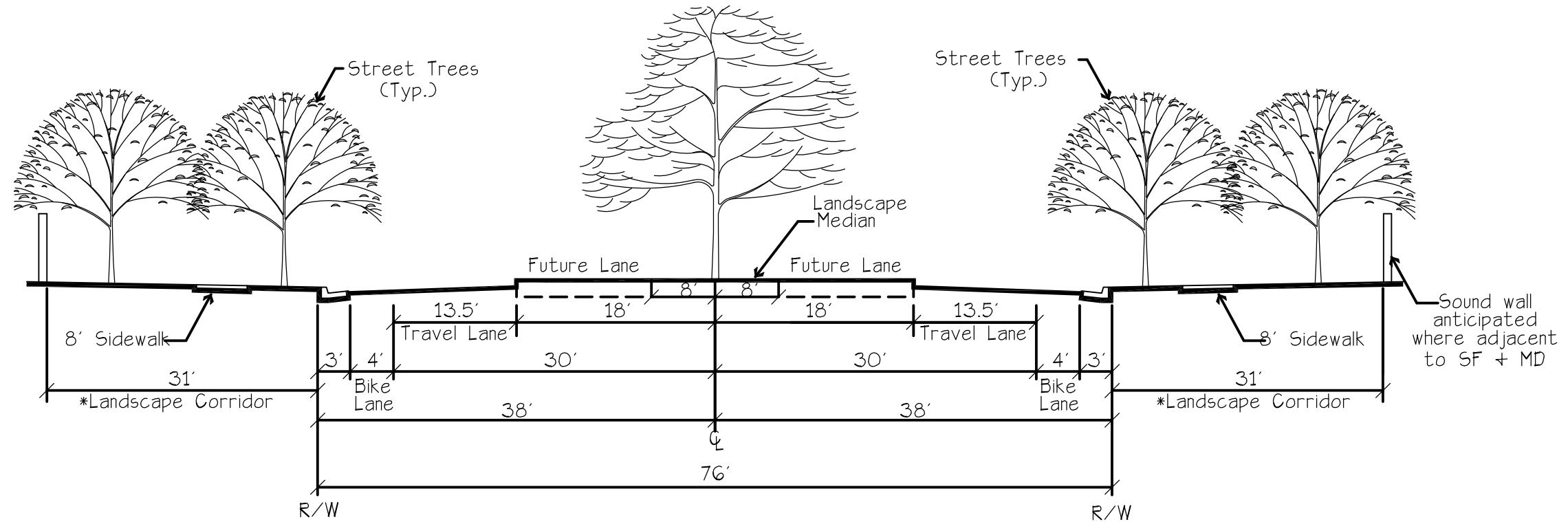


**AMERICANOS BLVD & PORTION OF
INTERNATIONAL DRIVE (BETWEEN RANCHO
CORDOVA PARKWAY AND ROAD B)
& PORTION OF RIO DEL ORO PARKWAY NORTH OF
RANCHO CORDOVA PARKWAY - 4 LANES (76')**

NOT TO SCALE

*ADJACENT TO LAND USES OTHER THAN SF/MD WILL VARY & MAY BE A LANDSCAPE EASEMENT

**Figure A-1
Major Roadway Cross Section**



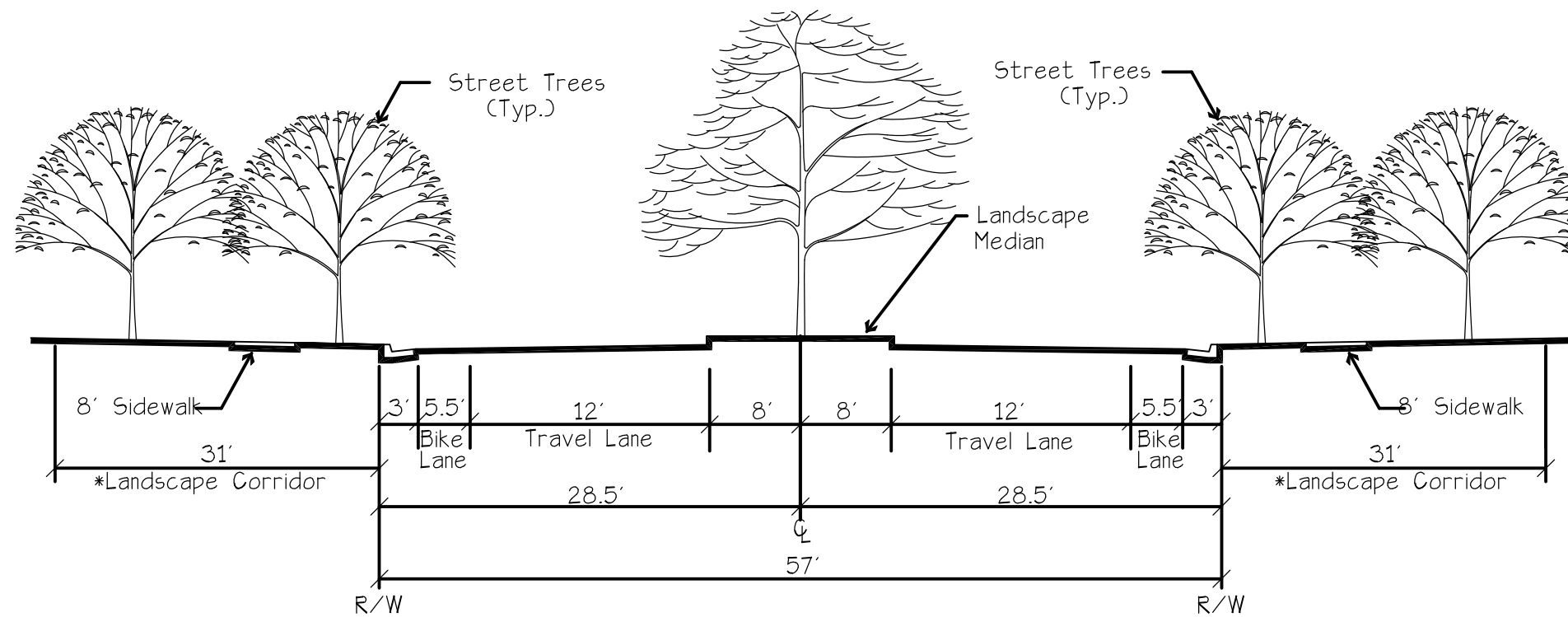
**INTERNATIONAL DRIVE (EAST OF
ROAD B) & RIO DEL ORO PARKWAY (NORTH
OF THE DRAINAGE PARKWAY) - 2/ 4 LANES (76')**



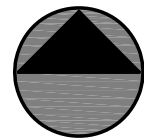
NOT TO SCALE

*ADJACENT TO LAND USES OTHER THAN SF/MD WILL VARY & MAY BE A LANDSCAPE EASEMENT

Figure A-1
Major Roadway Cross Section



VILLAGIO DRIVE
2 LANE LIMITED ACCESS ARTERIAL (57')



NOT TO SCALE

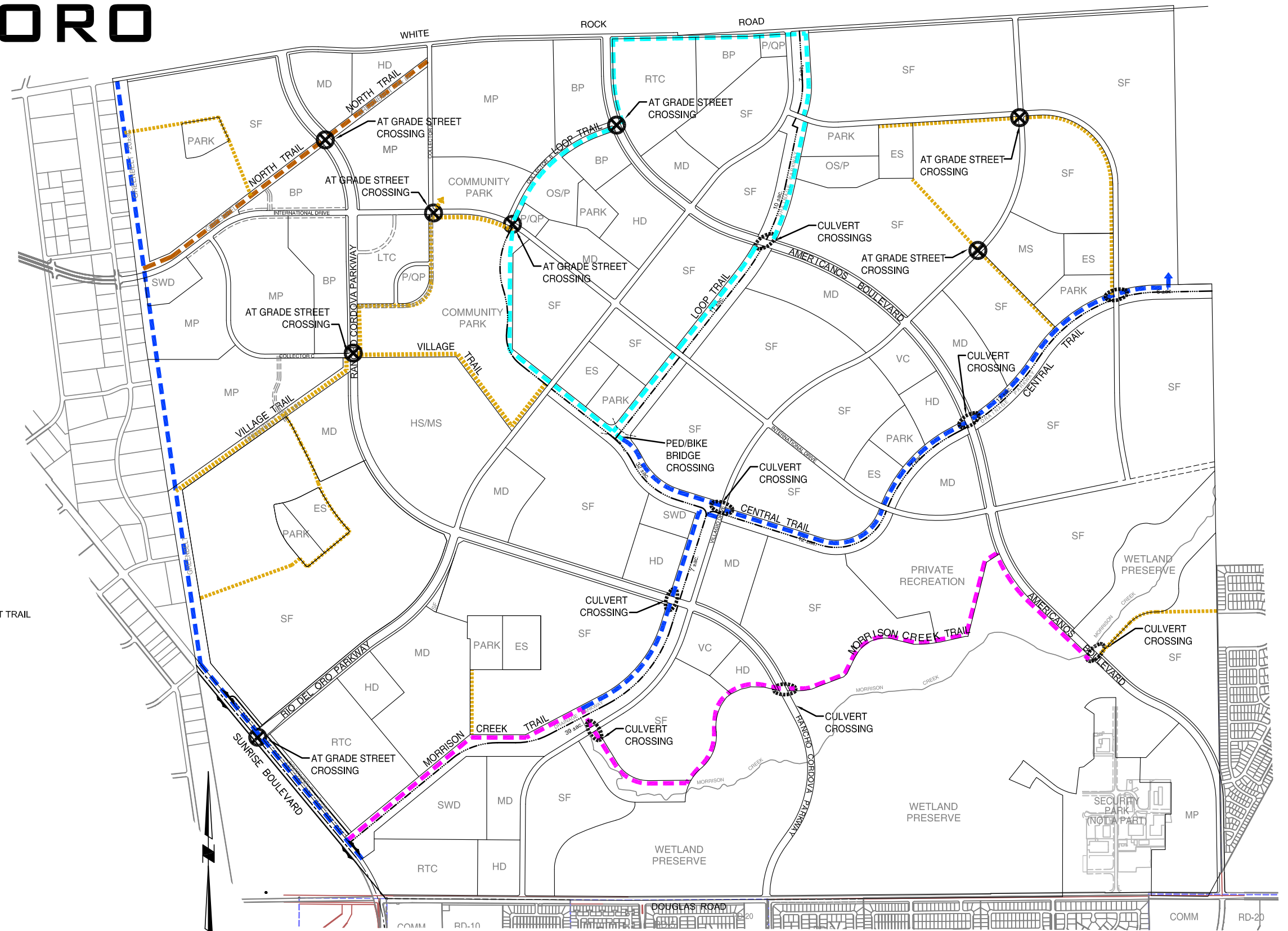
*ADJACENT TO LAND USES OTHER THAN SF/MD WILL VARY & MAY BE A LANDSCAPE EASEMENT

Map A-8 BIKEWAY AND TRAILS PLAN

RIO DEL ORO

LEGEND

- WEST TRAIL
 - NORTH TRAIL
 - MORRISON CREEK TRAIL
 - LOOP TRAIL
 - VILLAGE TRAIL
 - CULVERT STREET CROSSING
 - AT GRADE STREET CROSSING X
- CLASS I 10' OFF-STREET TRAIL
- CLASS II TRAIL



APPENDIX B

INFRASTRUCTURE AND PUBLIC FACILITIES COST
ASSUMPTIONS

Table B-1	Drainage System Costs and Credits/Reimbursements (6 pages).....	B-1
Table B-2	Water System Costs and Credits/Reimbursements (6 pages)	B-7
Table B-3	Sewer System Cost and Credits/Reimbursements (7 pages).....	B-13
Table B-4	Major Roadway (Intersection) Costs and Credits/Reimbursements (7 pages).....	B-20
Table B-5	Major Roadway Costs and Credits/Reimbursements (10 pages)	B-27
Table B-6	On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase (4 pages)	B-37
Table B-7	Park Cost Estimate	B-41
Table B-8	Trails Cost Estimate.....	B-42
Table B-9	Open Space Cost Estimates	B-43
Table B-10	Landscape Corridor Costs (4 pages).....	B-44
Table B-11	Landscape Costs by Road Segment and Phase (2 pages)	B-48

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By:TRC
Date:3-21-06
Page 1 of 6

Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Costs

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 1A				
30" Storm Drain	640	LF	\$60	\$38,400
42" Storm Drain	1200	LF	\$95	\$114,000
48" Storm Drain	700	LF	\$110	\$77,000
54" Storm Drain	750	LF	\$115	\$86,250
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	15	EA	\$5,000	\$75,000
Detention Basin	7	AC	\$130,000	\$910,000
Pump Station	20	CFS	\$120,000	\$2,400,000
S/T				\$3,928,650
Contingency (15%)				\$589,298
Engineering (20%)				\$785,730
Total				\$5,303,678

Phase 1B				
30" Storm Drain	800	LF	\$60	\$48,000
42" Storm Drain	2600	LF	\$95	\$247,000
48" Storm Drain	1480	LF	\$110	\$162,800
54" Storm Drain	4160	LF	\$115	\$478,400
60" Storm Drain	1920	LF	\$130	\$249,600
Manhole	37	EA	\$5,000	\$185,000
Detention Basin	6	AC	\$130,000	\$780,000
Channel Improvements	5600	LF	\$250	\$1,400,000
Pump Station	33	CFS	\$120,000	\$3,960,000
S/T				\$7,510,800
Contingency (15%)				\$1,126,620
Engineering (20%)				\$1,502,160
Total				\$10,139,580

Phase 1C				
30" Storm Drain	1200	LF	\$60	\$72,000
54" Storm Drain	1040	LF	\$115	\$119,600
60" Storm Drain	1600	LF	\$130	\$208,000
72" Storm Drain	1120	LF	\$190	\$212,800
Manhole	17	LF	\$5,000	\$85,000
Detention Basin	4	EA	\$130,000	\$520,000
Channel Improvements	1900	LF	\$250	\$475,000
S/T				\$1,692,400
Contingency (15%)				\$253,860
Engineering (20%)				\$338,480
Total				\$2,284,740

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Date:3-21-06
Page 2 of 6

Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Costs

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
---------------------	----------	------	------------	------------

Phase 1D

42" Storm Drain	4800	LF	\$95	\$456,000
54" Storm Drain	800	LF	\$115	\$92,000
Manhole	19	EA	\$5,000	\$95,000
Channel Improvements	2000	LF	\$250	\$500,000
S/T				\$1,143,000
Contingency (15%)				\$171,450
Engineering (20%)				\$228,600
Total				\$1,543,050
TOTAL PHASES 1A-1D				\$19,271,048

Phase 2

30" Storm Drain	1440	LF	\$60	\$86,400
42" Storm Drain	2000	LF	\$95	\$190,000
48" Storm Drain	2800	LF	\$110	\$308,000
54" Storm Drain	5600	LF	\$115	\$644,000
60" Storm Drain	2560	LF	\$130	\$332,800
66" Storm Drain	1200	LF	\$165	\$198,000
Manhole	52	EA	\$5,000	\$260,000
Channel Improvements	15400	LF	\$250	\$3,850,000
Detention Basin	10	AC	\$130,000	\$1,300,000
S/T				\$7,169,200
Contingency (15%)				\$1,075,380
Engineering (20%)				\$1,433,840
Total				\$9,678,420

Phase 3

36" Storm Drain	2400	LF	\$70	\$168,000
42" Storm Drain	2080	LF	\$95	\$197,600
Manhole	15	EA	\$5,000	\$75,000
Detention Basin	6	AC	\$130,000	\$780,000
Pump Station	5	CFS	\$150,000	\$750,000
S/T				\$1,970,600
Contingency (15%)				\$295,590
Engineering (20%)				\$394,120
Total				\$2,660,310

Phase 4

36" Storm Drain	1900	LF	\$70	\$133,000
42" Storm Drain	3100	LF	\$95	\$294,500
60" Storm Drain	4560	LF	\$130	\$592,800
66" Storm Drain	1760	LF	\$165	\$290,400
Manhole	38	EA	\$5,000	\$190,000
Channel Improvements	4100	LF	\$250	\$1,025,000
Detention Basin	6	AC	\$130,000	\$780,000
S/T				\$3,305,700
Contingency (15%)				\$495,855
Engineering (20%)				\$661,140
Total				\$4,462,695

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Date:3-21-06
Page 3 of 6

Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Costs

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 5				
18" Storm Drain	880	LF	\$40	\$35,200
42" Storm Drain	2640	LF	\$95	\$250,800
54" Storm Drain	1200	LF	\$115	\$138,000
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	20	LF	\$5,000	\$100,000
Channel Improvements	4200	LF	\$250	\$1,050,000
S/T				\$1,802,000
Contingency (15%)				\$270,300
Engineering (20%)				\$360,400
Total				\$2,432,700
TOTAL PHASES 2-5				\$19,234,125
TOTAL PHASES 1-5				\$38,505,173

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Date:3-21-06
Page 4 of 6

Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Credits/Reimbursements

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 1A				
30" Storm Drain	640	LF	\$60	\$38,400
42" Storm Drain	1200	LF	\$95	\$114,000
48" Storm Drain	700	LF	\$110	\$77,000
54" Storm Drain	750	LF	\$115	\$86,250
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	15	EA	\$5,000	\$75,000
Detention Basin	7	AC	\$130,000	\$910,000
Pump Station	20	CFS	\$0	\$0
	S/T			\$1,528,650
	Contingency (15%)			\$229,298
	Engineering (20%)			\$305,730
	Total			\$2,063,678

Phase 1B				
30" Storm Drain	800	LF	\$60	\$48,000
42" Storm Drain	2600	LF	\$95	\$247,000
48" Storm Drain	1480	LF	\$110	\$162,800
54" Storm Drain	4160	LF	\$115	\$478,400
60" Storm Drain	1920	LF	\$130	\$249,600
Manhole	37	EA	\$5,000	\$185,000
Detention Basin	6	AC	\$130,000	\$780,000
Channel Improvements	5600	LF	\$250	\$1,400,000
Pump Station	33	CFS	\$0	\$0
	S/T			\$3,550,800
	Contingency (15%)			\$532,620
	Engineering (20%)			\$710,160
	Total			\$4,793,580

DRAFT

By:TRC
Date:3-21-06
Page 5 of 6

Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Credits/Reimbursements

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1C

30" Storm Drain	1200	LF	\$60	\$72,000
54" Storm Drain	1040	LF	\$115	\$119,600
60" Storm Drain	1600	LF	\$130	\$208,000
72" Storm Drain	1120	LF	\$190	\$212,800
Manhole	17	LF	\$5,000	\$85,000
Detention Basin	4	EA	\$130,000	\$520,000
Channel Improvements	1900	LF	\$250	\$475,000
S/T				\$1,692,400
Contingency (15%)				\$253,860
Engineering (20%)				\$338,480
Total				\$2,284,740

Phase 1D

42" Storm Drain	4800	LF	\$95	\$456,000
54" Storm Drain	800	LF	\$115	\$92,000
Manhole	19	EA	\$5,000	\$95,000
Channel Improvements	2000	LF	\$250	\$500,000
S/T				\$1,143,000
Contingency (15%)				\$171,450
Engineering (20%)				\$228,600
Total				\$1,543,050

TOTAL PHASES 1A-1D				\$10,685,048
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Phase 2

30" Storm Drain	1440	LF	\$60	\$86,400
42" Storm Drain	2000	LF	\$95	\$190,000
48" Storm Drain	2800	LF	\$110	\$308,000
54" Storm Drain	5600	LF	\$115	\$644,000
60" Storm Drain	2560	LF	\$130	\$332,800
66" Storm Drain	1200	LF	\$165	\$198,000
Manhole	52	EA	\$5,000	\$260,000
Channel Improvements	15400	LF	\$250	\$3,850,000
Detention Basin	10	AC	\$130,000	\$1,300,000
S/T				\$7,169,200
Contingency (15%)				\$1,075,380
Engineering (20%)				\$1,433,840
Total				\$9,678,420

DRAFT

By:TRC
Date:3-21-06
Page 6 of 6

Table B-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Drainage System Costs and Credits/Reimbursements

Drainage System Credits/Reimbursements

DRAIN COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 3

36" Storm Drain	2400	LF	\$70	\$168,000
42" Storm Drain	2080	LF	\$95	\$197,600
Manhole	15	LF	\$5,000	\$75,000
Detention Basin	6	AC	\$130,000	\$780,000
Pump Station	5	CFS	\$0	\$0
S/T				\$1,220,600
Contingency (15%)				\$183,090
Engineering (20%)				\$244,120
Total				\$1,647,810

Phase 4

36" Storm Drain	1900	LF	\$70	\$133,000
42" Storm Drain	3100	LF	\$95	\$294,500
60" Storm Drain	4560	LF	\$130	\$592,800
66" Storm Drain	1760	LF	\$165	\$290,400
Manhole	38	LF	\$5,000	\$190,000
Channel Improvements	4100	LF	\$250	\$1,025,000
Detention Basin	6	AC	\$130,000	\$780,000
S/T				\$3,305,700
Contingency (15%)				\$495,855
Engineering (20%)				\$661,140
Total				\$4,462,695

Phase 5

18" Storm Drain	880	LF	\$40	\$35,200
42" Storm Drain	2640	LF	\$95	\$250,800
54" Storm Drain	1200	LF	\$115	\$138,000
72" Storm Drain	1200	LF	\$190	\$228,000
Manhole	20	LF	\$5,000	\$100,000
Channel Improvements	4200	LF	\$250	\$1,050,000
S/T				\$1,802,000
Contingency (15%)				\$270,300
Engineering (20%)				\$360,400
Total				\$2,432,700

TOTAL PHASES 2-5				\$18,221,625
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TOTAL PHASES 1-5				\$28,906,673
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"drainage"

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Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Costs

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1A

12" Water	2750	LF	\$40	\$110,000
16" Water	4640	LF	\$60	\$278,400
36" Water	1650	LF	\$165	\$272,250
S/T				\$660,650
Contingency (15%)				\$99,098
Engineering (20%)				\$132,130
Total				\$891,878

Phase 1B

12" Water	1650	LF	\$40	\$66,000
18" Water	1250	LF	\$70	\$87,500
30" Water	4020	LF	\$130	\$522,600
36" Water	3090	LF	\$165	\$509,850
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$3,585,950
Contingency (15%)				\$537,893
Engineering (20%)				\$717,190
Total				\$4,841,033

Phase 1C

12" Water	1550	LF	\$40	\$62,000
36" Water	2860	LF	\$165	\$471,900
42" Water	3490	LF	\$205	\$715,450
S/T				\$1,249,350
Contingency (15%)				\$187,403
Engineering (20%)				\$249,870
Total				\$1,686,623

Phase 1D

12" Water	7250	LF	\$40	\$290,000
16" Water	1060	LF	\$60	\$63,600
36" Water	2970	LF	\$165	\$490,050
S/T				\$843,650
Contingency (15%)				\$126,548
Engineering (20%)				\$168,730
Total				\$1,138,928

TOTAL PHASES 1A-1D				\$8,558,460
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Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Costs

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 2

12" Water	16950	LF	\$40	\$678,000
16" Water	6980	LF	\$60	\$418,800
S/T				\$1,096,800
Contingency (15%)				\$164,520
Engineering (20%)				\$219,360
Total				\$1,480,680

Phase 3

12" Water	4200	LF	\$40	\$168,000
24" Water	8370	LF	\$95	\$795,150
42" Water	3400	LF	\$205	\$697,000
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$4,060,150
Contingency (15%)				\$609,023
Engineering (20%)				\$812,030
Total				\$5,481,203

Phase 4

12" Water	5980	LF	\$40	\$239,200
16" Water	4250	LF	\$60	\$255,000
18" Water	3500	LF	\$70	\$245,000
S/T				\$739,200
Contingency (15%)				\$110,880
Engineering (20%)				\$147,840
Total				\$997,920

Phase 5

12" Water	4910	LF	\$40	\$196,400
16" Water	3970	LF	\$60	\$238,200
24" Water	9030	LF	\$95	\$857,850
42" Water	6250	LF	\$205	\$1,281,250
S/T				\$2,573,700
Contingency (15%)				\$386,055
Engineering (20%)				\$514,740
Total				\$3,474,495

TOTAL PHASES 2-5				\$11,434,298
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TOTAL PHASES 1-5				\$19,992,758
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DRAFT

Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Costs

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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INTERIM FACILITIES

Phase 1A

16" Water (DIP)	1500	LF	\$120	\$180,000
Bridge Crossing	1	EA	\$50,000	\$50,000
S/T				\$230,000
Contingency (15%)				\$34,500
Engineering (20%)				\$46,000
Total				\$310,500

TOTAL PHASES 1-5				\$20,303,258
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DRAFT

Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Credits/Reimbursements

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1A

12" Water	2750	LF	\$0	\$0
16" Water	4640	LF	\$60	\$278,400
36" Water	1650	LF	\$165	\$272,250
S/T				\$550,650
Contingency (15%)				\$82,598
Engineering (20%)				\$110,130
Total				\$743,378

Phase 1B

12" Water	1650	LF	\$0	\$0
18" Water	1250	LF	\$70	\$87,500
30" Water	4020	LF	\$130	\$522,600
36" Water	3090	LF	\$165	\$509,850
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$3,519,950
Contingency (15%)				\$527,993
Engineering (20%)				\$703,990
Total				\$4,751,933

Phase 1C

12" Water	1550	LF	\$0	\$0
36" Water	2860	LF	\$165	\$471,900
42" Water	3490	LF	\$205	\$715,450
S/T				\$1,187,350
Contingency (15%)				\$178,103
Engineering (20%)				\$237,470
Total				\$1,602,923

DRAFT

By:TRC/PT
Date:7-11-06
Page 5 of 6

Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Credits/Reimbursements

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1D

12" Water	7250	LF	\$0	\$0
16" Water	1060	LF	\$60	\$63,600
36" Water	2970	LF	\$165	\$490,050
S/T				\$553,650
Contingency (15%)				\$83,048
Engineering (20%)				\$110,730
Total				\$747,428

TOTAL PHASES 1A-1D				\$7,845,660
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Phase 2

12" Water	16950	LF	\$0	\$0
16" Water	6980	LF	\$60	\$418,800
S/T				\$418,800
Contingency (15%)				\$62,820
Engineering (20%)				\$83,760
Total				\$565,380

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 3

12" Water	4200	LF	\$0	\$0
24" Water	8370	LF	\$95	\$795,150
42" Water	3400	LF	\$205	\$697,000
2 MG Water Tank	1	EA	\$1,500,000	\$1,500,000
Booster Pump Station	1	EA	\$900,000	\$900,000
S/T				\$3,892,150
Contingency (15%)				\$583,823
Engineering (20%)				\$778,430
Total				\$5,254,403

Phase 4

12" Water	5980	LF	\$0	\$0
16" Water	4250	LF	\$60	\$255,000
18" Water	3500	LF	\$70	\$245,000
S/T				\$500,000
Contingency (15%)				\$75,000
Engineering (20%)				\$100,000
Total				\$675,000

DRAFT

Table B-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Water System Costs and Credits/Reimbursements

Water System Credits/Reimbursements

WATER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 5

12" Water	4910	LF	\$0	\$0
16" Water	3970	LF	\$60	\$238,200
24" Water	9030	LF	\$95	\$857,850
42" Water	6250	LF	\$205	\$1,281,250
S/T				\$2,377,300
Contingency (15%)				\$356,595
Engineering (20%)				\$475,460
Total				\$3,209,355

TOTAL PHASES 2-5				\$9,704,138
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TOTAL PHASES 1-5				\$17,549,798
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INTERIM FACILITIES

Phase 1A

16" Water (DIP)	1500	LF	\$0	\$0
Bridge Crossing	1	EA	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

TOTAL PHASES 1-5				\$17,549,798
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DRAFT

By:TRC
Date:3-21-06
Page 1 of 7

Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 1A				
12" Trunk Sewer	640	LF	\$60	\$38,400
15" Trunk Sewer	1200	LF	\$100	\$120,000
60" Interceptor Sewer	700	LF	\$280	\$196,000
Manhole	7	EA	\$5,200	\$36,400
S/T				\$390,800
Contingency (15%)				\$58,620
Engineering (20%)				\$78,160
Total				\$527,580
Phase 1B				
15" Trunk Sewer	1258	LF	\$150	\$188,700
18" Trunk Sewer	3426	LF	\$165	\$565,290
42" Interceptor Sewer	3946	EA	\$270	\$1,065,420
Manhole	22	LF	\$5,200	\$114,400
S/T				\$1,933,810
Contingency (15%)				\$290,072
Engineering (20%)				\$386,762
Total				\$2,610,644
Phase 1C				
12" Trunk Sewer	2230	LF	\$80	\$178,400
60" Interceptor Sewer	2745	LF	\$350	\$960,750
Manhole	13	LF	\$5,200	\$67,600
S/T				\$1,206,750
Contingency (15%)				\$181,013
Engineering (20%)				\$241,350
Total				\$1,629,113
Phase 1D				
12" Trunk Sewer	2706	LF	\$95	\$257,070
60" Interceptor Sewer	2792	LF	\$380	\$1,060,960
Manhole	14	LF	\$5,200	\$72,800
S/T				\$1,390,830
Contingency (15%)				\$208,625
Engineering (20%)				\$278,166
Total				\$1,877,621
TOTAL PHASES 1A-1D				\$6,644,957

DRAFT

By:TRC
Date:3-21-06
Page 2 of 7

Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 2

12" Trunk Sewer	3560	LF	\$75	\$267,000
15" Trunk Sewer	3330	LF	\$95	\$316,350
18" Trunk Sewer	2320	EA	\$125	\$290,000
36" Interceptor Sewer	1520	LF	\$230	\$349,600
Manhole	27	EA	\$5,200	\$140,400
S/T				\$1,363,350
Contingency (15%)				\$204,503
Engineering (20%)				\$272,670
Total				\$1,840,523

Phase 3

12" Trunk Sewer	1939	LF	\$60	\$116,340
36" Interceptor Sewer	4674	LF	\$230	\$1,075,020
Manhole	17	EA	\$5,200	\$88,400
S/T				\$1,279,760
Contingency (15%)				\$191,964
Engineering (20%)				\$255,952
Total				\$1,727,676

Phase 4

12" Trunk Sewer	1670	LF	\$55	\$91,850
18" Trunk Sewer	3420	LF	\$100	\$342,000
21" Trunk Sewer	3495	LF	\$110	\$384,450
Manhole	22	LF	\$5,200	\$114,400
S/T				\$932,700
Contingency (15%)				\$139,905
Engineering (20%)				\$186,540
Total				\$1,259,145

Phase 5

12" Trunk Sewer	2630	LF	\$135	\$355,050
24" Trunk Sewer	2520	LF	\$135	\$340,200
27" Trunk Sewer	975	LF	\$145	\$141,375
30" Trunk Sewer	3510	LF	\$215	\$754,650
Manhole	25	LF	\$5,200	\$130,000
S/T				\$1,721,275
Contingency (15%)				\$258,191
Engineering (20%)				\$344,255
Total				\$2,323,721

TOTAL PHASES 2-5				\$7,151,065
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TOTAL PHASES 1-5				\$13,796,021
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DRAFT

By:TRC
Date:3-21-06
Page 3 of 7

Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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INTERIM FACILITIES

Phase 1A

Sewer Lift Station (S-70)	1	EA	\$350,000	\$350,000
S/T				\$350,000
Contingency (15%)				\$52,500
Engineering (20%)				\$70,000
Total				\$472,500

Phase 1B

18" Trunk Sewer	3700	LF	\$165	\$610,500
Lift Station	1	LF	\$1,500,000	\$1,500,000
20" Force Main	13000	LF	\$75	\$975,000
Manhole	9	LF	\$5,200	\$46,800
S/T				\$3,132,300
Contingency (15%)				\$469,845
Engineering (20%)				\$626,460
Total				\$4,228,605

Phase 1C

15" Trunk Sewer	1200	LF	\$110	\$132,000
30" Trunk Sewer	3690	LF	\$200	\$738,000
Manhole	12	LF	\$5,200	\$62,400
S/T				\$932,400
Contingency (15%)				\$139,860
Engineering (20%)				\$186,480
Total				\$1,258,740

Phase 1D

18" Trunk Sewer	1500	EA	\$165	\$247,500
Manhole	4	LF	\$5,200	\$20,800
S/T				\$268,300
Contingency (15%)				\$40,245
Engineering (20%)				\$53,660
Total				\$362,205

DRAFT

By:TRC
Date:3-21-06
Page 4 of 7

Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Costs

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Phase 3				
30" Trunk Sewer	2215	EA	\$200	\$443,000
Manhole	6	LF	\$5,200	\$31,200
S/T				\$474,200
Contingency (15%)				\$71,130
Engineering (20%)				\$94,840
Total				\$640,170
TOTAL INTERIM FACILITIES PHASES 1-5				\$6,962,220
TOTAL				\$20,758,241

DRAFT

By:TRC
Date:3-21-06
Page 5 of 7

Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Credits/Reimbursements

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 1A

12" Trunk Sewer	640	LF	\$60	\$38,400
15" Trunk Sewer	1200	LF	\$100	\$120,000
60" Interceptor Sewer	700	LF	\$280	\$196,000
Manhole	7	EA	\$5,200	\$36,400
S/T				\$390,800
Contingency (15%)				\$58,620
Engineering (20%)				\$78,160
Total				\$527,580

Phase 1B

15" Trunk Sewer	1258	LF	\$150	\$188,700
18" Trunk Sewer	3426	LF	\$165	\$565,290
42" Interceptor Sewer	3946	EA	\$270	\$1,065,420
Manhole	22	LF	\$5,200	\$114,400
S/T				\$1,933,810
Contingency (15%)				\$290,072
Engineering (20%)				\$386,762
Total				\$2,610,644

Phase 1C

12" Trunk Sewer	2230	LF	\$80	\$178,400
60" Interceptor Sewer	2745	LF	\$350	\$960,750
Manhole	13	LF	\$5,200	\$67,600
S/T				\$1,206,750
Contingency (15%)				\$181,013
Engineering (20%)				\$241,350
Total				\$1,629,113

Phase 1D

12" Trunk Sewer	2706	LF	\$95	\$257,070
60" Interceptor Sewer	2792	LF	\$380	\$1,060,960
Manhole	14	LF	\$5,200	\$72,800
S/T				\$1,390,830
Contingency (15%)				\$208,625
Engineering (20%)				\$278,166
Total				\$1,877,621

TOTAL PHASES 1A-1D				\$6,644,957
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DRAFT

By:TRC
Date:3-21-06
Page 6 of 7

Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Credits/Reimbursements

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 2

12" Trunk Sewer	3560	LF	\$75	\$267,000
15" Trunk Sewer	3330	LF	\$95	\$316,350
18" Trunk Sewer	2320	EA	\$125	\$290,000
36" Interceptor Sewer	1520	LF	\$230	\$349,600
Manhole	27	EA	\$5,200	\$140,400
S/T				\$1,363,350
Contingency (15%)				\$204,503
Engineering (20%)				\$272,670
Total				\$1,840,523

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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Phase 3

12" Trunk Sewer	1939	LF	\$60	\$116,340
36" Interceptor Sewer	4674	LF	\$230	\$1,075,020
Manhole	17	EA	\$5,200	\$88,400
S/T				\$1,279,760
Contingency (15%)				\$191,964
Engineering (20%)				\$255,952
Total				\$1,727,676

Phase 4

12" Trunk Sewer	1670	LF	\$55	\$91,850
18" Trunk Sewer	3420	LF	\$100	\$342,000
21" Trunk Sewer	3495	LF	\$110	\$384,450
Manhole	22	LF	\$5,200	\$114,400
S/T				\$932,700
Contingency (15%)				\$139,905
Engineering (20%)				\$186,540
Total				\$1,259,145

Phase 5

12" Trunk Sewer	2630	LF	\$135	\$355,050
24" Trunk Sewer	2520	LF	\$135	\$340,200
27" Trunk Sewer	975	LF	\$145	\$141,375
30" Trunk Sewer	3510	LF	\$215	\$754,650
Manhole	25	LF	\$5,200	\$130,000
S/T				\$1,721,275
Contingency (15%)				\$258,191
Engineering (20%)				\$344,255
Total				\$2,323,721

TOTAL PHASES 2-5				\$7,151,065
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TOTAL PHASES 1-5				\$13,796,021
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DRAFT

By:TRC
Date:3-21-06
Page 7 of 7

Table B-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Sewer System Cost and Credits/Reimbursements

Sewer System Credits/Reimbursements

SEWER COST BY PHASE	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
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INTERIM FACILITIES

Phase 1A

Sewer Lift Station (S-70)	1	EA	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 1B

18" Trunk Sewer	3700	LF	\$0	\$0
Lift Station	1	LF	\$0	\$0
20" Force Main	13000	LF	\$0	\$0
Manhole	9	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 1C

15" Trunk Sewer	1200	LF	\$0	\$0
30" Trunk Sewer	3690	LF	\$0	\$0
Manhole	12	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 1D

18" Trunk Sewer	1500	EA	\$0	\$0
Manhole	4	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

Phase 3

30" Trunk Sewer	2215	EA	\$0	\$0
Manhole	6	LF	\$0	\$0
S/T				\$0
Contingency (15%)				\$0
Engineering (20%)				\$0
Total				\$0

TOTAL INTERIM FACILITIES PHASES 1-5				\$0
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TOTAL				\$13,796,021
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"sewer"

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Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Rio Del Oro Preliminary Intersection Costs and Credits/Reimbursements

Intersection	Cost Each
6 x 6 Intersection	\$1,939,000.00
4 x 4 Intersection	\$1,394,000.00
6 x 4 Intersection	\$1,718,000.00
6 x 6 Intersection Reimbursement	\$1,646,000.00
6 x 4 Intersection Reimbursement	\$1,447,000.00
4 x 4 Intersection Reimbursement	\$1,140,000.00

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MacKay & Soms
7777-20
Revised: 7-10-06
Revised from: Original
Page 2 of 7

Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Preliminary Cost Per Each **6 x 6 Intersection**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	194,145	s.f.	\$0.15	\$29,121.75
2. Excavation	14,500	c.y.	\$10.00	\$145,000.00
3. 6.5" Asphaltic Concrete Paving	184,590	s.f.	\$2.60	\$479,934.00
4. 15" Aggregate Base	184,590	s.f.	\$1.80	\$332,262.00
5. Curb & Gutter, Type 2 (Vertical Curb)	3,185	l.f.	\$17.00	\$54,145.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,008	l.f.	\$15.30	\$46,022.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,500	s.f.	\$5.00	\$7,500.00
10. Signing & Striping	12,500	l.f.	\$1.20	\$15,000.00
11. Erosion Control	194,145	s.f.	\$0.10	\$19,414.50
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	8	ea	\$3,000.00	\$24,000.00
14. Traffic Signal	1	ea	\$275,000.00	\$275,000.00
		Subtotal		\$1,491,299.65
30% (surveys, design, inspection and contingency)				<u>\$447,389.90</u>
		Grand Total		\$1,938,689.55
		Use		\$1,939,000.00

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7777-20
Revised: 7-10-06
Revised from: Original
Page 3 of 7

Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
6 x 6 Intersection Reimbursement

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	157,610	s.f.	\$0.15	\$23,641.50
2. Excavation	12,500	c.y.	\$10.00	\$125,000.00
3. 6.5" Asphaltic Concrete Paving	157,010	s.f.	\$2.60	\$408,226.00
4. 15" Aggregate Base	157,010	s.f.	\$1.80	\$282,618.00
5. Curb & Gutter, Type 2 (Vertical Curb)	200	l.f.	\$17.00	\$3,400.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,008	l.f.	\$15.30	\$46,022.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,500	s.f.	\$5.00	\$7,500.00
10. Signing & Striping	12,500	l.f.	\$1.20	\$15,000.00
11. Erosion Control	157,610	s.f.	\$0.10	\$15,761.00
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	0	ea	\$3,000.00	\$0.00
14. Traffic Signal	1	ea	\$275,000.00	\$275,000.00
			Subtotal	\$1,266,068.90
30% (surveys, design, inspection and contingency)				<u>\$379,820.67</u>
			Grand Total	\$1,645,889.57
			Use	\$1,646,000.00

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7777-20
Revised: 7-10-06
Revised from: Original
Page 4 of 7

Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Preliminary Cost Per Each **6 x 4 Intersection**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	173,086	s.f.	\$0.15	\$25,962.90
2. Excavation	12,800	c.y.	\$10.00	\$128,000.00
3. 6.5" Asphaltic Concrete Paving	103,311	s.f.	\$2.60	\$268,608.60
4. 15" Aggregate Base	103,311	s.f.	\$1.80	\$185,959.80
5. 5.5" Asphaltic Concrete Paving	60,124	s.f.	\$2.10	\$126,260.40
6. 13" Aggregate Base	60,124	s.f.	\$1.80	\$108,223.20
7. Curb & Gutter, Type 2 (Vertical Curb)	3,217	l.f.	\$17.00	\$54,689.00
8. Median Curb, Type 3 (6" Barrier Curb)	3,076	l.f.	\$15.30	\$47,062.80
9. Handicap Ramp	8	ea	\$900.00	\$7,200.00
10. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
11. Cobble Fill	1,538	s.f.	\$5.00	\$7,690.00
12. Signing & Striping	11,000	l.f.	\$1.20	\$13,200.00
13. Erosion Control	173,086	s.f.	\$0.10	\$17,308.60
14. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
15. Street Lights (Type A, 220' spacing, both sides)	8	ea	\$3,000.00	\$24,000.00
16. Traffic Signal	1	ea	\$250,000.00	\$250,000.00
			Subtotal	\$1,320,865.30
30% (surveys, design, inspection and contingency)				<u>\$396,259.59</u>
			Grand Total	\$1,717,124.89
			Use	\$1,718,000.00

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7777-20
Revised: 7-10-06
Revised from: Original
Page 5 of 7

Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
6 x 4 Intersection Reimbursement

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	139,800	s.f.	\$0.15	\$20,970.00
2. Excavation	10,400	c.y.	\$10.00	\$104,000.00
3. 6.5" Asphaltic Concrete Paving	91,194	s.f.	\$2.60	\$237,104.40
4. 15" Aggregate Base	91,194	s.f.	\$1.80	\$164,149.20
5. 5.5" Asphaltic Concrete Paving	48,006	s.f.	\$2.10	\$100,812.60
6. 13" Aggregate Base	48,006	s.f.	\$1.80	\$86,410.80
7. Curb & Gutter, Type 2 (Vertical Curb)	200	l.f.	\$17.00	\$3,400.00
8. Median Curb, Type 3 (6" Barrier Curb)	3,076	l.f.	\$15.30	\$47,062.80
9. Handicap Ramp	8	ea	\$900.00	\$7,200.00
10. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
11. Cobble Fill	1,538	s.f.	\$5.00	\$7,690.00
12. Signing & Striping	11,000	l.f.	\$1.20	\$13,200.00
13. Erosion Control	139,800	s.f.	\$0.10	\$13,980.00
14. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
15. Street Lights (Type A, 220' spacing, both sides)	0	ea	\$3,000.00	\$0.00
16. Traffic Signal	1	ea	\$250,000.00	\$250,000.00
			Subtotal	\$1,112,679.80
30% (surveys, design, inspection and contingency)				<u>\$333,803.94</u>
			Grand Total	\$1,446,483.74
			Use	\$1,447,000.00

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7777-20
Revised: 7-10-06
Revised from: Original
Page 6 of 7

Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Preliminary Cost Per Each **4 x 4 Intersection**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	154,800	s.f.	\$0.15	\$23,220.00
2. Excavation	8,100	c.y.	\$4.00	\$32,400.00
3. 5.5" Asphaltic Concrete Paving	145,040	s.f.	\$2.10	\$304,584.00
4. 13" Aggregate Base	145,040	s.f.	\$1.80	\$261,072.00
5. Curb & Gutter, Type 2 (Vertical Curb)	3,252	l.f.	\$17.00	\$55,284.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,128	l.f.	\$15.30	\$47,858.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,564	s.f.	\$5.00	\$7,820.00
10. Signing & Striping	9,400	l.f.	\$1.20	\$11,280.00
11. Erosion Control	154,800	s.f.	\$0.10	\$15,480.00
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	8	ea	\$3,000.00	\$24,000.00
14. Traffic Signal	1	ea	\$250,000.00	\$225,000.00
			Subtotal	\$1,071,898.40
30% (surveys, design, inspection and contingency)				<u>\$321,569.52</u>
			Grand Total	\$1,393,467.92
			Use	\$1,394,000.00

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Mackay & Soms
7777-20
Revised: 7-10-06
Revised from: Original
Page 7 of 7

Table B-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway (Intersection) Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
4 x 4 Intersection Reimbursement

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Subgrade Preparation	118,940	s.f.	\$0.15	\$17,841.00
2. Excavation	6,600	c.y.	\$4.00	\$26,400.00
3. 5.5" Asphaltic Concrete Paving	118,340	s.f.	\$2.10	\$248,514.00
4. 13" Aggregate Base	118,340	s.f.	\$1.80	\$213,012.00
5. Curb & Gutter, Type 2 (Vertical Curb)	200	l.f.	\$17.00	\$3,400.00
6. Median Curb, Type 3 (6" Barrier Curb)	3,128	l.f.	\$15.30	\$47,858.40
7. Handicap Ramp	8	ea	\$900.00	\$7,200.00
8. 8' Sidewalk	195	l.f.	\$40.00	\$7,800.00
9. Cobble Fill	1,564	s.f.	\$5.00	\$7,820.00
10. Signing & Striping	9,400	l.f.	\$1.20	\$11,280.00
11. Erosion Control	118,940	s.f.	\$0.10	\$11,894.00
12. Local Drainage	1,630	l.f.	\$30.00	\$48,900.00
13. Street Lights (Type A, 220' spacing, both sides)	0	ea	\$3,000.00	\$0.00
14. Traffic Signal	1	ea	\$250,000.00	\$225,000.00
			Subtotal	\$876,919.40
30% (surveys, design, inspection and contingency)				<u>\$263,075.82</u>
			Grand Total	\$1,139,995.22
			Use	\$1,140,000.00

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Revised: 7-10-06
Revised from: 7-6-06
Page 1 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot Summary

SHEET	ROADWAY	Total Cost Per L.F.
	106' R.O.W.	\$990.00
	106' Road Reimbursement	\$700.00
	108' R.O.W.	\$930.00
	108' Road Reimbursement	\$440.00
	76' R.O.W. (4 Lanes now)	\$710.00
	76' Road Reimbursement	\$480.00
	76' R.O.W. (2 Outer Lanes now)	\$690.00
	76' Fut Road Reimbursement	\$370.00
	60' R.O.W.	\$520.00

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7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 2 of 10

**Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements**

**Preliminary Cost Per Linear Foot
106' R.O.W.
(6 Travel Lanes and Inside lanes enhanced BRT Lanes)**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	93	s.f.	\$0.15	\$13.95
2. Excavation	7.0	c.y.	\$10.00	\$70.00
3. 6.5" Asphaltic Concrete Paving	86	s.f.	\$2.60	\$223.60
4. 15" Aggregate Base	86	s.f.	\$1.80	\$154.80
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.7	c.y.	\$8.50	\$5.95
9. Signing & Striping	1	l.f.	\$6.00	\$6.00
10. Erosion Control	106	s.f.	\$0.10	\$10.60
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
13. Joint Trench	1	l.f.	\$50.00	\$50.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$754.50
30% (surveys, design, inspection and contingency)				<u>\$226.35</u>
		Grand Total per Foot		\$980.85
		Use		\$990.00

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7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 3 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
106' R.O.W.
(6 Travel Lanes and Inside lanes enhanced BRT Lanes)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	82	s.f.	\$0.15	\$12.30
2. Excavation	6.0	c.y.	\$10.00	\$60.00
3. 6.5" Asphaltic Concrete Paving	64	s.f.	\$2.60	\$166.40
4. 15" Aggregate Base	64	s.f.	\$1.80	\$115.20
5. Curb & Gutter, Type 2 (Vertical Curb)	0	l.f.	\$17.00	\$0.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.7	c.y.	\$8.50	\$5.95
9. Signing & Striping	1	l.f.	\$6.00	\$6.00
10. Erosion Control	78	s.f.	\$0.10	\$7.80
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
13. Joint Trench	0	l.f.	\$50.00	\$0.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$532.25
30% (surveys, design, inspection and contingency)				<u>\$159.68</u>
		Grand Total per Foot		\$691.93
		Use		\$700.00

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7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 4 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot
108' R.O.W.
(6 Travel Lanes, 4' Median, and Sidewalk on one side)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	90	s.f	\$0.15	\$13.50
2. Excavation	6.6	c.y.	\$10.00	\$66.00
3. 6.5" Asphaltic Concrete Paving	80	s.f.	\$2.60	\$208.00
4. 15" Aggregate Base	80	s.f.	\$1.80	\$144.00
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Hardscape Median	3	s.f.	\$5.00	\$15.00
8. Signing & Striping	1	l.f.	\$6.00	\$6.00
9. Erosion Control (Included with Mass Grading)	108	s.f.	\$0.10	\$10.80
10. Local Drainage	1	l.f.	\$30.00	\$30.00
11. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
12. Joint Trench	1	l.f.	\$50.00	\$50.00
13. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
14. 6' Concrete Sidewalk	1	l.f.	\$30.00	\$30.00
15. 5.5 Planter	1	l.f.	\$22.00	\$22.00
		Subtotal		\$693.40
30% (surveys, design, inspection and contingency)				\$208.02
		Grand Total per Foot		\$923.42
		Use		\$930.00

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7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 5 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
108' R.O.W.
(6 Travel Lanes, 4' Median, and Sidewalk on one side)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	82	s.f.	\$0.15	\$12.30
2. Excavation	6.0	c.y.	\$10.00	\$60.00
3. 6.5" Asphaltic Concrete Paving	58	s.f.	\$2.60	\$150.80
4. 15" Aggregate Base	58	s.f.	\$1.80	\$104.40
5. Curb & Gutter, Type 2 (Vertical Curb)	0	l.f.	\$17.00	\$0.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Hardscape Median	3	s.f.	\$5.00	\$15.00
8. Signing & Striping	1	l.f.	\$6.00	\$6.00
9. Erosion Control (Included with Mass Grading)	62	s.f.	\$0.10	\$6.20
10. Local Drainage	1	l.f.	\$30.00	\$30.00
11. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
12. Joint Trench	0	l.f.	\$50.00	\$0.00
13. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
14. 6' Concrete Sidewalk	0	l.f.	\$30.00	\$0.00
15. 5.5 Planter	0	l.f.	\$22.00	\$0.00
			Grand Total per Foot	\$435.30
			Use	\$440.00

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7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 6 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot
76' R.O.W.
(4 Travel Lanes and Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	63	s.f.	\$0.15	\$9.45
2. Excavation	3.5	c.y.	\$10.00	\$35.00
3. 5.5" Asphaltic Concrete Paving	56	s.f.	\$2.20	\$123.20
4. 13" Aggregate Base	56	s.f.	\$1.56	\$87.36
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.8	c.y.	\$8.50	\$6.80
9. Signing & Striping	1	l.f.	\$6.50	\$6.50
10. Erosion Control (Included with Mass Grading)	78	s.f.	\$0.10	\$7.80
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
13. Joint Trench	1	l.f.	\$50.00	\$50.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$545.71
30% (surveys, design, inspection and contingency)				<u>\$163.71</u>
		Grand Total per Foot		\$709.42
		Use		\$710.00

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MacKay & Soms
7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 7 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
76' R.O.W.
(4 Travel Lanes and Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	35	s.f.	\$0.15	\$5.25
2. Excavation	2.0	c.y.	\$10.00	\$20.00
3. 5.5" Asphaltic Concrete Paving	34	s.f.	\$2.20	\$74.80
4. 13" Aggregate Base	34	s.f.	\$1.56	\$53.04
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Median Top Soil Import (18")	0.8	c.y.	\$8.50	\$6.80
9. Signing & Striping	1	l.f.	\$6.50	\$6.50
10. Erosion Control (Included with Mass Grading)	48	s.f.	\$0.10	\$4.80
11. Local Drainage	1	l.f.	\$30.00	\$30.00
12. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
13. Joint Trench	0	l.f.	\$50.00	\$0.00
14. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$363.79
30% (surveys, design, inspection and contingency)				<u>\$109.14</u>
		Grand Total per Foot		\$472.93
		Use		\$480.00

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MacKay & Soms
7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 8 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot
76' R.O.W.
(2 Travel Lanes and 2 Future Lanes in Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	42	s.f	\$0.15	\$6.30
2. Excavation	2.3	c.y.	\$10.00	\$23.00
3. 5.5" Asphaltic Concrete Paving	34	s.f.	\$2.20	\$74.80
4. 13" Aggregate Base	34	s.f.	\$1.56	\$53.04
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Median Landscaping & Irrigation (turf & street trees)	14	s.f.	\$6.00	\$84.00
8. Median Landscaping Minimal (Future Lanes)	22	s.f.	\$3.00	\$66.00
9. Median Top Soil Import (18")	2.0	c.y.	\$8.50	\$17.00
10. Signing & Striping	1	l.f.	\$2.00	\$2.00
11. Erosion Control (Included with Mass Grading)	76	s.f.	\$0.10	\$7.60
12. Local Drainage	1	l.f.	\$30.00	\$30.00
13. Street Lights (Type A, 220' spacing, both sides)	1	l.f.	\$27.00	\$27.00
14. Joint Trench	1	l.f.	\$50.00	\$50.00
15. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$525.34
30% (surveys, design, inspection and contingency)				<u>\$157.60</u>
		Grand Total per Foot		\$682.94
		Use		\$690.00

DRAFT

MacKay & Soms
7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 9 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Estimated Road Fee Reimbursement
76' R.O.W.
(2 Travel Lanes and 2 Future Lanes in Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	12	s.f	\$0.15	\$1.80
2. Excavation	0.7	c.y.	\$10.00	\$7.00
3. 5.5" Asphaltic Concrete Paving	12	s.f.	\$2.20	\$26.40
4. 13" Aggregate Base	12	s.f.	\$1.56	\$18.72
5. Curb & Gutter, Type 2 (Vertical Curb)	0	l.f.	\$17.00	\$0.00
6. Median Curb, Type 3 (6" Barrier Curb)	0	l.f.	\$15.30	\$0.00
7. Median Landscaping & Irrigation (turf & street trees)	14	s.f.	\$6.00	\$84.00
8. Median Landscaping Minimal (Future Lanes)	22	s.f.	\$3.00	\$66.00
9. Median Top Soil Import (18")	2.0	c.y.	\$8.50	\$17.00
10. Signing & Striping	1	l.f.	\$2.00	\$2.00
11. Erosion Control (Included with Mass Grading)	46	s.f.	\$0.10	\$4.60
12. Local Drainage	1	l.f.	\$30.00	\$30.00
13. Street Lights (Type A, 220' spacing, both sides)	0	l.f.	\$27.00	\$0.00
14. Joint Trench	0	l.f.	\$50.00	\$0.00
15. Traffic Signal Interconnect	1	l.f.	\$20.00	\$20.00
		Subtotal		\$277.52
30% (surveys, design, inspection and contingency)				<u>\$83.26</u>
		Grand Total per Foot		\$360.78
		Use		\$370.00

DRAFT

MacKay & Soms
7777-20
Revised: 7-10-06
Revised from: 7-6-06
Page 10 of 10

Table B-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Major Roadway Costs and Credits/Reimbursements

Preliminary Cost Per Linear Foot
60' R.O.W.
(2 Travel Lanes and Median)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	47	s.f.	\$0.15	\$7.05
2. Excavation	2.6	c.y.	\$10.00	\$26.00
3. 4" Asphaltic Concrete Paving	40	s.f.	\$1.60	\$64.00
4. 9" Aggregate Base	40	s.f.	\$1.08	\$43.20
5. Curb & Gutter, Type 2 (Vertical Curb)	2	l.f.	\$17.00	\$34.00
6. Median Curb, Type 3 (6" Barrier Curb)	2	l.f.	\$15.30	\$30.60
7. Landscaping & Irrigation (turf & street trees)	13	s.f.	\$6.00	\$78.00
8. Top Soil Import (18")	0.7	c.y.	\$8.50	\$5.95
9. Signing & Striping	1	l.f.	\$2.00	\$2.00
10. Erosion Control (Included with Mass Grading)	60	s.f.	\$0.10	\$6.00
11. Local Drainage	1	l.f.	\$25.00	\$25.00
12. Street Lights (Type A, 220' spacing, alternate sides)	1	l.f.	\$27.00	\$27.00
13. Joint Trench	1	l.f.	\$50.00	\$50.00
		Subtotal		\$398.80
30% (surveys, design, inspection and contingency)				<u>\$119.64</u>
		Grand Total per Foot		\$518.44
		Use		\$520.00

Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

Per Circulation Plan dated 6-21-06, Street Section per Rio Del Oro Specific Plan
Reimbursements per Transportation System et. al. Development Impact Fee Nexus Report and Capital Facility Program, dated October, 2005

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
On-site Backbone Roadway Costs														
International Drive														
1	Rio del Oro Boundary to Rancho Cordova Parkway	\$710	2800	\$1,988,000		\$0		\$0		\$0		\$0	2800	\$1,988,000
2	Signalized Intersection at Rancho Cordova Parkway	\$1,939,000	1	\$1,939,000		\$0		\$0		\$0		\$0	1	\$1,939,000
3	Rancho Cordova Parkway to Local Road B	\$690	700	\$483,000	1050	\$724,500		\$0		\$0		\$0	1750	\$1,207,500
4	Potential Roundabout at Local Road B	\$200,000		\$0	1	\$200,000		\$0		\$0		\$0	1	\$200,000
5	Local Road B to Rio del Oro Parkway	\$690		\$0	1900	\$1,311,000		\$0		\$0		\$0	1900	\$1,311,000
6	Rio del Oro Parkway to Villagio Drive	\$690		\$0	2700	\$1,863,000		\$0		\$0		\$0	2700	\$1,863,000
6A	2- 12 x 8 Culverts	\$250,000		\$0	1	\$250,000		\$0		\$0		\$0	1	\$250,000
7	Potential Roundabout at Rio del Oro Parkway	\$200,000		\$0	1	\$200,000		\$0		\$0		\$0	1	\$200,000
8	Villagio Drive to Americanos Boulevard	\$690		\$0		\$0		\$0		\$0	3050	\$2,104,500	3050	\$2,104,500
8A	2- 10 x 8 Culverts	\$230,000		\$0		\$0		\$0		\$0	1	\$230,000	1	\$230,000
9	Signalized Intersection at Americanos Boulevard	\$1,394,000		\$0		\$0		\$0		\$0	1	\$1,394,000	1	\$1,394,000
10	Americanos Boulevard to Unnamed Street #1	\$690		\$0		\$0		\$0		\$0	1550	\$1,069,500	1550	\$1,069,500
	Subtotal International Drive			\$4,410,000		\$4,548,500		\$0		\$0		\$4,798,000		\$13,756,500
Rancho Cordova Parkway														
1	Signalized Intersection at White Rock Road	\$1,939,000	1	\$1,939,000		\$0		\$0		\$0		\$0	1	\$1,939,000
2	White Rock Road to International Drive	\$990	2050	\$2,029,500		\$0		\$0		\$0		\$0	2050	\$2,029,500
3	International Drive to Local Road C	\$990	1600	\$1,584,000		\$0		\$0		\$0		\$0	1600	\$1,584,000
4	Signalized Intersection at Local Road C	\$250,000	1	\$250,000		\$0		\$0		\$0		\$0	1	\$250,000
5	Local Road C to Rio del Oro Parkway	\$990	2600	\$2,574,000		\$0		\$0		\$0		\$0	2600	\$2,574,000
6	Signalized Intersection at Rio del Oro Parkway	\$1,939,000	1	\$1,939,000		\$0		\$0		\$0		\$0	1	\$1,939,000
7	Rio del Oro Parkway to Villagio Drive	\$990	2650	\$2,623,500		\$0		\$0		\$0		\$0	2650	\$2,623,500
7A	2- 12 x 8 Culverts	\$250,000	1	\$250,000		\$0		\$0		\$0		\$0	1	\$250,000
8	Signalized Intersection at Villagio Drive	\$1,408,000	1	\$1,408,000		\$0		\$0		\$0		\$0	1	\$1,408,000
9	Villagio Drive to Douglas Road	\$930	4150	\$3,859,500		\$0		\$0		\$0		\$0	4150	\$3,859,500
9A	2- 8 x 8 Culverts	\$190,000	1	\$190,000		\$0		\$0		\$0		\$0	1	\$190,000
10	Signalized Intersection at Douglas Road	\$969,500	1	\$969,500		\$0		\$0		\$0		\$0	1	\$969,500
	Subtotal Rancho Cordova Parkway			\$19,616,000		\$0		\$0		\$0		\$0		\$19,616,000
Rio del Oro Parkway														
1	Sunrise Boulevard to Unnamed Street #2	\$990	1550	\$1,534,500		\$0		\$0		\$0		\$0	1550	\$1,534,500
2	Signalized Intersection at Unnamed Street #2	\$250,000	1	\$250,000		\$0		\$0		\$0		\$0	1	\$250,000
3	Unnamed Street #2 to Rancho Cordova Parkway	\$990	1700	\$1,683,000		\$0		\$0		\$0		\$0	1700	\$1,683,000
4	Rancho Cordova Parkway to International Drive	\$690	1250	\$862,500	2250	\$1,552,500		\$0		\$0		\$0	3500	\$2,415,000
4A	2- 8 x 6 Culverts	\$160,000		\$0	1	\$160,000		\$0		\$0		\$0	1	\$160,000
5	International Drive to Americanos Boulevard	\$690		\$0	1250	\$862,500		\$0		\$0		\$0	1250	\$862,500
6	Signalized Intersection at Americanos Boulevard	\$1,394,000		\$0	1	\$1,394,000		\$0		\$0		\$0	1	\$1,394,000
7	Americanos Boulevard to White Rock Road	\$520		\$0	2200	\$1,144,000		\$0		\$0		\$0	2200	\$1,144,000
8	Signalized Intersection at White Rock Road	\$433,000		\$0	1	\$433,000		\$0		\$0		\$0	1	\$433,000
	Subtotal Rio del Oro Parkway			\$4,330,000		\$5,546,000		\$0		\$0		\$0		\$9,876,000

B-37

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Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Americanos Boulevard														
1	Signalized Intersection at White Rock Road	6 x 4	\$1,718,000	\$0	1	\$1,718,000	\$0	\$0	\$0	\$0	\$0	\$0	1	\$1,718,000
2	White Rock Road to Local Road B	76' ROW	\$710	\$0	850	\$603,500	\$0	\$0	\$0	\$0	\$0	\$0	850	\$603,500
3	Signalized Intersection at Local Road B	4 x 2	\$225,000	\$0	1	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	1	\$225,000
4	Local Road B to Rio del Oro Parkway	76' ROW	\$710	\$0	850	\$603,500	\$0	\$0	\$0	\$0	\$0	\$0	850	\$603,500
5	Rio del Oro Parkway to Villagio Drive	76' ROW	\$710	\$0	2600	\$1,846,000	\$0	\$0	\$0	\$0	\$0	\$0	2600	\$1,846,000
5A	2- 10 x 8 Culverts		\$230,000	\$0	1	\$230,000	\$0	\$0	\$0	\$0	\$0	\$0	1	\$230,000
6	Signalized Intersection at Villagio Drive	4 x 2	\$1,174,000	\$0		\$0	\$0	1	\$1,174,000	\$0	\$0	\$0	1	\$1,174,000
7	Villagio Drive to International Drive	76' ROW	\$710	\$0		\$0	\$0	1250	\$887,500	950	\$674,500	2200	\$1,562,000	
7A	2- 8 x 8 Culverts		\$190,000	\$0		\$0	\$0		\$0	1	\$190,000	1	\$190,000	
8	International Drive to Douglas Road	76' ROW	\$710	\$0		\$0	\$0		\$0	5800	\$4,118,000	5800	\$4,118,000	
8A	2- 8 x 8 Culverts		\$190,000	\$0		\$0	\$0		\$0	1	\$190,000	1	\$190,000	
9	Signalized Intersection at Douglas Road	6 x 4	\$859,000	\$0		\$0	\$0		\$0	1	\$859,000	1	\$859,000	
	Subtotal Americanos Boulevard			\$0		\$5,226,000		\$0		\$2,061,500		\$6,031,500		\$13,319,000
Villagio Drive														
1	Signalized Intersection at White Rock Road	6 x 2	\$433,000	\$0		\$0	\$0	1	\$433,000		\$0		1	\$433,000
2	White Rock Road to Unnamed Street #1	60' ROW	\$520	\$0		\$0	\$0	950	\$494,000		\$0	950	\$494,000	
3	Potential Roundabout at Unnamed Street #1		\$200,000	\$0		\$0	\$0	1	\$200,000		\$0	1	\$200,000	
4	Unnamed Street #1 to Americanos Boulevard	60' ROW	\$520	\$0		\$0	\$0	3000	\$1,560,000		\$0	3000	\$1,560,000	
5	Americanos Boulevard to International Drive	60' ROW	\$520	\$0	2000	\$1,040,000	\$0		\$0		\$0	2000	\$1,040,000	
7	International Drive to Rancho Cordova Parkway	60' ROW	\$520	\$0	2750	\$1,430,000	\$0		\$0		\$0	2750	\$1,430,000	
7A	2- 8 x 8 Culverts		\$190,000	\$0	1	\$190,000	\$0		\$0		\$0	1	\$190,000	
8	Rancho Cordova Parkway to Douglas	60' ROW	\$520	\$0		\$0	4300	\$2,236,000	\$0		\$0	4300	\$2,236,000	
8A	2- 8 x 8 Culverts		\$190,000	\$0		\$0	1	\$190,000	\$0		\$0	1	\$190,000	
9	Signalized Intersection at Douglas Road	6 x 2	\$433,000	\$0		\$0	1	\$433,000	\$0		\$0	1	\$433,000	
	Subtotal Villagio Drive			\$0		\$2,660,000		\$2,859,000		\$2,687,000		\$0		\$8,206,000
Local Road A														
1	White Rock Road to International Drive	60' ROW	\$520	1300	\$676,000	1100	\$572,000	\$0	\$0	\$0	\$0	\$0	2400	\$1,248,000
	Subtotal Local Road A			\$676,000		\$572,000		\$0		\$0		\$0		\$1,248,000
Local Road B														
1	Americanos Boulevard to International Drive	60' ROW	\$520	\$0	1750	\$910,000	\$0	\$0	\$0	\$0	\$0	\$0	1750	\$910,000
	Subtotal Local Road B			\$0		\$910,000		\$0		\$0		\$0		\$910,000
Local Road C														
1	International Drive to Rancho Cordova Parkway	60' ROW	\$520	2800	\$1,456,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2800	\$1,456,000
	Subtotal Local Road C			\$1,456,000		\$0		\$0		\$0		\$0		\$1,456,000
Unnamed Street #1														
1	Rancho Cordova Parkway to Villagio Drive	60' ROW	\$520	\$0		\$0	\$0	3300	\$1,716,000		\$0	3300	\$1,716,000	
2	Villagio Drive to Drainage Canal	60' ROW	\$520	\$0		\$0	\$0	3450	\$1,794,000		\$0	3450	\$1,794,000	
3	Drainage Canal to International Drive	60' ROW	\$520	\$0		\$0	\$0		\$0	2600	\$1,352,000	2600	\$1,352,000	
3A	2- 8 x 6 Culverts		\$160,000	\$0		\$0	\$0		\$0	1	\$160,000	1	\$160,000	
	Subtotal Unnamed Street #1			\$0		\$0		\$0		\$3,510,000		\$1,512,000		\$5,022,000
	Estimated On-Site Backbone Roadway Cost			\$30,488,000		\$19,462,500		\$2,859,000		\$8,258,500		\$12,341,500		\$73,409,500

B-38

Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

Per Circulation Plan dated 6-21-06, Street Section per Rio Del Oro Specific Plan
Reimbursements per Transportation System et. al. Development Impact Fee Nexus Report and Capital Facility Program, dated October, 2005

	Description	Fee Program Line Item	Unit Reimbursement	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
				Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
On-site Backbone Roadway CIP Reimbursements															
International Drive															
1	Rio del Oro Boundary to Rancho Cordova Parkway	76' ROW	TS-111	\$480	2800	\$1,344,000		\$0		\$0		\$0		2800	\$1,344,000
2	Signalized Intersection at Rancho Cordova Parkway	6 x 4	TS-284	\$1,447,000	1	\$1,447,000		\$0		\$0		\$0		1	\$1,447,000
3	Rancho Cordova Parkway to Local Road B	76' ROW (fut 4)	TS-112	\$370	700	\$259,000	1050	\$388,500		\$0		\$0		1750	\$647,500
4	Potential Roundabout at Local Road B			\$0		\$0	1	\$0		\$0		\$0		1	\$0
5	Local Road B to Rio del Oro Parkway	76' ROW (fut 4)	TS-112	\$370		\$0	1900	\$703,000		\$0		\$0		1900	\$703,000
6	Rio del Oro Parkway to Villagio Drive	76' ROW (fut 4)	TS-113	\$370		\$0	2700	\$999,000		\$0		\$0		2700	\$999,000
6A	2- 12 x 8 Culverts			\$0		\$0	1	\$0		\$0		\$0		1	\$0
7	Potential Roundabout at Rio del Oro Parkway		TS-211	\$200,000		\$0	1	\$200,000		\$0		\$0		1	\$200,000
8	Villagio Drive to Americanos Boulevard	76' ROW (fut 4)	TS-114	\$370		\$0		\$0		\$0		\$0	3050	\$1,128,500	
8A	2- 10 x 8 Culverts			\$0		\$0		\$0		\$0		\$0	1	\$0	
9	Signalized Intersection at Americanos Boulevard	4 x 4	TS-234	\$1,140,000		\$0		\$0		\$0		\$0	1	\$1,140,000	
10	Americanos Boulevard to Unnamed Street #1	76' ROW (fut 4)	TS-115	\$370		\$0		\$0		\$0		\$0	1550	\$573,500	
Subtotal International Drive						\$3,050,000		\$2,290,500		\$0		\$0		\$2,842,000	\$8,182,500
Rancho Cordova Parkway															
1	Signalized Intersection at White Rock Road	6 x 6	TS-290	\$1,646,000	1	\$1,646,000		\$0		\$0		\$0		1	\$1,646,000
2	White Rock Road to International Drive	106' ROW	TS-132	\$700	2050	\$1,435,000		\$0		\$0		\$0		2050	\$1,435,000
3	International Drive to Local Road C	106' ROW	TS-131	\$700	1600	\$1,120,000		\$0		\$0		\$0		1600	\$1,120,000
4	Signalized Intersection at Local Road C	6 x 2		\$0	1	\$0		\$0		\$0		\$0		1	\$0
5	Local Road C to Rio del Oro Parkway	106' ROW	TS-131	\$700	2600	\$1,820,000		\$0		\$0		\$0		2600	\$1,820,000
6	Signalized Intersection at Rio del Oro Parkway	6 x 6	TS-210	\$1,646,000	1	\$1,646,000		\$0		\$0		\$0		1	\$1,646,000
7	Rio del Oro Parkway to Villagio Drive	106' ROW	TS-130	\$700	2650	\$1,855,000		\$0		\$0		\$0		2650	\$1,855,000
7A	2- 12 x 8 Culverts			\$0	1	\$0		\$0		\$0		\$0		1	\$0
8	Signalized Intersection at Villagio Drive	6 x 2	TS-218	\$320,000	1	\$320,000		\$0		\$0		\$0		1	\$320,000
9	Villagio Drive to Douglas Road	108' ROW	TS-129	\$440	4150	\$1,826,000		\$0		\$0		\$0		4150	\$1,826,000
9A	2- 8 x 8 Culverts			\$0	1	\$0		\$0		\$0		\$0		1	\$0
10	Signalized Intersection at Douglas Road	6 x 6	TS-254	\$823,000	1	\$823,000		\$0		\$0		\$0		1	\$823,000
Subtotal Rancho Cordova Parkway						\$12,491,000		\$0		\$0		\$0		\$0	\$12,491,000
Rio del Oro Parkway															
1	Sunrise Boulevard to Unnamed Street #2	106' ROW	TS-1	\$700	1550	\$1,085,000		\$0		\$0		\$0		1550	\$1,085,000
2	Signalized Intersection at Unnamed Street #2	6 x 2		\$0	1	\$0		\$0		\$0		\$0		1	\$0
3	Unnamed Street #2 to Rancho Cordova Parkway	106' ROW	TS-1	\$700	1700	\$1,190,000		\$0		\$0		\$0		1700	\$1,190,000
4	Rancho Cordova Parkway to International Drive	76' ROW (fut 4)	TS-2	\$0	1250	\$0	2250	\$0		\$0		\$0		3500	\$0
4A	2- 8 x 6 Culverts			\$0		\$0	1	\$0		\$0		\$0		1	\$0
5	International Drive to Americanos Boulevard	76' ROW (fut 4)	TS-2	\$0		\$0	1250	\$0		\$0		\$0		1250	\$0
6	Signalized Intersection at Americanos Boulevard	4 x 4	TS-212	\$1,140,000		\$0	1	\$1,140,000		\$0		\$0		1	\$1,140,000
7	Americanos Boulevard to White Rock Road	60' ROW		\$0		\$0	2200	\$0		\$0		\$0		2200	\$0
8	Signalized Intersection at White Rock Road	6 x 2	TS-213	\$225,000		\$0	1	\$225,000		\$0		\$0		1	\$225,000
Subtotal Rio del Oro Parkway						\$2,275,000		\$1,365,000		\$0		\$0		\$0	\$3,640,000

B-39

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Table B-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro On-Site Backbone Roadway Costs and Credits/Reimbursements by Road Segment and Phase

	Description	Fee Program Line Item	Unit Reimbursement	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
				Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Americanos Boulevard															
1	Signalized Intersection at White Rock Road	6 x 4	TS-235	\$1,447,000	\$0	1	\$1,447,000	\$0	\$0		\$0		\$0	1	\$1,447,000
2	White Rock Road to Local Road B	76' ROW	TS-30	\$480	\$0	850	\$408,000	\$0	\$0		\$0		\$0	850	\$408,000
3	Signalized Intersection at Local Road B	4 x 2		\$0	\$0	1	\$0	\$0	\$0		\$0		\$0	1	\$0
4	Local Road B to Rio del Oro Parkway	76' ROW	TS-30	\$480	\$0	850	\$408,000	\$0	\$0		\$0		\$0	850	\$408,000
5	Rio del Oro Parkway to Villagio Drive	76' ROW	TS-29	\$480	\$0	2600	\$1,248,000	\$0	\$0		\$0		\$0	2600	\$1,248,000
5A	2- 10 x 8 Culverts			\$0	\$0	1	\$0	\$0	\$0		\$0		\$0	1	\$0
6	Signalized Intersection at Villagio Drive	4 x 2	TS-220	\$574,000	\$0		\$0	\$0	\$0	1	\$574,000		\$0	1	\$574,000
7	Villagio Drive to International Drive	76' ROW	TS-28	\$480	\$0		\$0	\$0	\$0	1250	\$600,000	950	\$456,000	2200	\$1,056,000
7A	2- 8 x 8 Culverts			\$0	\$0		\$0	\$0	\$0		\$0	1	\$0	1	\$0
8	International Drive to Douglas Road	76' ROW	TS-27	\$480	\$0		\$0	\$0	\$0		\$0	5800	\$2,784,000	5800	\$2,784,000
8A	2- 8 x 8 Culverts			\$0	\$0		\$0	\$0	\$0		\$0	1	\$0	1	\$0
9	Signalized Intersection at Douglas Road	6 x 4	TS-233	\$723,500	\$0		\$0	\$0	\$0		\$0	1	\$723,500	1	\$723,500
Subtotal Americanos Boulevard					\$0		\$3,511,000		\$0		\$1,174,000		\$3,963,500		\$8,648,500
Villagio Drive															
1	Signalized Intersection at White Rock Road	6 x 2	TS-221	\$225,000	\$0		\$0	\$0	\$0	1	\$225,000		\$0	1	\$225,000
2	White Rock Road to Unnamed Street #1	60' ROW	TS-11	\$0	\$0		\$0	\$0	\$0	950	\$0		\$0	950	\$0
3	Potential Roundabout at Unnamed Street #1			\$0	\$0		\$0	\$0	\$0	1	\$0		\$0	1	\$0
4	Unnamed Street #1 to Americanos Boulevard	60' ROW	TS-11	\$0	\$0		\$0	\$0	\$0	3000	\$0		\$0	3000	\$0
5	Americanos Boulevard to International Drive	60' ROW	TS-10	\$0	\$0	2000	\$0	\$0	\$0		\$0		\$0	2000	\$0
7	International Drive to Rancho Cordova Parkway	60' ROW	TS-9	\$0	\$0	2750	\$0	\$0	\$0		\$0		\$0	2750	\$0
7A	2- 8 x 8 Culverts			\$0	\$0	1	\$0	\$0	\$0		\$0		\$0	1	\$0
8	Rancho Cordova Parkway to Douglas	60' ROW	TS-8	\$0	\$0		\$0	\$0	\$0	4300	\$0		\$0	4300	\$0
8A	2- 8 x 8 Culverts			\$0	\$0		\$0	\$0	\$0	1	\$0		\$0	1	\$0
9	Signalized Intersection at Douglas Road	6 x 2	TS-217	\$225,000	\$0		\$0	\$225,000	\$0		\$0		\$0	1	\$225,000
Subtotal Villagio Drive					\$0		\$0		\$225,000		\$225,000		\$0		\$450,000
Local Road A															
1	White Rock Road to International Drive	60' ROW		\$0	\$0	1300	\$0	\$0	\$0		\$0		\$0	2400	\$0
Subtotal Local Road A					\$0		\$0		\$0		\$0		\$0		\$0
Local Road B															
1	Americanos Boulevard to International Drive	60' ROW		\$0	\$0	1750	\$0	\$0	\$0		\$0		\$0	1750	\$0
Subtotal Local Road B					\$0		\$0		\$0		\$0		\$0		\$0
Local Road C															
1	International Drive to Rancho Cordova Parkway	60' ROW		\$0	\$0	2800	\$0	\$0	\$0		\$0		\$0	2800	\$0
Subtotal Local Road C					\$0		\$0		\$0		\$0		\$0		\$0
Unnamed Street #1															
1	Rancho Cordova Parkway to Villagio Drive	60' ROW		\$0	\$0		\$0	\$0	\$0	3300	\$0		\$0	3300	\$0
2	Villagio Drive to Drainage Canal	60' ROW		\$0	\$0		\$0	\$0	\$0	3450	\$0		\$0	3450	\$0
3	Drainage Canal to International Drive	60' ROW		\$0	\$0		\$0	\$0	\$0		\$0	2600	\$0	2600	\$0
3A	2- 8 x 6 Culverts			\$0	\$0		\$0	\$0	\$0		\$0	1	\$0	1	\$0
Subtotal Unnamed Street #1					\$0		\$0		\$0		\$0		\$0		\$0
Estimated On-Site Backbone Roadway Reimbursement					\$17,816,000		\$7,166,500		\$225,000		\$1,399,000		\$6,805,500		\$33,412,000

B-40

**Table B-7
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Park Cost Estimate (2006\$)**

Item	Quantity/ Size	Cost per Gr. Acre [1]	Phase I		Remaining Phases		Buildout	
			Gross Acres	Total Cost	Gross Acres	Total Cost	Gross Acres	Total Cost
Parks								
Community Park								
	Ball Fields							
	Soccer Fields							
	Tennis Courts							
	Basketball Courts							
	Picnic/Playground Area							
	Amphitheater							
	Plaza							
	Total Community Parks							
Neighborhood Parks								
	Tot Lots							
	Playground							
	Multi-use Turf Field							
	BBQ/Picnic Area							
	Total Neighborhood Parks							
	Total Parks Costs [2]	\$425,000 per acre	83.00	\$35,275,000	87.00	\$36,975,000	170.00	\$72,250,000

B-41

Source: The HLA Group; EPS.

[1] Estimated by The HLA Group and EPS.

[2] Based on acreage shown in the Land Use Table, **Table 6**.

"parks"

Table B-8
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Trails Cost Estimate (2006\$)

Item	Cost [1]	Phase I			Remaining Phases			Buildout		
		Gross Acres	Linear Feet of Trails [2]	Total	Gross Acres	Linear Feet of Trails [2]	Total	Gross Acres	Linear Feet of Trails [2]	Total
Trails [2]										
Greenbelts/Greenways [3]	\$66 per Linear Foot	50	15,871	\$1,052,065	0	0	\$0	50	15,871	\$1,052,065
Open Space	\$66 per Linear Foot	0	0	\$0	12	3,809	\$252,496	12	3,809	\$252,496
Community and Neighborhood Parks	\$66 per Linear Foot	83	3,060	\$202,835	87	3,207	\$212,610	170	6,267	\$415,445
Total Trails		133		\$1,254,900			\$465,106			\$1,720,005

"trails"

Source: EPS.

[1] Cost estimate is based on cost to construct asphaltic concrete paved trails as shown in the Draft Placer Vineyards Public Facilities Financing Plan dated March 2006.

[2] Trail facilities assumed to include the following 10' Class 1 trails: West, North, Central, Loop, Village, and Morrison Creek.

[3] Linear feet of trails estimated based on ratios of trails to facilities in PVSP. For example, the PVSP has 3,000 linear feet of park trails and 217 acres of parks for a ratio of 36.87 linear feet of trails per park acre. This ratio was applied to the Rio del Oro park acreage to estimate total park trails in the Rio del Oro Specific Plan. Similarly, a ratio of 317.42 of trails to open space acreages was calculated based on the PVSP, which was applied to the RDOSP open space acreage.

B-42

Table B-9
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Open Space Cost Estimate (2006\$)

Item	Cost per Gr. Acre	Phase I		Remaining Phases		Buildout	
		Gross Acres	Total Cost	Gross Acres	Total Cost	Gross Acres	Total Cost
Open Space [1]	\$237,143 per acre	13.88	\$3,290,909	41.77	\$9,905,158	55.65	\$13,196,066

"os_lc"

Source: The HLA Group; EPS.

[1] The open space acreage shown in this Financing Plan may be modified in future iterations of this report, based on information provided by the Developers and/or City. In addition, the discrepancy between acreage shown here and in the Specific Plan (and Land Use Table, **Table 6**) will be resolved in future iterations of this report.

B-43

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7777-20
Revised: 07-06-06
Page 1 of 4

Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot Summary

SHEET	CORRIDOR WIDTH	Total Cost Per L.F.
	34' Corridor	\$290.00
	31' Corridor	\$260.00
	20' Corridor	\$170.00

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Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot
34' Landscape Corridor

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	34	s.f.	\$0.15	\$5.10
2. Excavation	0.5	c.y.	\$10.00	\$5.00
3. 8' Sidewalk	1	l.f.	\$40.00	\$40.00
4. 18" Top Soil	1	c.y.	\$8.50	\$11.05
5. Landscaping	26	s.f.	\$6.00	\$156.00
		Subtotal		\$217.15
30% (surveys, design, inspection and contingency)				<u>\$65.15</u>
		Grand Total per Foot		\$282.30
		Use		\$290.00

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7777-20
Revised: 07-06-06
Page 3 of 4

Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot
31' Landscape Corridor

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	31	s.f.	\$0.15	\$4.65
2. Excavation	0.5	c.y.	\$10.00	\$5.00
3. 8' Sidewalk	1	l.f.	\$40.00	\$40.00
4. 18" Top Soil	1	c.y.	\$8.50	\$11.05
5. Landscaping	23	s.f.	\$6.00	\$138.00
		Subtotal		\$198.70
30% (surveys, design, inspection and contingency)				<u>\$59.61</u>
		Grand Total per Foot		\$258.31
		Use		\$260.00

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7777-20
Revised: 07-06-06
Page 4 of 4

Table B-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Corridor Costs

Preliminary Cost Per Linear Foot
20' Landscape Corridor

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Subgrade Preparation	20	s.f.	\$0.15	\$3.00
2. Excavation	0.3	c.y.	\$10.00	\$3.00
3. 6' Sidewalk	1	l.f.	\$30.00	\$30.00
4. 18" Top Soil	1	c.y.	\$8.50	\$6.80
5. Landscaping	14	s.f.	\$6.00	\$84.00
		Subtotal		\$126.80
30% (surveys, design, inspection and contingency)				<u>\$38.04</u>
		Grand Total per Foot		\$164.84
		Use		\$170.00

Table B-11
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Costs by Road Segment and Phase

Per Circulation Plan dated 6-21-06, Street Section per Rio Del Oro Specific Plan
Reimbursements per Transportation System et. al. Development Impact Fee Nexus Report and Capital Facility Program, dated October, 2005

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
On-site Backbone Roadway Costs														
International Drive														
1	Rio del Oro Boundary to Rancho Cordova Parkway	\$580	2800	\$1,624,000		\$0		\$0		\$0		\$0	2800	\$1,624,000
2	Signalized Intersection at Rancho Cordova Parkway	\$928,000	1	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000
3	Rancho Cordova Parkway to Local Road B	\$580	700	\$406,000	1050	\$609,000		\$0		\$0		\$0	1750	\$1,015,000
4	Potential Roundabout at Local Road B	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
5	Local Road B to Rio del Oro Parkway	\$580		\$0	1900	\$1,102,000		\$0		\$0		\$0	1900	\$1,102,000
6	Rio del Oro Parkway to Villagio Drive	\$580		\$0	2700	\$1,566,000		\$0		\$0		\$0	2700	\$1,566,000
6A	2- 12 x 8 Culverts	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
7	Potential Roundabout at Rio del Oro Parkway	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
8	Villagio Drive to Americanos Boulevard	\$580		\$0		\$0		\$0		\$0	3050	\$1,769,000	3050	\$1,769,000
8A	2- 10 x 8 Culverts	\$0		\$0		\$0		\$0		\$0	1	\$0	1	\$0
9	Signalized Intersection at Americanos Boulevard	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000	1	\$928,000
10	Americanos Boulevard to Unnamed Street #1	\$580		\$0		\$0		\$0		\$0	1550	\$899,000	1550	\$899,000
	Subtotal International Drive			\$2,958,000		\$3,277,000		\$0		\$0		\$3,596,000		\$9,831,000
Rancho Cordova Parkway														
1	Signalized Intersection at White Rock Road	\$232,000	1	\$232,000		\$0		\$0		\$0		\$0	1	\$232,000
2	White Rock Road to International Drive	\$580	2050	\$1,189,000		\$0		\$0		\$0		\$0	2050	\$1,189,000
3	International Drive to Local Road C	\$580	1600	\$928,000		\$0		\$0		\$0		\$0	1600	\$928,000
4	Signalized Intersection at Local Road C	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
5	Local Road C to Rio del Oro Parkway	\$580	2600	\$1,508,000		\$0		\$0		\$0		\$0	2600	\$1,508,000
6	Signalized Intersection at Rio del Oro Parkway	\$928,000	1	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000
7	Rio del Oro Parkway to Villagio Drive	\$580	2650	\$1,537,000		\$0		\$0		\$0		\$0	2650	\$1,537,000
7A	2- 12 x 8 Culverts	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
8	Signalized Intersection at Villagio Drive	\$928,000	1	\$928,000		\$0		\$0		\$0		\$0	1	\$928,000
9	Villagio Drive to Douglas Road	\$580	1400	\$812,000		\$0		\$0		\$0		\$0	1400	\$812,000
9A	2- 8 x 6 Culverts	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
10	Signalized Intersection at Douglas Road	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
	Subtotal Rancho Cordova Parkway			\$8,062,000		\$0		\$0		\$0		\$0		\$8,062,000
Rio del Oro Parkway														
1	Sunrise Boulevard to Unnamed Street #2	\$580	1550	\$899,000		\$0		\$0		\$0		\$0	1550	\$899,000
2	Signalized Intersection at Unnamed Street #2	\$0	1	\$0		\$0		\$0		\$0		\$0	1	\$0
3	Unnamed Street #2 to Rancho Cordova Parkway	\$580	1700	\$986,000		\$0		\$0		\$0		\$0	1700	\$986,000
4	Rancho Cordova Parkway to International Drive	\$580	1250	\$725,000	2250	\$1,305,000		\$0		\$0		\$0	3500	\$2,030,000
4A	2- 8 x 6 Culverts	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
5	International Drive to Americanos Boulevard	\$580		\$0	1250	\$725,000		\$0		\$0		\$0	1250	\$725,000
6	Signalized Intersection at Americanos Boulevard	\$928,000		\$0	1	\$928,000		\$0		\$0		\$0	1	\$928,000
7	Americanos Boulevard to White Rock Road	\$580		\$0	2200	\$1,276,000		\$0		\$0		\$0	2200	\$1,276,000
8	Signalized Intersection at White Rock Road	\$232,000		\$0	1	\$232,000		\$0		\$0		\$0	1	\$232,000
	Subtotal Rio del Oro Parkway			\$2,610,000		\$4,466,000		\$0		\$0		\$0		\$7,076,000

B-48

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Table B-11
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Rio del Oro Landscape Costs by Road Segment and Phase

	Description	Unit Cost	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Americanos Boulevard														
1	Signalized Intersection at White Rock Road	\$232,000		\$0	1	\$232,000		\$0		\$0		\$0	1	\$232,000
2	White Rock Road to Local Road B	\$580		\$0	850	\$493,000		\$0		\$0		\$0	850	\$493,000
3	Signalized Intersection at Local Road B	\$0		\$0	1	\$0		\$0		\$0		\$0	1	\$0
4	Local Road B to Rio del Oro Parkway	\$580		\$0	850	\$493,000		\$0		\$0		\$0	850	\$493,000
5	Rio del Oro Parkway to Villagio Drive	\$580		\$0	2600	\$1,508,000		\$0		\$0		\$0	2600	\$1,508,000
5A	2- 10 x 8 Culverts			\$0	1	\$0		\$0		\$0		\$0	1	\$0
6	Signalized Intersection at Villagio Drive	\$928,000		\$0		\$0		\$0	1	\$928,000		\$0	1	\$928,000
7	Villagio Drive to International Drive	\$580		\$0		\$0		\$0	1250	\$725,000		\$0	950	\$1,276,000
7A	2- 8 x 8 Culverts			\$0		\$0		\$0		\$0		\$0	1	\$0
8	International Drive to Douglas Road	\$580		\$0		\$0		\$0		\$0		\$0	5800	\$3,364,000
8A	2- 8 x 8 Culverts			\$0		\$0		\$0		\$0		\$0	1	\$0
9	Signalized Intersection at Douglas Road	\$232,000		\$0		\$0		\$0		\$0		\$0	1	\$232,000
	Subtotal Americanos Boulevard			\$0		\$2,726,000		\$0		\$1,653,000		\$4,147,000		\$8,526,000
Villagio Drive														
1	Signalized Intersection at White Rock Road	\$232,000		\$0		\$0		\$0	1	\$232,000		\$0	1	\$232,000
2	White Rock Road to Unnamed Street #1	\$580		\$0		\$0		\$0	950	\$551,000		\$0	950	\$551,000
3	Potential Roundabout at Unnamed Street #1	\$0		\$0		\$0		\$0	1	\$0		\$0	1	\$0
4	Unnamed Street #1 to Americanos Boulevard	\$580		\$0		\$0		\$0	3000	\$1,740,000		\$0	3000	\$1,740,000
5	Americanos Boulevard to International Drive	\$580		\$0	2000	\$1,160,000		\$0		\$0		\$0	2000	\$1,160,000
7	International Drive to Rancho Cordova Parkway	\$580		\$0	2750	\$1,595,000		\$0		\$0		\$0	2750	\$1,595,000
7A	2- 8 x 8 Culverts			\$0	1	\$0		\$0		\$0		\$0	1	\$0
8	Rancho Cordova Parkway to Douglas	\$580		\$0		\$0	4300	\$2,494,000		\$0		\$0	4300	\$2,494,000
8A	2- 8 x 8 Culverts			\$0		\$0	1	\$0		\$0		\$0	1	\$0
9	Signalized Intersection at Douglas Road	\$232,000		\$0		\$0	1	\$232,000		\$0		\$0	1	\$232,000
	Subtotal Villagio Drive			\$0		\$2,755,000		\$2,726,000		\$2,523,000		\$0		\$8,004,000
Local Road A														
1	White Rock Road to International Drive	\$260	1300	\$338,000	1100	\$286,000		\$0		\$0		\$0	2400	\$624,000
	Subtotal Local Road A			\$338,000		\$286,000		\$0		\$0		\$0		\$624,000
Local Road B														
1	Americanos Boulevard to International Drive	\$260		\$0	1750	\$455,000		\$0		\$0		\$0	1750	\$455,000
	Subtotal Local Road B			\$0		\$455,000		\$0		\$0		\$0		\$455,000
Local Road C														
1	International Drive to Rancho Cordova Parkway	\$260	2800	\$728,000		\$0		\$0		\$0		\$0	2800	\$728,000
	Subtotal Local Road C			\$728,000		\$0		\$0		\$0		\$0		\$728,000
Unnamed Street #1														
1	Rancho Cordova Parkway to Villagio Drive	\$260		\$0		\$0		\$0	3300	\$858,000		\$0	3300	\$858,000
2	Villagio Drive to Drainage Canal	\$260		\$0		\$0		\$0	3450	\$897,000		\$0	3450	\$897,000
3	Drainage Canal to International Drive	\$260		\$0		\$0		\$0		\$0	2600	\$676,000	2600	\$676,000
3A	2- 8 x 6 Culverts			\$0		\$0		\$0		\$0	1	\$0	1	\$0
	Subtotal Unnamed Street #1			\$0		\$0		\$0		\$1,755,000		\$676,000		\$2,431,000
	Estimated On-Site Backbone Roadway Cost			\$14,696,000		\$13,965,000		\$2,726,000		\$5,931,000		\$8,419,000		\$45,737,000

B-49

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APPENDIX C

EXISTING AND PROPOSED FEE REVENUE ESTIMATES

Table C-1	Existing City, County, and Special District Development Impact Fees.....	C-1
Table C-2	Projected Sacramento County and Special District Fee Revenues from Rio del Oro for Phase 1	C-2
Table C-3	Projected Sacramento County and City of Rancho Cordova Fee Revenues from Rio del Oro for Phases 2 through 5	C-3
Table C-4	Projected Sacramento County and City of Rancho Cordova Fee Revenues from Rio del Oro at Buildout.....	C-4

**Table C-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Existing City, County and Special District Development Impact Fees (2006\$)**

Fee Source	District/ Zone	Sacramento County and Other Fees by Land Use Type							
		Residential			Nonresidential				
		Single-Family	Medium-Density	High-Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
Assumptions									
Residential Units		7,985	1,896	1,720					
Nonresidential Acres					22.0	111.0	20.0	86.0	282.0
Assumed Sq. Ft. per Residential Unit		2,600	2,000	1,400					
Existing Development Impact Fees per Unit/Acre									
		<i>Per Dwelling Unit</i>			<i>Per Acre</i>				
Transportation Development Fee	City								
Citywide Transportation Fee		\$17,284	\$17,284	\$11,540	\$139,719	\$139,719	\$139,719	\$150,173	\$98,402
Transit Fee		\$175	\$175	\$356	\$8,385	\$8,385	\$8,385	\$10,672	\$3,136
<i>Subtotal Transportation Development Fee</i>		<i>\$17,459</i>	<i>\$17,459</i>	<i>\$11,896</i>	<i>\$148,104</i>	<i>\$148,104</i>	<i>\$148,104</i>	<i>\$160,845</i>	<i>\$101,538</i>
Plus Transportation Admin Fee (2%)		\$349	\$349	\$238	\$2,962	\$2,962	\$2,962	\$3,217	\$2,031
<i>Total Transportation Development Fee</i>		<i>\$17,808</i>	<i>\$17,808</i>	<i>\$12,134</i>	<i>\$151,066</i>	<i>\$151,066</i>	<i>\$151,066</i>	<i>\$164,062</i>	<i>\$103,569</i>
County of Sacramento Water Impact Fee	Zone 40	\$9,192	\$9,192	\$9,192	\$14,353	\$14,353	\$14,353	\$22,021	\$15,310
Rancho Cordova CFF Program	City								
Library		\$547	\$547	\$412	n/a	n/a	n/a	n/a	n/a
Other Facilities and 3.75% Administration [1]		\$2,975	\$2,975	\$2,242	\$4,491	\$4,577	\$4,471	\$10,440	\$3,864
<i>Subtotal Rancho Cordova CFF Program [1]</i>		<i>\$3,522</i>	<i>\$3,522</i>	<i>\$2,654</i>	<i>\$4,491</i>	<i>\$4,577</i>	<i>\$4,471</i>	<i>\$10,440</i>	<i>\$3,864</i>
Sacramento County Drainage Fee	Zone 11A	\$2,668	\$1,746	\$807	\$18,278	\$18,278	\$18,278	\$18,278	\$17,945
Folsom Cordova Unified School District Fees	FCUSD	\$14,612	\$11,240	\$7,868	\$4,574	\$4,574	\$4,574	\$6,403	\$8,233
CSD-1 Sewer Fee [2]	CSD-1	\$2,269	\$1,435	\$601	\$11,163	\$11,163	\$11,163	\$11,163	\$11,163
Estimated Preliminary Park Development Fee [3]	CRPD	\$11,027	\$11,027	\$8,270	N/A	N/A	N/A	N/A	N/A
SRCSO Sewer Fee	SRCSO	\$7,000	\$7,000	\$5,250	\$7,623	\$7,623	\$7,623	\$21,344	\$13,721
SMFD Capital Fire Facilities Fee	SMFD	\$1,066	\$820	\$574	\$5,990	\$5,990	\$5,990	\$8,385	\$10,781
Total Existing Develop. Impact Fees per Unit/Acre		\$69,923	\$64,549	\$48,110	\$217,538	\$217,624	\$217,518	\$262,097	\$184,586

"fees"

READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.

Source: Elliott Homes; County of Sacramento; City of Rancho Cordova; and EPS.

[1] Includes Supplemental CFF.

[2] Includes \$45 inspection fee.

[3] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

Table C-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Projected Sacramento County and Special District Fee Revenues from Rio del Oro for Phase 1 (2006\$)

Phase 1

Existing Fee Source	District/ Zone	Total Revenues	Sacramento County and Other Fees by Land Use Type							
			Residential			Nonresidential				
			Single- Family	Medium- Density	High- Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
Assumptions										
Residential Units			1,450	904	640					
Nonresidential Acres						22.0	76.0	0.0	41.0	188.0
Sq. Ft. per Residential Unit			2,600	2,000	1,400					
Existing Development Impact Fees by Unit/Acre										
Transportation Development Fee	City									
Citywide Transportation Fee		\$86,421,249	\$25,061,800	\$15,624,736	\$7,385,600	\$3,073,811	\$10,618,621	\$0	\$6,157,097	\$18,499,584
Transit Fee		\$2,488,738	\$253,750	\$158,200	\$227,840	\$184,477	\$637,283	\$0	\$437,560	\$589,628
Subtotal Transportation Development Fee		\$88,909,987	\$25,315,550	\$15,782,936	\$7,613,440	\$3,258,288	\$11,255,904	\$0	\$6,594,657	\$19,089,212
County of Sacramento Water Impact Fee	Zone 40	\$32,708,582	\$13,328,400	\$8,309,568	\$5,882,880	\$315,767	\$1,090,833	\$0	\$902,877	\$2,878,256
Rancho Cordova CFF Program	City									
Library		\$1,551,318	\$793,150	\$494,488	\$263,680	n/a	n/a	n/a	n/a	n/a
Other Facilities and 3.75% Administration [1]		\$10,040,189	\$4,314,203	\$2,689,683	\$1,435,164	\$98,804	\$347,867	\$0	\$428,028	\$726,440
Subtotal Rancho Cordova CFF Program [1]		\$11,591,507	\$5,107,353	\$3,184,171	\$1,698,844	\$98,804	\$347,867	\$0	\$428,028	\$726,440
Sacramento County Drainage Fee	Zone 11A	\$11,877,668	\$3,868,310	\$1,578,384	\$516,672	\$402,116	\$1,389,128	\$0	\$749,398	\$3,373,660
Folsom Cordova Unified School District Fees	FCUSD	\$38,642,422	\$21,187,400	\$10,160,960	\$5,035,520	\$100,624	\$347,609	\$0	\$262,536	\$1,547,774
CSD-1 Sewer Fee [2]	CSD-1	\$8,622,231	\$3,290,050	\$1,297,240	\$384,640	\$245,586	\$848,388	\$0	\$457,683	\$2,098,644
Estimated Preliminary Park Development Fee [3]	CRPD	\$31,250,518	\$15,989,150	\$9,968,408	\$5,292,960	N/A	N/A	N/A	N/A	N/A
SRCS D Sewer Fee	SRCS D	\$24,039,706	\$10,150,000	\$6,328,000	\$3,360,000	\$167,706	\$579,348	\$0	\$875,104	\$2,579,548
SMFD Capital Fire Facilities Fee	SMFD	\$5,611,973	\$1,545,700	\$741,280	\$367,360	\$131,780	\$455,240	\$0	\$343,785	\$2,026,828
Total Existing Development Impact Fees by Land Use Type		\$253,254,594	\$99,781,913	\$57,350,947	\$30,152,316	\$4,720,671	\$16,314,317	\$0	\$10,614,068	\$34,320,362

Source: Elliott Homes; City of Rancho Cordova; County of Sacramento; and EPS.

"buildout_revP1"

READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.

[1] Includes Supplemental CFF.

[2] Includes \$45 inspection fee.

[3] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

Table C-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Projected Sacramento County and City of Rancho Cordova Fee Revenues from Rio del Oro for Phases 2 through 5 (2006\$)

Remaining Phases

Existing Fee Source	District/ Zone	Total Revenues	Sacramento County and Other Fees by Land Use Type							
			Residential			Nonresidential				
			Single- Family	Medium- Density	High- Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
Assumptions										
Residential Units			6,535	992	1,080					
Nonresidential Acres						0.0	35.0	20.0	45.0	94.0
Sq. Ft. per Residential Unit			2,600	2,000	1,400					
Existing Development Impact Fees by Unit/Acre										
Transportation Development Fee	City									
Citywide Transportation Fee		\$166,251,978	\$112,950,940	\$17,145,728	\$12,463,200	\$0	\$4,890,155	\$2,794,374	\$6,757,790	\$9,249,792
Transit Fee		\$2,937,960	\$1,143,625	\$173,600	\$384,480	\$0	\$293,486	\$167,706	\$480,249	\$294,814
<i>Subtotal Transportation Development Fee</i>		\$169,189,937	\$114,094,565	\$17,319,328	\$12,847,680	\$0	\$5,183,640	\$2,962,080	\$7,238,039	\$9,544,606
County of Sacramento Water Impact Fee	Zone 40	\$82,335,053	\$60,069,720	\$9,118,464	\$9,927,360	\$0	\$502,357	\$287,061	\$990,963	\$1,439,128
Rancho Cordova CFF Program	City									
Library		\$4,562,229	\$3,574,645	\$542,624	\$444,960	N/A	N/A	N/A	N/A	N/A
Other Facilities and 3.75% Administration [1]		\$25,899,654	\$19,443,667	\$2,951,510	\$2,421,839	\$0	\$160,202	\$89,429	\$469,786	\$363,220
<i>Subtotal Rancho Cordova CFF Program [1]</i>		\$30,461,883	\$23,018,312	\$3,494,134	\$2,866,799	\$0	\$160,202	\$89,429	\$469,786	\$363,220
Sacramento County Drainage Fee	Zone 11A	\$23,552,619	\$17,434,073	\$1,732,032	\$871,884	\$0	\$639,730	\$365,560	\$822,510	\$1,686,830
Folsom Cordova Unified School District Fees	FCUSD	\$116,450,535	\$95,489,420	\$11,150,080	\$8,497,440	\$0	\$160,083	\$91,476	\$288,149	\$773,887
Park Renovation Fee	CRPD	\$6,532,713	\$4,960,065	\$752,928	\$819,720	\$0	\$0	\$0	\$0	\$0
CSD-1 Sewer Fee [2]	CSD-1	\$19,066,137	\$14,827,915	\$1,423,520	\$649,080	\$0	\$390,705	\$223,260	\$502,335	\$1,049,322
Estimated Preliminary Park Development Fee [3]	CRPD	\$91,932,099	\$72,061,445	\$10,938,784	\$8,931,870	N/A	N/A	N/A	N/A	N/A
SRCS D Sewer Fee	SRCS D	\$61,028,519	\$45,745,000	\$6,944,000	\$5,670,000	\$0	\$266,805	\$152,460	\$960,480	\$1,289,774
SMFD Capital Fire Facilities Fee	SMFD	\$10,119,859	\$6,966,310	\$813,440	\$619,920	\$0	\$209,650	\$119,800	\$377,325	\$1,013,414
Total Existing Development Impact Fees by Land Use Type		\$610,669,355	\$454,666,825	\$63,686,710	\$51,701,753	\$0	\$7,513,172	\$4,291,126	\$11,649,587	\$17,160,181

"buildout_rev_rem"

Source: Elliott Homes, County of Sacramento, City of Rancho Cordova, and EPS.

READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.

[1] Includes Supplemental CFF.

[1] Includes \$45 inspection fee.

[2] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

Buildout

Table C-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Projected Sacramento County and City of Rancho Cordova Fee Revenues from Rio del Oro at Buildout (2006\$)

Existing Fee Source	District/ Zone	Total Revenues	Sacramento County and Other Fees by Land Use Type							
			Residential			Nonresidential				
			Single- Family	Medium- Density	High- Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
Assumptions										
Residential Units			7,985	1,896	1,720					
Nonresidential Acres						22.0	111.0	20.0	86.0	282.0
Sq. Ft. per Residential Unit			2,600	2,000	1,400					
Existing Development Impact Fees by Unit/Acre										
Transportation Development Fee	City									
Citywide Transportation Fee		\$252,673,227	\$138,012,740	\$32,770,464	\$19,848,800	\$3,073,811	\$15,508,776	\$2,794,374	\$12,914,887	\$27,749,375
Transit Fee		\$5,426,697	\$1,397,375	\$331,800	\$612,320	\$184,477	\$930,768	\$167,706	\$917,809	\$884,442
<i>Subtotal Transportation Development Fee</i>		\$258,099,924	\$139,410,115	\$33,102,264	\$20,461,120	\$3,258,288	\$16,439,544	\$2,962,080	\$13,832,696	\$28,633,818
County of Sacramento Water Impact Fee	Zone 40	\$115,043,635	\$73,398,120	\$17,428,032	\$15,810,240	\$315,767	\$1,593,190	\$287,061	\$1,893,840	\$4,317,384
Rancho Cordova CFF Program	City									
Library		\$6,113,547	\$4,367,795	\$1,037,112	\$708,640	N/A	N/A	N/A	N/A	N/A
Other Facilities and 3.75% Administration [1]		\$35,939,843	\$23,757,870	\$5,641,193	\$3,857,003	\$98,804	\$508,069	\$89,429	\$897,814	\$1,089,660
<i>Subtotal Rancho Cordova CFF Program [1]</i>	City	\$42,053,390	\$28,125,665	\$6,678,305	\$4,565,643	\$98,804	\$508,069	\$89,429	\$897,814	\$1,089,660
Sacramento County Drainage Fee	Zone 11A	\$35,430,287	\$21,302,383	\$3,310,416	\$1,388,556	\$402,116	\$2,028,858	\$365,560	\$1,571,908	\$5,060,490
Folsom Cordova Unified School District Fees	FCUSD	\$155,092,958	\$116,676,820	\$21,311,040	\$13,532,960	\$100,624	\$507,692	\$91,476	\$550,686	\$2,321,661
CSD-1 Sewer Fee [2]	CSD-1	\$27,688,368	\$18,117,965	\$2,720,760	\$1,033,720	\$245,586	\$1,239,093	\$223,260	\$960,018	\$3,147,966
Estimated Preliminary Park Development Fee [3]	CRPD	\$123,182,617	\$88,050,595	\$20,907,192	\$14,224,830	N/A	N/A	N/A	N/A	N/A
SRCS D Sewer Fee	SRCS D	\$85,068,225	\$55,895,000	\$13,272,000	\$9,030,000	\$167,706	\$846,153	\$152,460	\$1,835,584	\$3,869,322
SMFD Capital Fire Facilities Fee	SMFD	\$15,731,832	\$8,512,010	\$1,554,720	\$987,280	\$131,780	\$664,890	\$119,800	\$721,110	\$3,040,242
Total Existing Development Impact Fees by Land Use Type		\$857,391,236	\$549,488,673	\$120,284,729	\$81,034,349	\$4,720,671	\$23,827,489	\$4,291,126	\$22,263,656	\$51,480,543

"buildout_rev"

Source: Elliott Homes, County of Sacramento, City of Rancho Cordova, and EPS.

READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.

[1] Includes Supplemental CFF.

[2] Includes \$45 inspection fee.

[3] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

C-4

APPENDIX D

RIO DEL ORO SPECIAL FINANCING DISTRICT:
COST ALLOCATION MODEL

Table D-1	Summary of Cost Allocation Factors for Rio del Oro Special Financing District	D-1
Table D-2	Summary of Preliminary Estimates for the Rio del Oro Special Financing District	D-2
Table D-3	Projected Rio del Oro Special Financing District Program Components for Phase 1	D-3
Table D-4	Projected Rio del Oro Special Financing District Program Components for Phases 2 through 5	D-4
Table D-5	Projected Rio Del Oro Special Financing District Program Components at Buildout	D-5
Table D-6	Cost Allocation—Storm Drainage	D-6
Table D-7	Cost Allocation—Interim Sewer Facilities.....	D-7
Table D-8	Cost Allocation—On-Site Water	D-8
Table D-9	Cost Allocation—Interim Water Facilities.....	D-9
Table D-10	Cost Allocation—Roadways.....	D-10
Table D-11	Cost Allocation—Trails	D-11
Table D-12	Cost Allocation—Open Space	D-12
Table D-13	Cost Allocation—Landscape Corridor.....	D-13
Table D-14	Cost Allocation—Special Financing District Formation and Updates	D-14

Table D-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Summary of Cost Allocation Factors for Rio del Oro Special Financing District (2006\$)

Improvement	Rio del Oro Special Financing District	Cost Allocation Factors (Residential and Nonresidential)	Appendix Table Reference
Infrastructure Improvements			
Storm Drainage	\$9,598,500	Zone 11B Dwelling Units Equivalent (DUE)	Table D-6
Initial Sewer Facilities	\$6,962,220	County Sanitation District - 1 Dwelling Units Equivalent (DUE)	Table D-7
On-Site Water	\$2,442,960	Zone 40 Dwelling Units Equivalent (DUE)	Table D-8
Initial Water Facilities	\$310,500	Zone 40 Dwelling Units Equivalent (DUE)	Table D-9
Roadways	\$39,997,500	Peak Hour Trips	Table D-10
Subtotal Infrastructure Improvements	\$59,311,680		
Public Facility Improvements			
Trails	\$1,720,005	Residents per Acre	Table D-11
Open Space	\$13,196,066	Residents per Acre	Table D-12
Landscape Corridor	\$45,737,000	Developable Acres and Persons per Household	Table D-13
Subtotal Public Facility Improvements	\$60,653,071		
Subtotal Improvements	\$119,964,751		
Special Financing District Formation and Updates	\$1,000,000	Developable Acres	Table D-14
TOTAL IMPROVEMENTS	\$120,964,751		

"edu_factors"

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006) and MacKay & Soms (07/06/2006); EPS.

Table D-2
 Rio del Oro Specific Plan
 Infrastructure and Public Facilities Financing Plan
 Summary of Preliminary Estimates for the Rio del Oro Special Financing District (2006\$)

Rio del Oro Special Financing District Improvement	Rio del Oro Special Financing District	Residential Land Uses at Buildout			Nonresidential Land Uses at Buildout				
		Single Family	Medium Density	High Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
		<i>Per Dwelling Unit</i>			<i>Per Square Foot</i>				
Infrastructure Improvements									
Storm Drainage	\$9,598,500	\$596	\$521	\$247	\$0.60	\$0.60	\$0.60	\$0.43	\$0.34
On-Site Water	\$2,442,960	\$184	\$184	\$138	\$0.07	\$0.07	\$0.07	\$0.05	\$0.04
Initial Sewer	\$6,962,220	\$487	\$487	\$365	\$0.27	\$0.27	\$0.27	\$0.19	\$0.15
Initial Water Facilities	\$310,500	\$23	\$23	\$18	\$0.01	\$0.01	\$0.01	\$0.01	\$0.00
Roadways	\$39,997,500	\$2,446	\$2,201	\$1,468	\$3.66	\$3.66	\$3.66	\$2.17	\$0.87
Subtotal Infrastructure Improvements	\$59,311,680	\$3,737	\$3,418	\$2,236	\$4.61	\$4.61	\$4.61	\$2.84	\$1.40
Public Facility Improvements									
Trails	\$1,720,005	\$160	\$136	\$107	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Open Space	\$13,196,066	\$1,227	\$1,043	\$824	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landscape Corridor	\$45,737,000	\$3,346	\$2,845	\$2,246	\$1.72	\$1.72	\$1.72	\$1.23	\$0.96
Subtotal Public Facility Improvements	\$60,653,071	\$4,733	\$4,024	\$3,177	\$1.72	\$1.72	\$1.72	\$1.23	\$0.96
Subtotal Improvements	\$119,964,751	\$8,470	\$7,442	\$5,413	\$6.33	\$6.33	\$6.33	\$4.07	\$2.36
Special Financing District Formation and Updates	\$1,000,000	\$82	\$51	\$20	\$0.04	\$0.04	\$0.04	\$0.03	\$0.02
Total Infrastructure and Public Facility Improvements	\$120,964,751				\$6.37	\$6.37	\$6.37	\$4.10	\$2.38
Per Unit		\$8,552	\$7,442	\$5,413	-	-	-	-	-
Per Sq. Ft.		-	-	-	\$6.37	\$6.37	\$6.37	\$4.10	\$2.38
Per Net Acre		\$42,760	\$59,534	\$108,257	\$69,344	\$69,344	\$69,344	\$62,496	\$46,597

alloc_summ

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006) and MacKay & Soms (07/06/2006); and EPS.

D-2

Phase 1

Table D-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Projected Rio del Oro Special Financing District Program Components for Phase 1 (2006\$)

Rio del Oro Special Financing District Revenue Source	Total Revenues	Residential			Nonresidential				
		Single-Family	Medium-Density	High-Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
Assumptions									
Residential Units		1,450	904	640					
Nonresidential Bldg. Sq. Ft.					239,580	827,640	0	625,086	3,685,176
<hr/>									
		Per Dwelling Unit			Per Bldg. Square Foot				
Infrastructure Improvements									
Storm Drainage	\$3,643,948	\$864,130	\$471,398	\$158,285	\$144,657	\$499,726	\$0	\$269,589	\$1,236,163
Fee per Unit/Sq. Ft.		\$596	\$521	\$247	\$0.60	\$0.60	\$0.60	\$0.43	\$0.34
On-Site Water	\$763,390	\$267,242	\$166,612	\$88,466	\$16,219	\$56,029	\$0	\$30,226	\$138,597
Fee per Unit/Sq. Ft.		\$184	\$184	\$138	\$0.07	\$0.07	\$0.07	\$0.05	\$0.04
Initial Sewer Facilities	\$2,335,511	\$706,108	\$440,222	\$233,746	\$64,280	\$222,059	\$0	\$119,795	\$549,303
Fee per Unit/Sq. Ft.		\$487	\$487	\$365	\$0.27	\$0.27	\$0.27	\$0.19	\$0.15
Initial Water Facilities	\$97,027	\$33,966	\$21,176	\$11,244	\$2,061	\$7,121	\$0	\$3,842	\$17,616
Fee per Unit/Sq. Ft.		\$23	\$23	\$18	\$0.01	\$0.01	\$0.01	\$0.01	\$0.00
Roadways	\$14,955,983	\$3,546,680	\$1,990,054	\$939,259	\$877,131	\$3,030,088	\$0	\$1,353,853	\$3,218,918
Fee per Unit/Sq. Ft.		\$2,446	\$2,201	\$1,468	\$3.66	\$3.66	\$3.66	\$2.17	\$0.87
Public Facility Improvements									
Trails	\$423,643	\$231,973	\$122,952	\$68,718	\$0	\$0	\$0	\$0	\$0
Fee per Unit/Sq. Ft.		\$160	\$136	\$107	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Open Space	\$3,250,236	\$1,779,725	\$943,298	\$527,213	\$0	\$0	\$0	\$0	\$0
Fee per Unit/ Sq. Ft.		\$1,227	\$1,043	\$824	\$0	\$0	\$0	\$0	\$0
Landscape Corridor	\$14,987,767	\$4,851,873	\$2,571,612	\$1,437,286	\$412,214	\$1,424,011	\$0	\$768,217	\$3,522,555
Fee per Unit/Sq. Ft.		\$3,346	\$2,845	\$2,246	\$1.72	\$1.72	\$1.72	\$1.23	\$0.96
Subtotal Infrastructure and Public Facility Improvements	\$40,457,505	\$12,281,697	\$6,727,322	\$3,464,217	\$1,516,562	\$5,239,033	\$0	\$2,545,521	\$8,683,151
Fee Formation and Updates	\$312,167	\$118,804	\$46,293	\$13,109	\$9,013	\$31,135	\$0	\$16,796	\$77,018
Fee per Unit/Sq. Ft.		\$82	\$51	\$20	\$0.04	\$0.04	\$0.04	\$0.03	\$0.02
Total Infrastructure and Public Facility Improvements	\$40,769,672	\$12,400,501	\$6,773,615	\$3,477,326	\$1,525,575	\$5,270,168	\$0	\$2,562,318	\$8,760,169
Percent of Total	100%	30%	17%	9%	4%	13%	0%	6%	21%

D-3

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006) and MacKay & Soms (07/06/2006); and EPS.

"program_summP1"

Remaining Phases

**Table D-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Projected Rio del Oro Special Financing District Program Components for Phases 2 through 5 (2006\$)**

Rio del Oro Special Financing District Revenue Source	Total Revenues	Residential			Nonresidential				
		Single-Family	Medium-Density	High-Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
Assumptions									
Residential Units		6,535	992	1,080					
Nonresidential Bldg. Sq. Ft.					0	381,150	217,800	686,070	1,842,588
		<i>Per Dwelling Unit</i>			<i>Per Bldg. Square Foot</i>				
Infrastructure Improvements									
Storm Drainage	\$5,954,552	\$3,894,545	\$517,286	\$267,106	\$0	\$230,137	\$131,507	\$295,890	\$618,082
Fee per Unit/Sq. Ft.		\$596	\$521	\$247	\$0.60	\$0.60	\$0.60	\$0.43	\$0.34
On-Site Water	\$1,679,570	\$1,204,432	\$182,830	\$149,287	\$0	\$25,803	\$14,744	\$33,175	\$69,299
Fee per Unit/Sq. Ft.		\$184	\$184	\$138	\$0.07	\$0.07	\$0.07	\$0.05	\$0.04
Initial Sewer Facilities	\$4,626,709	\$3,182,353	\$483,075	\$394,446	\$0	\$102,264	\$58,436	\$131,482	\$274,651
Fee per Unit/Sq. Ft.		\$487	\$487	\$365	\$0.27	\$0.27	\$0.27	\$0.19	\$0.15
Initial Water Facilities	\$213,473	\$153,083	\$23,238	\$18,974	\$0	\$3,280	\$1,874	\$4,217	\$8,808
Fee per Unit/Sq. Ft.		\$23	\$23	\$18	\$0.01	\$0.01	\$0.01	\$0.01	\$0.00
Roadways	\$25,041,517	\$15,984,520	\$2,183,776	\$1,584,999	\$0	\$1,395,435	\$797,391	\$1,485,937	\$1,609,459
Fee per Unit/Sq. Ft.		\$2,446	\$2,201	\$1,468	\$3.66	\$3.66	\$3.66	\$2.17	\$0.87
Public Facility Improvements									
Trails	\$1,296,362	\$1,045,480	\$134,920	\$115,962	\$0	\$0	\$0	\$0	\$0
Fee per Unit/Sq. Ft.		\$160	\$136	\$107	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Open Space	\$9,945,831	\$8,021,035	\$1,035,123	\$889,673	\$0	\$0	\$0	\$0	\$0
Fee per Unit/ Sq. Ft.		\$1,227	\$1,043	\$824	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landscape Corridor	\$30,749,233	\$21,866,891	\$2,821,946	\$2,425,419	\$0	\$655,795	\$374,740	\$843,165	\$1,761,277
Fee per Unit/Sq. Ft.		\$3,346	\$2,845	\$2,246	\$1.72	\$1.72	\$1.72	\$1.23	\$0.96
Subtotal Infrastructure and Public Facility Improvements	\$79,507,246	\$55,352,339	\$7,382,195	\$5,845,866	\$0	\$2,412,713	\$1,378,693	\$2,793,865	\$4,341,576
Fee Formation and Updates	\$687,833	\$535,436	\$50,799	\$22,122	\$0	\$14,338	\$8,193	\$18,435	\$38,509
Fee per Unit/Sq. Ft.		\$82	\$51	\$20	\$0.04	\$0.04	\$0.04	\$0.03	\$0.02
Total Infrastructure and Public Facility Improvements	\$80,195,079	\$55,887,776	\$7,432,993	\$5,867,988	\$0	\$2,427,051	\$1,386,886	\$2,812,300	\$4,380,085
Percent of Total	100%	70%	9%	7%	0%	3%	2%	4%	5%

D-4

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006) and MacKay & Soms (07/06/2006); and EPS.

"program_summ_rem"

**Table D-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Projected Rio Del Oro Special Financing District Program Components at Buildout (2006\$)**

Rio del Oro Special Financing District Revenue Source	Total Revenues	Residential			Nonresidential				
		Single-Family	Medium-Density	High-Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
Assumptions									
Residential Units		7,985	1,896	1,720					
Nonresidential Bldg. Sq. Ft.					239,580	1,208,790	217,800	1,311,156	5,527,764
Infrastructure Improvements									
		<i>Per Dwelling Unit</i>			<i>Per Bldg. Square Foot</i>				
Storm Drainage	\$9,598,500	\$4,758,676	\$988,684	\$425,390	\$144,657	\$729,862	\$131,507	\$565,479	\$1,854,245
Fee per Unit/Sq. Ft.		\$596	\$521	\$247	\$0.60	\$0.60	\$0.60	\$0.43	\$0.34
On-Site Water	\$2,442,960	\$1,471,674	\$349,442	\$237,753	\$16,219	\$81,831	\$14,744	\$63,401	\$207,896
Fee per Unit/Sq. Ft.		\$184	\$184	\$138	\$0.07	\$0.07	\$0.07	\$0.05	\$0.04
Initial Sewer	\$6,962,220	\$3,888,461	\$923,296	\$628,192	\$64,280	\$324,322	\$58,436	\$251,277	\$823,954
Fee per Unit/Sq. Ft.		\$487	\$487	\$365	\$0.27	\$0.27	\$0.27	\$0.19	\$0.15
Initial Water Facilities	\$310,500	\$187,050	\$44,414	\$30,218	\$2,061	\$10,401	\$1,874	\$8,058	\$26,424
Fee per Unit/Sq. Ft.		\$23	\$23	\$18	\$0.01	\$0.01	\$0.01	\$0.01	\$0.00
Roadways	\$39,997,500	\$19,531,200	\$4,173,831	\$2,524,258	\$877,131	\$4,425,523	\$797,391	\$2,839,790	\$4,828,377
Fee per Unit/Sq. Ft.		\$2,446	\$2,201	\$1,468	\$3.66	\$3.66	\$3.66	\$2.17	\$0.87
Public Facility Improvements									
Trails	\$1,720,005	\$1,277,453	\$257,872	\$184,680	\$0	\$0	\$0	\$0	\$0
Fee per Unit/Sq. Ft.		\$160	\$136	\$107	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landscape Corridor	\$45,737,000	\$26,718,764	\$5,393,557	\$3,862,705	\$412,214	\$2,079,806	\$374,740	\$1,611,381	\$5,283,832
Fee per Unit/Sq. Ft.		\$3,346	\$2,845	\$2,246	\$1.72	\$1.72	\$1.72	\$1.23	\$0.96
Open Space	\$13,196,066	\$9,800,760	\$1,978,421	\$1,416,886	\$0	\$0	\$0	\$0	\$0
Fee per Unit/Sq. Ft.		\$1,227	\$1,043	\$824	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Infrastructure and Public Facility Improvements	\$119,964,751	\$67,634,037	\$14,109,517	\$9,310,083	\$1,516,562	\$7,651,746	\$1,378,693	\$5,339,386	\$13,024,727
Special Fin. Dist. Formation and Updates	\$1,000,000	\$654,240	\$97,091	\$35,231	\$9,013	\$45,473	\$8,193	\$35,231	\$115,526
Fee per Unit/Sq. Ft.		\$82	\$51	\$20	\$0.04	\$0.04	\$0.04	\$0.03	\$0.02
Total Infrastructure and Public Facility Improvements	\$120,964,751	\$68,288,277	\$14,206,608	\$9,345,315	\$1,525,575	\$7,697,219	\$1,386,886	\$5,374,618	\$13,140,254
Percent of Total	100%	56%	12%	8%	1%	6%	1%	4%	11%

"program_summ"

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006) and MacKay & Soms (07/06/2006); and EPS.

Storm Drainage

Table D-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Storm Drainage (2006\$)

Land Use	Land Uses at Buildout [1]			Cost Allocation Basis			Storm Drainage Cost Allocation		
	Acres	Units	Building Sq. Ft.	DUE Factor [2]	Total DUEs	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = A x D</i>	<i>F = E / total DUEs</i>	<i>G = F x total cost</i>	<i>H = G / B</i>	<i>I = G / C</i>
Residential				<i>per acre</i>					
Single-Family	1,597	7,985		4.50	7,187	49.6%	\$4,758,676	\$596	-
Medium Density	237	1,896		6.30	1,493	10.3%	\$988,684	\$521	-
High Density	86	1,720		7.47	642	4.4%	\$425,390	\$247	-
Total Residential	1,920	11,601			9,322	64.3%	\$6,172,750		
Nonresidential				<i>per acre</i>					
Local Town Center	22		239,580	9.93	218	1.5%	\$144,657	-	\$0.60
Regional Town Center	111		1,208,790	9.93	1,102	7.6%	\$729,862	-	\$0.60
Village Center	20		217,800	9.93	199	1.4%	\$131,507	-	\$0.60
Business Park	86		1,311,156	9.93	854	5.9%	\$565,479	-	\$0.43
Industrial Park	282		5,527,764	9.93	2,800	19.3%	\$1,854,245	-	\$0.34
Total Nonresidential	521		8,505,090		5,174	35.7%	\$3,425,750		
TOTAL	2,441				14,496	100.0%	\$9,598,500		

"storm_alloc"

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006); Public Facilities Financing Plan for the Sunridge Specific Plan (7/18/2002).

[1] Land use totals at buildout are derived from proposed land use plan (See Table 1).

[2] DUE Factors based upon Sunridge Specific Plan Public Facilities Plan (7/18/2002) that used relative drainage impact factors from Sacramento County Department of Water Resources.

D-6

Table D-7
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Initial Sewer Facilities (2006\$)

Land Use	Land Uses at Buildout [1]			Cost Allocation Basis			Initial Sewer Facilities Cost Allocation		
	Acres	Units	Building Sq. Ft.	DUE Factor [2]	Total DUEs	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = units or acres x D</i>	<i>F = E / total DUEs</i>	<i>G = F x total cost</i>	<i>H = G / B</i>	<i>I = G / C</i>
Residential				<i>per unit</i>					
Single-Family	1,597	7,985		1.00	7,985	55.9%	\$3,888,461	\$487	-
Medium Density	237	1,896		1.00	1,896	13.3%	\$923,296	\$487	-
High Density	86	1,720		0.75	1,290	9.0%	\$628,192	\$365	-
Total Residential	1,920	11,601			11,171	78.1%	\$5,439,950		
Nonresidential				<i>per acre</i>					
Local Town Center	22		239,580	6.00	132	0.9%	\$64,280	-	\$0.27
Regional Town Center	111		1,208,790	6.00	666	4.7%	\$324,322	-	\$0.27
Village Center	20		217,800	6.00	120	0.8%	\$58,436	-	\$0.27
Business Park	86		1,311,156	6.00	516	3.6%	\$251,277	-	\$0.19
Industrial Park	282		5,527,764	6.00	1,692	11.8%	\$823,954	-	\$0.15
Total Nonresidential	521		8,505,090		3,126	21.9%	\$1,522,270		
TOTAL	2,441				14,297	100.0%	\$6,962,220		

"int_sewer"

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006); Public Facilities Financing Plan for the Sunridge Specific Plan (7/18/2002).

[1] Land use totals at buildout are derived from proposed land use plan (See Table 1).

[2] Dwelling Unit Equivalent (DUE) Factors based upon Sunridge Specific Plan Public Facilities Plan (7/18/02) that used DUE factors from County Sanitation District 1 (CSD-1)

D-7

On-Site Water

Table D-8
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - On-Site Water (2006\$)

Land Use	Land Uses at Buildout [1]			Cost Allocation Basis			On-Site Water Cost Allocation		
	Acres	Units	Building Sq. Ft.	DUE Factor [2]	Total DUEs	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = units or acres x D</i>	<i>F = E / total DUEs</i>	<i>G = F x total cost</i>	<i>H = G / B</i>	<i>I = G / C</i>
Residential				<i>per unit</i>					
Single-Family	1,597	7,985		1.00	7,985	60.2%	\$1,471,674	\$184	-
Medium Density	237	1,896		1.00	1,896	14.3%	\$349,442	\$184	-
High Density	86	1,720		0.75	1,290	9.7%	\$237,753	\$138	-
Total Residential	1,920	11,601			11,171	84.3%	\$2,058,869		
Nonresidential				<i>per acre</i>					
Local Town Center	22		239,580	4.00	88	0.7%	\$16,219	-	\$0.07
Regional Town Center	111		1,208,790	4.00	444	3.3%	\$81,831	-	\$0.07
Village Center	20		217,800	4.00	80	0.6%	\$14,744	-	\$0.07
Business Park	86		1,311,156	4.00	344	2.6%	\$63,401	-	\$0.05
Industrial Park	282		5,527,764	4.00	1,128	8.5%	\$207,896	-	\$0.04
Total Nonresidential	521		8,505,090		2,084	15.7%	\$384,091		
TOTAL	2,441				13,255	100.0%	\$2,442,960		

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006); Public Facilities Financing Plan for the Sunridge Specific Plan (7/18/2002).

"water_alloc"

[1] Land use totals at buildout are derived from proposed land use plan (See Table 1).

[2] DUE Factors based upon Sunridge Specific Plan Public Facilities Plan (7/18/02) that used DUE factors from Zone 40 fee program, Sacramento County Dept. of Water Resources.

D-8

Table D-9
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Initial Water Facilities (2006\$)

Land Use	Land Uses at Buildout [1]			Cost Allocation Basis			Initial Water Facilities Cost Allocation		
	Acres	Units	Building Sq. Ft.	DUE Factor [2]	Total DUEs	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = units or acres x D</i>	<i>F = E / total DUEs</i>	<i>G = F x total cost</i>	<i>H = G / B</i>	<i>I = G / C</i>
Residential				<u><i>per unit</i></u>					
Single-Family	1,597	7,985		1.00	7,985	60.2%	\$187,050	\$23	-
Medium Density	237	1,896		1.00	1,896	14.3%	\$44,414	\$23	-
High Density	86	1,720		0.75	1,290	9.7%	\$30,218	\$18	-
Total Residential	1,920	11,601			11,171	84.3%	\$261,682		
Nonresidential				<u><i>per acre</i></u>					
Local Town Center	22		239,580	4.00	88	0.7%	\$2,061	-	\$0.01
Regional Town Center	111		1,208,790	4.00	444	3.3%	\$10,401	-	\$0.01
Village Center	20		217,800	4.00	80	0.6%	\$1,874	-	\$0.01
Business Park	86		1,311,156	4.00	344	2.6%	\$8,058	-	\$0.01
Industrial Park	282		5,527,764	4.00	1,128	8.5%	\$26,424	-	\$0.00
Total Nonresidential	521		8,505,090		2,084	15.7%	\$48,818		
TOTAL	2,441				13,255	100.0%	\$310,500		

"int_water"

Source: Infrastructure Cost Estimates: Wood Rodgers, Inc. (03/21/2006); Public Facilities Financing Plan for the Sunridge Specific Plan (7/18/2002).

[1] Land use totals at buildout are derived from proposed land use plan (See Table 1).

[2] DUE Factors based upon Sunridge Specific Plan Public Facilities Plan (7/18/02) that used DUE factors from Zone 40 fee program, Sacramento County Dept. of Water Resources.

D-9

Table D-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Roadways (2006\$)

Land Use	Land Uses at Buildout [1]			Cost Allocation Basis			Roadway Cost Allocation		
	Acres	Units	Nonres. Building Sq. Ft.	Peak Hour Trips per Unit/Acre [2]	Total Peak Hour Trips	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = units or acres x D</i>	<i>F = E / total trips</i>	<i>G = F x total cost</i>	<i>H = G / B</i>	<i>I = G / C</i>
Residential				<i>per unit</i>					
Single-Family	1,597	7,985		1.00	7,985.0	49%	\$19,531,200	\$2,446	
Medium Density	237	1,896		0.90	1,706.4	10%	\$4,173,831	\$2,201	
High Density	86	1,720		0.60	1,032.0	6%	\$2,524,258	\$1,468	
Total Residential	1,920	11,601			10,723.4	66%	\$26,229,288		
Nonresidential				<i>per acre</i>					
Local Town Center	22		239,580	16.30	358.6	2%	\$877,131		\$3.66
Regional Town Center	111		1,208,790	16.30	1,809.3	11%	\$4,425,523		\$3.66
Village Center	20		217,800	16.30	326.0	2%	\$797,391		\$3.66
Business Park	86		1,311,156	13.50	1,161.0	7%	\$2,839,790		\$2.17
Industrial Park	282		5,527,764	7.00	1,974.0	12%	\$4,828,377		\$0.87
Total Nonresidential	521		8,505,090		5,628.9	34%	\$13,768,212		
TOTAL	2,441				16,352	100%	\$39,997,500		

"road_alloc"

Source: Infrastructure Cost Estimates: MacKay & Soms (07/06/2006); Sacramento County Public Infrastructure Finance Section, North Vineyard Station Specific Plan PFFP (11/10/04).

[1] Land use totals at buildout are derived from proposed land use plan. (See Table 1).

[2] Peak hour trips per unit/acre are from the North Vineyard Station Specific Plan Public Facility Financing Plan as provided by the County of Sacramento.

Table D-11
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Trails (2006\$)

Land Use	Land Uses at Buildout [1]			Cost Allocation Basis			Trails Cost Allocation		
	Acres	Units	Building Sq. Ft.	Persons per Household [2]	Resident Population	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>C</i>	<i>D = B * C</i>	<i>E = D / total population</i>	<i>G = F x total cost</i>	<i>H = G / B</i>	<i>I = G / C</i>
Residential				<i>per unit</i>					
Single-Family	1,597	7,985		2.92	23,283	74.3%	\$1,277,453	\$160	-
Medium Density	237	1,896		2.48	4,700	15.0%	\$257,872	\$136	-
High Density	86	1,720		1.96	3,366	10.7%	\$184,680	\$107	-
Total Residential	1,920	11,601			31,349	100.0%	\$1,720,005		
Nonresidential [3]									
Local Town Center	22		239,580	0.00	0	0.0%	\$0	-	\$0.00
Regional Town Center	111		1,208,790	0.00	0	0.0%	\$0	-	\$0.00
Village Center	20		217,800	0.00	0	0.0%	\$0	-	\$0.00
Business Park	86		1,311,156	0.00	0	0.0%	\$0	-	\$0.00
Industrial Park	282		5,527,764	0.00	0	0.0%	\$0	-	\$0.00
Total Nonresidential	521		8,505,090		0	0.0%	\$0		
TOTAL	2,441				31,349	100.0%	\$1,720,005		

"trails_alloc"

Source: Infrastructure Cost Estimate: EPS (08/02/2006); Sacramento County Public Infrastructure Finance Section, North Vineyard Station Specific Plan PFFP (11/10/04).

[1] Land use totals at buildout are derived from proposed land use plan (See Table 1).

[2] Assumptions used in the Rio del Oro Fiscal Impact Analysis dated April 5, 2006, based on 2000 U.S. Census for Sacramento County.

[3] Nonresidential uses are exempt from trail fees.

D-11

Table D-12
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Open Space (2006\$)

Land Use	Land Uses at Buildout [1]		Cost Allocation Basis			Open Space Cost Allocation			
	Acres	Units	Nonres. Building Sq. Ft.	Persons per Household [2]	Resident Population	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C</i>	<i>D = B * C (units)</i>	<i>E = D / population</i>	<i>F = E x total cost</i>	<i>G = F / A</i>	<i>H = F / B</i>
Residential				<i>per unit</i>					
Single-Family	1,597	7,985		2.92	23,283	74.3%	\$9,800,760	\$1,227	-
Medium Density	237	1,896		2.48	4,700	15.0%	\$1,978,421	\$1,043	-
High Density	86	1,720		1.96	3,366	10.7%	\$1,416,886	\$824	-
Total Residential	1,920	11,601			31,349	100.0%	\$13,196,066		
Nonresidential [3]									
Local Town Center	22		239,580	0.00	0	0.0%	\$0	-	\$0.00
Regional Town Center	111		1,208,790	0.00	0	0.0%	\$0	-	\$0.00
Village Center	20		217,800	0.00	0	0.0%	\$0	-	\$0.00
Business Park	86		1,311,156	0.00	0	0.0%	\$0	-	\$0.00
Industrial Park	282		5,527,764	0.00	0	0.0%	\$0	-	\$0.00
Total Nonresidential	521		8,505,090		0	0.0%	\$0		
TOTAL	2,441				31,349	100.0%	\$13,196,066		

D-12

Source: Infrastructure Cost Estimate, The HLA Group (08/02/2006); Sacramento County Public Infrastructure Finance Section, North Vineyard Station Specific Plan PFFP (11/10/04). *"os_alloc"*

[1] Land use totals at buildout are derived from proposed land use plan.

[2] Assumptions used in the Rio del Oro Fiscal Impact Analysis dated April 5, 2006, based on 2000 U.S. Census for Sacramento County.

[3] Nonresidential uses are exempt from open space fees.

Table D-13
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Landscape Corridor (2006\$)

Land Use	Land Uses at Buildout [1]			Cost Allocation Basis					Landscape Corr. Cost Allocation		
	Acres	Units	Nonres. Building Sq. Ft.	% Distribution for Cost Assignment	Subtotal Cost	Persons per Household [2]	Residential Population	% Distribution for Cost Assignment	Total Cost	Per Unit	Per Building Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A / total acres</i>	<i>E = D x total cost</i>	<i>F</i>	<i>G = F x units</i>	<i>H = G / total population</i>	<i>I</i>	<i>J = I / B</i>	<i>K = I / C</i>
Residential									<i>H * Total Res. Cost</i>		
Single-Family	1,597	7,985		65.4%	\$29,922,978	2.92	23,283	74.3%	\$26,718,764	\$3,346	-
Medium Density	237	1,896		9.7%	\$4,440,667	2.48	4,700	15.0%	\$5,393,557	\$2,845	-
High Density	86	1,720		3.5%	\$1,611,381	1.96	3,366	10.7%	\$3,862,705	\$2,246	-
Total Residential	1,920	11,601		78.7%	\$35,975,027		31,349	100.0%	\$35,975,027		
Nonresidential									<i>From Column E</i>		
Local Town Center	22		239,580	0.9%	\$412,214				\$412,214	-	\$1.72
Regional Town Center	111		1,208,790	4.5%	\$2,079,806				\$2,079,806	-	\$1.72
Village Center	20		217,800	0.8%	\$374,740				\$374,740	-	\$1.72
Business Park	86		1,311,156	3.5%	\$1,611,381				\$1,611,381	-	\$1.23
Industrial Park	282		5,527,764	11.6%	\$5,283,832				\$5,283,832		\$0.96
Total Nonresidential	521		8,505,090	21.3%	\$4,478,141				\$4,478,141		
TOTAL	2,441			100.0%	\$45,737,000				\$45,737,000		

"landscape_alloc"

Source: Infrastructure Cost Estimates: MacKay & Soms (07/06/2006), Public Facilities Financing Plan for the Sunridge Specific Plan (7/18/2002).

[1] Land use totals at buildout are derived from proposed land use plan (See Table 1).

[2] Assumptions used in the Rio del Oro Fiscal Impact Analysis dated April 5, 2006, based on 2000 U.S. Census for Sacramento County.

D-13

Table D-14
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Cost Allocation - Special Financing District Formation and Updates (2006\$)

Land Uses at Buildout [1]							
Land Use	Acres	Units	Building Sq. Ft.	% Developable Acres	Total Cost [2]	Per Unit	Per Bldg. Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A / Total Dev. Acres</i>	<i>E = D * Total Cost</i>	<i>F = E / B</i>	<i>G = E / C</i>
Residential							
Single-Family	1,597	7,985		65.4%	\$654,240	\$82	-
Medium Density	237	1,896		9.7%	\$97,091	\$51	-
High Density	86	1,720		3.5%	\$35,231	\$20	-
Total Residential	1,920	11,601		78.7%	\$786,563		
Nonresidential							
Local Town Center	22		239,580	0.9%	\$9,013	-	\$0.04
Regional Town Center	111		1,208,790	4.5%	\$45,473	-	\$0.04
Village Center	20		217,800	0.8%	\$8,193	-	\$0.04
Business Park	86		1,311,156	3.5%	\$35,231	-	\$0.03
Industrial Park	282		5,527,764	11.6%	\$115,526	-	\$0.02
Total Nonresidential	521		8,505,090	21.3%	\$213,437		
TOTAL	2,441			100.0%	\$1,000,000		

"form_alloc"

Source: EPS.

[1] Land use totals at buildout are derived from proposed land use plan (See Table 1).

[2] Represents preliminary placeholder cost.

APPENDIX E

RIO DEL ORO SCHOOLS FUNDING ANALYSIS

Table E-1	School Financing Plan Summary: Phase 1	E-1
Table E-2	School Site Requirements: Phase 1	E-2
Table E-3	Estimated Typical School Project Budget: Phase 1	E-3
Table E-4	School Mitigation Fee Revenue: Phase 1	E-4
Table E-5	Per Student State Grant Calculation: Phase 1	E-5
Table E-6	State Funding: Phase 1	E-6
Table E-7	School Financing Plan Summary: Remaining Phases	E-7
Table E-8	School Site Requirements: Remaining Phases	E-8
Table E-9	Estimated Typical School Project Budget: Remaining Phases	E-9
Table E-10	School Mitigation Fee Revenue: Remaining Phases	E-10
Table E-11	Per Student State Grant Calculation: Remaining Phases	E-11
Table E-12	State Funding: Remaining Phases	E-12
Table E-13	School Financing Plan Summary: Buildout	E-13
Table E-14	School Site Requirements: Buildout	E-14
Table E-15	Estimated Typical School Project Budget: Buildout	E-15
Table E-16	School Mitigation Fee Revenue: Buildout	E-16
Table E-17	Per Student State Grant Calculation: Buildout	E-17
Table E-18	State Funding: Buildout	E-18

**Table E-1
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Financing Plan Summary: Phase 1**

Phase 1

Item	Folsom-Cordova USD K-12
Residential Units	[1]
Single-Family Low Density	1,450
Single-Family Medium Density	904
High-Density	640
Total Units	2,994
Students	[2]
Elementary	907
Middle	451
High	505
Total Students	1,863
Schools Funded	[2]
Elementary	1.51
Middle	0.50
High	0.25
School Sites Provided	[3]
Elementary	2
Middle	1
High	0
Total Sites Provided	3
Estimated School Project Budget	[5]
Elementary	\$44,507,250
Middle	\$34,220,978
High	\$43,149,725
Total Estimated School Project Budget	\$121,877,953
Estimated Funding Revenue	
Development Impact Fees (Level 2)	[6] \$38,642,422
State School Building Program	[7] \$34,251,180
Total Available Funding	\$72,893,602
Local Bonds	[8] \$0
Supplemental Funding	[9] \$48,984,351
Total Funding Revenue	\$121,877,953

"sum"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; EPS.

- [1] From the March 30, 2006, Rio del Oro Draft Specific Plan.
- [2] From Table E-2.
- [3] Sites included in the March 30, 2006, Rio del Oro Draft Specific Plan.
- [4] Quantity does not reflect the Continuation High School (CHS) site, but CHS project funding is included in the high school category.
- [5] Number of Schools Funded from Table E-3. In Phase 1, the budget amount is the estimated cost of students generated, not school sites provided. The school district has discretion over whether facilities will actually be constructed in Phase 1.
- [6] From Table E-4.
- [7] From Table E-6.
- [8] Folsom-Cordova USD may create a School Facilities Improvement District (SFID 3) to fund all or part of the project.
- [9] Additional financing (including a potential School Facilities Improvement District (SFID 3) may be required if all other funding sources are not sufficient to fully fund the schools needed.

**Table E-2
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Site Requirements: Phase 1**

Phase 1

Item	K-5	6-8	9-12	Total
Residential Units [1]				
Single-Family Low Density	1,450	1,450	1,450	1,450
Single-Family Medium Density	904	904	904	904
High-Density	640	640	640	640
Total Units	2,994	2,994	2,994	2,994
Students				
Student Generation Rate [2]				
Single-Family	0.339	0.170	0.190	0.699
Multifamily	0.170	0.079	0.090	0.339
Students Generated				
Single-Family	798	400	447	1,645
Multifamily	109	51	58	218
Total Students	907	451	505	1,863
Schools Funded				
Standard School Size [3]	600	900	2,000	
Total Schools Funded	1.51	0.50	0.25	2.27
School Sites Provided [4]				
	2	1	0	3

"need1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] From the Folsom-Cordova Unified School District.

[3] From Table E-3.

[4] HS Quantity does not include the Continuation High School Site.

**Table E-3
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Estimated Typical School Project Budget: Phase 1**

Phase 1

Item	Cost per Unit	Units	Totals
<i>Elementary School - K-5</i>			
Assumptions			
School Size	[1]	600 students	
Building Area per Student	[2]	75 sq. ft. per student	
Site size	[3]	9.0 acres	
Costs			
Site Acquisition	[4]	\$520,000 per acre 9.0 acres	\$4,680,000
Site Preparation Budget	[5]	\$380,000 per acre 9.0 acres	\$3,420,000
Construction Budget	[6]	\$475.00 per sq. ft. 45,000 sq. ft.	\$21,375,000
Total Budget			\$29,475,000
Per Student Budget			\$49,125
Students			906
Estimated School Project Budget			\$44,507,250
<i>Middle School - 6-8</i>			
Assumptions			
School Size	[1]	900 students	
Building Area per Student	[2]	110 sq. ft. per student	
Site size	[7]	21.5 acres	
Costs			
Site Acquisition	[4]	\$520,000 per acre 21.5 acres	\$11,180,000
Site Preparation Budget	[5]	\$400,000 per acre 21.5 acres	\$8,600,000
Construction Budget	[6]	\$490.00 per sq. ft. 99,000 sq. ft.	\$48,510,000
Total Budget			\$68,290,000
Per Student Budget			\$75,878
Students			451
Estimated School Project Budget			\$34,220,978
<i>High School - 9-12</i>			
Assumptions			
School Size	[1]	2,000 students	
Building Area per Student	[2]	115 sq. ft. per student	
Site size	[8]	62.0 acres	
Costs			
Site Acquisition	[4]	\$520,000 per acre 62.0 acres	\$32,240,000
Site Preparation Budget	[5]	\$400,000 per acre 62.0 acres	\$24,800,000
Construction Budget	[6]	\$495.00 per sq. ft. 230,000 sq. ft.	\$113,850,000
Total Budget			\$170,890,000
Per Student Budget			\$85,445
Students			505
Estimated School Project Budget			\$43,149,725

"costs 1"

Sources: California Department of Education (CDE); Folsom-Cordova Unified School District; EPS.

- [1] From the Folsom-Cordova Unified School District.
- [2] Estimated for purposes of matching FCUSD per student cost estimates.
- [3] Proposed school site sizes within RDOSP per the March 2006 Draft Specific Plan.
- [4] Estimated appraised value of school sites plus 4% for escrow and closing costs.
- [5] Estimated for purposes of determining State Funding.
- [6] Estimated for purposes of matching FCUSD per student cost estimates.
- [7] MS Site size is the average of the 20 acre site (w/ ES) and 23 acre site (w/ HS).
- [8] HS Site acreage includes 7 acres for the Continuation HS.

DRAFT

Table E-4
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Mitigation Fee Revenue: Phase 1

Phase 1

Type	Units [1]	Unit Size [2]	Area	Dev. Impact Fee Rate [3]	Revenue
Single-Family Low Density	1,450	2,600 sq. ft.	3,770,000 sq. ft.	\$5.62	\$21,187,400
Single-Family Medium Density	904	2,000 sq. ft.	1,808,000 sq. ft.	\$5.62	\$10,160,960
High-Density	640	1,400 sq. ft.	896,000 sq. ft.	\$5.62	\$5,035,520
Commercial			5,377,482 sq. ft.	\$0.42	\$2,258,542
Total	2,994				\$38,642,422

"fees1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] Estimated average unit sizes. Actual product may vary.

[3] Current Level 2 fee rate from Folsom-Cordova Unified School District.

Table E-5
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Per Student State Grant Calculation: Phase 1

State Grants (all categories) [1]	K-5	6-8	9-12	Special Education	
				Severe	Non-Severe
Base Grant	\$7,082	\$7,490	\$9,805	\$22,572	\$15,096
Grant for Fire Alarm	\$9	\$13	\$22	\$41	\$28
Grant for Fire Sprinklers	\$135	\$161	\$166	\$426	\$286
Total Grants	\$7,226	\$7,664	\$9,993	\$23,039	\$15,410
<hr/>					
Conversion to K-12 Grant Categories [2]	K-5	6-8	9-12		
K-12 Students [3] 97.5%	\$7,045	\$7,472	\$9,743		
Severe Special Ed [3] 2.1%	\$484	\$484	\$484		
Non-Severe Special Ed. [3] 0.4%	\$62	\$62	\$62		
Total 100.0%	\$7,591	\$8,018	\$10,289		
Grant for Labor Compliance [4] 0.5%	\$38	\$40	\$51		
Total Per Student Grant	\$7,629	\$8,058	\$10,340		

"grants1"

Source: Office of Public School Construction (OPSC).

[1] Grant amounts effective January 2006.

[2] To estimate total state funding, special education grants need to be factored into the K-12 grade level categories.

[3] Percentages based on school district averages (December 2004 special education statistics).

[4] The Labor Compliance Grant is a sliding scale and the amount shown is a conservative estimate.

Table E-6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
State Funding: Phase 1

Phase 1

Item	Items Funded [1]	Total Costs [2]	Grant Level [3]	Total Grants
<i>Elementary School</i>				
Site Acquisition	9.0 acres	\$4,680,000	50%	\$2,340,000
Site Preparation	9.0 acres	\$3,420,000	50%	\$1,710,000
Per Student Grant	[4] 607 students		\$7,629	\$4,630,734
Total State Grants per School				\$8,680,734
Number of Schools Funded	[5]			1.51
Total State Grants				\$13,122,377
<i>Middle School</i>				
Site Acquisition	21.5 acres	\$11,180,000	50%	\$5,590,000
Site Preparation	21.5 acres	\$8,600,000	50%	\$4,300,000
Per Student Grant	[4] 908 students		\$8,058	\$7,315,207
Total State Grants per School				\$17,205,207
Number of Schools Funded	[5]			0.50
Total State Grants				\$8,621,720
<i>High School</i>				
Site Acquisition	62.0 acres	\$32,240,000	50%	\$16,120,000
Site Preparation	62.0 acres	\$24,800,000	50%	\$12,400,000
Per Student Grant	[4] 2,032 students		\$10,340	\$21,013,001
Total State Grants per School				\$49,533,001
Number of Schools Funded	[5]			0.25
Total State Grants				\$12,507,083
Grand Total State Grants				\$34,251,180

"state 1"

Source: Office of Public School Construction (OPSC); EPS.

[1] Based on number of school sites funded from Table E-2.

[2] Costs from Table E-3.

[3] State funding is based on the following:

50% of site acquisition costs

50% of site development costs

The per student grant from Table E-5.

[4] Average students per school.

[5] From Table E-2.

**Table E-7
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Financing Plan Summary: Remaining Phases**

Remaining Phases

Item	Folsom-Cordova USD K-12
Residential Units	[1]
Single-Family Low Density	6,535
Single-Family Medium Density	992
High-Density	1,080
Total Units	8,607
Students	[2]
Elementary	2,736
Middle	1,365
High	1,527
Total Students	5,628
Schools Funded	[2]
Elementary	4.56
Middle	1.52
High	0.76
School Sites Provided	[3]
Elementary	4
Middle	1
High	1
Total Sites Provided	6
Estimated School Project Budget	[5]
Elementary	\$134,356,875
Middle	\$103,573,470
High	\$130,474,515
Total Estimated School Project Budget	\$368,404,860
Estimated Funding Revenue	
Development Impact Fees (Level 2)	[6] \$116,450,535
State School Building Program	[7] \$103,497,158
Total Available Funding	\$219,947,693
Local Bonds	[8] \$0
Supplemental Funding	[9] \$148,457,167
Total Funding Revenue	\$368,404,860

"sum"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; EPS.

- [1] From the March 30, 2006, Rio del Oro Draft Specific Plan.
- [2] From Table E-8.
- [3] Sites included in the March 30, 2006, Rio del Oro Draft Specific Plan.
- [4] Quantity does not reflect the Continuation High School (CHS) site, but CHS project funding is included in the high school category.
- [5] Number of Schools Funded from Table E-9. In Phase 1, the budget amount represents the estimated cost of students generated, not school sites provided. The school district has discretion over whether facilities will actually be constructed in Phase 1.
- [6] From Table E-10.
- [7] From Table E-12.
- [8] Folsom-Cordova USD may create a School Facilities Improvement District (SFID 3) to fund all or part of the project.
- [9] Additional financing (including a potential School Facilities Improvement District (SFID 3) may be required if all other funding sources are not sufficient to fully fund the schools needed.

**Table E-8
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Site Requirements: Remaining Phases**

Remaining Phases

Item	K-5	6-8	9-12	Total
Residential Units [1]				
Single-Family Low Density	6,535	6,535	6,535	6,535
Single-Family Medium Density	992	992	992	992
High-Density	1,080	1,080	1,080	1,080
Total Units	8,607	8,607	8,607	8,607
Students				
Student Generation Rate [2]				
Single-Family	0.339	0.170	0.190	0.699
Multifamily	0.170	0.079	0.090	0.339
Students Generated				
Single-Family	2,552	1,280	1,430	5,262
Multifamily	184	85	97	366
Total Students	2,736	1,365	1,527	5,628
Schools Funded				
Standard School Size [3]	600	900	2,000	
Total Schools Funded	4.56	1.52	0.76	6.84
School Sites Provided [4]				
	4	1	1	6

"need1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] From the Folsom-Cordova Unified School District.

[3] From Table E-9.

[4] HS Quantity does not include the Continuation High School Site.

Table E-9
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Estimated Typical School Project Budget: Remaining Phases

Remaining Phases

Item	Cost per Unit	Units	Totals
<i>Elementary School - K-5</i>			
Assumptions			
School Size	[1]	600 students	
Building Area per Student	[2]	75 sq. ft. per student	
Site size	[3]	9.0 acres	
Costs			
Site Acquisition	[4]	\$520,000 per acre 9.0 acres	\$4,680,000
Site Preparation Budget	[5]	\$380,000 per acre 9.0 acres	\$3,420,000
Construction Budget	[6]	\$475.00 per sq. ft. 45,000 sq. ft.	\$21,375,000
Total Budget			\$29,475,000
Per Student Budget			\$49,125
Students			2,735
Estimated School Project Budget			\$134,356,875
<i>Middle School - 6-8</i>			
Assumptions			
School Size	[1]	900 students	
Building Area per Student	[2]	110 sq. ft. per student	
Site size	[7]	21.5 acres	
Costs			
Site Acquisition	[4]	\$520,000 per acre 21.5 acres	\$11,180,000
Site Preparation Budget	[5]	\$400,000 per acre 21.5 acres	\$8,600,000
Construction Budget	[6]	\$490.00 per sq. ft. 99,000 sq. ft.	\$48,510,000
Total Budget			\$68,290,000
Per Student Budget			\$75,878
Students			1,365
Estimated School Project Budget			\$103,573,470
<i>High School - 9-12</i>			
Assumptions			
School Size	[1]	2,000 students	
Building Area per Student	[2]	115 sq. ft. per student	
Site size	[8]	62.0 acres	
Costs			
Site Acquisition	[4]	\$520,000 per acre 62.0 acres	\$32,240,000
Site Preparation Budget	[5]	\$400,000 per acre 62.0 acres	\$24,800,000
Construction Budget	[6]	\$495.00 per sq. ft. 230,000 sq. ft.	\$113,850,000
Total Budget			\$170,890,000
Per Student Budget			\$85,445
Students			1,527
Estimated School Project Budget			\$130,474,515

"costs 1"

Sources: California Department of Education (CDE); Folsom-Cordova Unified School District; EPS.

- [1] From the Folsom-Cordova Unified School District.
- [2] Estimated for purposes of matching FCUSD per student cost estimates.
- [3] Proposed school site sizes within RDOSP per the March 2006 Draft Specific Plan.
- [4] Estimated appraised value of school sites plus 4% for escrow and closing costs.
- [5] Estimated for purposes of determining State Funding.
- [6] Estimated for purposes of matching FCUSD per student cost estimates.
- [7] MS Site size is the average of the 20 acre site (w/ ES) and 23 acre site (w/ HS).
- [8] HS Site acreage includes 7 acres for the Continuation HS.

DRAFT

Table E-10
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Mitigation Fee Revenue: Remaining Phases

Remaining Phases

Type	Units [1]	Unit Size [2]	Area	Dev. Impact Fee Rate [3]	Revenue
Single-Family Low Density	6,535	2,600 sq. ft.	16,991,000 sq. ft.	\$5.62	\$95,489,420
Single-Family Medium Density	992	2,000 sq. ft.	1,984,000 sq. ft.	\$5.62	\$11,150,080
High-Density	1,080	1,400 sq. ft.	1,512,000 sq. ft.	\$5.62	\$8,497,440
Commercial			3,127,608 sq. ft.	\$0.42	\$1,313,595
Total	8,607				\$116,450,535

"fees1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] Estimated average unit sizes. Actual product may vary.

[3] Current Level 2 fee rate from Folsom-Cordova Unified School District.

Table E-11
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Per Student State Grant Calculation: Remaining Phases

State Grants (all categories) [1]	K-5	6-8	9-12	Special Education	
				Severe	Non-Severe
Base Grant	\$7,082	\$7,490	\$9,805	\$22,572	\$15,096
Grant for Fire Alarm	\$9	\$13	\$22	\$41	\$28
Grant for Fire Sprinklers	\$135	\$161	\$166	\$426	\$286
Total Grants	\$7,226	\$7,664	\$9,993	\$23,039	\$15,410

Conversion to K-12 Grant Categories [2]			K-5	6-8	9-12
K-12 Students	[3]	97.5%	\$7,045	\$7,472	\$9,743
Severe Special Ed	[3]	2.1%	\$484	\$484	\$484
Non-Severe Special Ed.	[3]	0.4%	\$62	\$62	\$62
Total		100.0%	\$7,591	\$8,018	\$10,289
Grant for Labor Compliance	[4]	0.5%	\$38	\$40	\$51
Total Per Student Grant			\$7,629	\$8,058	\$10,340

"grants1"

Source: Office of Public School Construction (OPSC).

[1] Grant amounts effective January 2006.

[2] To estimate total state funding, special education grants need to be factored into the K-12 grade level categories.

[3] Percentages based on school district averages (December 2004 special education statistics).

[4] The Labor Compliance Grant is a sliding scale and the amount shown is a conservative estimate.

Table E-12
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
State Funding: Remaining Phases

Remaining Phases

Item	Items Funded [1]	Total Costs [2]	Grant Level [3]	Total Grants
<i>Elementary School</i>				
Site Acquisition	9.0 acres	\$4,680,000	50%	\$2,340,000
Site Preparation	9.0 acres	\$3,420,000	50%	\$1,710,000
Per Student Grant	[4] 607 students		\$7,629	\$4,630,734
Total State Grants per School				\$8,680,734
Number of Schools Funded	[5]			4.56
Total State Grants				\$39,584,148
<i>Middle School</i>				
Site Acquisition	21.5 acres	\$11,180,000	50%	\$5,590,000
Site Preparation	21.5 acres	\$8,600,000	50%	\$4,300,000
Per Student Grant	[4] 908 students		\$8,058	\$7,315,207
Total State Grants per School				\$17,205,207
Number of Schools Funded	[5]			1.52
Total State Grants				\$26,094,564
<i>High School</i>				
Site Acquisition	62.0 acres	\$32,240,000	50%	\$16,120,000
Site Preparation	62.0 acres	\$24,800,000	50%	\$12,400,000
Per Student Grant	[4] 2,032 students		\$10,340	\$21,013,001
Total State Grants per School				\$49,533,001
Number of Schools Funded	[5]			0.76
Total State Grants				\$37,818,447
Grand Total State Grants				\$103,497,158

"state 1"

Source: Office of Public School Construction (OPSC); EPS.

[1] Based on number of school sites funded from Table E-8.

[2] Costs from Table E-9.

[3] State funding is based on the following:

50% of site acquisition costs

50% of site development costs

The per student grant from Table E-11.

[4] Average students per school.

[5] From Table E-8.

**Table E-13
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Financing Plan Summary: Buildout**

Buildout

Item	Folsom-Cordova USD K-12
Residential Units	[1]
Single-Family Low Density	7,985
Single-Family Medium Density	1,896
High-Density	1,720
Total Units	11,601
Students	[2]
Elementary	3,642
Middle	1,816
High	2,032
Total Students	7,490
Schools Funded	[2]
Elementary	6.07
Middle	2.02
High	1.02
School Sites Provided	[3]
Elementary	6
Middle	2
High	1
Total Sites Provided	9
Estimated School Project Budget	[5]
Elementary	\$178,864,125
Middle	\$137,794,448
High	\$173,624,240
Total Estimated School Project Budget	\$490,282,813
Estimated Funding Revenue	
Development Impact Fees (Level 2)	[6] \$155,092,958
State School Building Program	[7] \$137,733,870
Total Available Funding	\$292,826,828
Local Bonds	[8] \$0
Supplemental Funding	[9] \$197,455,985
Total Funding Revenue	\$490,282,813

"sum"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; EPS.

- [1] From the March 30, 2006, Rio del Oro Draft Specific Plan.
- [2] From Table E-14.
- [3] Sites included in the March 30, 2006, Rio del Oro Draft Specific Plan.
- [4] Quantity does not reflect the Continuation High School (CHS) site, but CHS project funding is included in the high school category.
- [5] Number of Schools Funded from Table E-15. In Phase 1, the budget amount represents the estimated cost of students generated, not school sites provided. The school district has discretion over whether facilities will actually be constructed in Phase 1.
- [6] From Table E-16.
- [7] From Table E-18.
- [8] Folsom-Cordova USD may create a School Facilities Improvement District (SFID 3) to fund all or part of the project.
- [9] Additional financing (including a potential School Facilities Improvement District (SFID 3) may be required if all other funding sources are not sufficient to fully fund the schools needed.

Table E-14
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Site Requirements: Buildout

Buildout

Item	K-5	6-8	9-12	Total
Residential Units [1]				
Single-Family Low Density	7,985	7,985	7,985	7,985
Single-Family Medium Density	1,896	1,896	1,896	1,896
High-Density	1,720	1,720	1,720	1,720
Total Units	11,601	11,601	11,601	11,601
Students				
Student Generation Rate [2]				
Single-Family	0.339	0.170	0.190	0.699
Multifamily	0.170	0.079	0.090	0.339
Students Generated				
Single-Family	3,350	1,680	1,877	6,907
Multifamily	292	136	155	583
Total Students	3,642	1,816	2,032	7,490
Schools Funded				
Standard School Size [3]	600	900	2,000	
Total Schools Funded	6.07	2.02	1.02	9.10
School Sites Provided [4]				
	6	2	1	9

"need1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] From the Folsom-Cordova Unified School District.

[3] From Table E-15.

[4] HS Quantity does not include the Continuation High School Site.

Table E-15
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Estimated Typical School Project Budget: Buildout

Buildout

Item	Cost per Unit	Units	Totals
Elementary School - K-5			
Assumptions			
School Size	[1]	600 students	
Building Area per Student	[2]	75 sq. ft. per student	
Site size	[3]	9.0 acres	
Costs			
Site Acquisition	[4] \$520,000 per acre	9.0 acres	\$4,680,000
Site Preparation Budget	[5] \$380,000 per acre	9.0 acres	\$3,420,000
Construction Budget	[6] \$475.00 per sq. ft.	45,000 sq. ft.	\$21,375,000
Total Budget			\$29,475,000
Per Student Budget			\$49,125
Students			3,641
Estimated School Project Budget			\$178,864,125
Middle School - 6-8			
Assumptions			
School Size	[1]	900 students	
Building Area per Student	[2]	110 sq. ft. per student	
Site size	[7]	21.5 acres	
Costs			
Site Acquisition	[4] \$520,000 per acre	21.5 acres	\$11,180,000
Site Preparation Budget	[5] \$400,000 per acre	21.5 acres	\$8,600,000
Construction Budget	[6] \$490.00 per sq. ft.	99,000 sq. ft.	\$48,510,000
Total Budget			\$68,290,000
Per Student Budget			\$75,878
Students			1,816
Estimated School Project Budget			\$137,794,448
High School - 9-12			
Assumptions			
School Size	[1]	2,000 students	
Building Area per Student	[2]	115 sq. ft. per student	
Site size	[8]	62.0 acres	
Costs			
Site Acquisition	[4] \$520,000 per acre	62.0 acres	\$32,240,000
Site Preparation Budget	[5] \$400,000 per acre	62.0 acres	\$24,800,000
Construction Budget	[6] \$495.00 per sq. ft.	230,000 sq. ft.	\$113,850,000
Total Budget			\$170,890,000
Per Student Budget			\$85,445
Students			2,032
Estimated School Project Budget			\$173,624,240

"costs 1"

Sources: California Department of Education (CDE); Folsom-Cordova Unified School District; EPS.

- [1] From the Folsom-Cordova Unified School District.
- [2] Estimated for purposes of matching FCUSD per student cost estimates.
- [3] Proposed school site sizes within RDOSP per the March 2006 Draft Specific Plan.
- [4] Estimated appraised value of school sites plus 4% for escrow and closing costs.
- [5] Estimated for purposes of determining State Funding.
- [6] Estimated for purposes of matching FCUSD per student cost estimates.
- [7] MS Site size is the average of the 20 acre site (w/ ES) and 23 acre site (w/ HS).
- [8] HS Site acreage includes 7 acres for the Continuation HS.

Table E-16
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
School Mitigation Fee Revenue: Buildout

Buildout

Type	Units [1]	Unit Size [2]	Area	Dev. Impact Fee Rate [3]	Revenue
Single-Family Low Density	7,985	2,600 sq. ft.	20,761,000 sq. ft.	\$5.62	\$116,676,820
Single-Family Medium Density	1,896	2,000 sq. ft.	3,792,000 sq. ft.	\$5.62	\$21,311,040
High-Density	1,720	1,400 sq. ft.	2,408,000 sq. ft.	\$5.62	\$13,532,960
Commercial			8,505,090 sq. ft.	\$0.42	\$3,572,138
Total	11,601				\$155,092,958

"fees1"

Source: March 30, 2006 Rio del Oro Draft Specific Plan; Folsom-Cordova Unified School District; EPS.

[1] From the March 30, 2006 Rio del Oro Draft Specific Plan.

[2] Estimated average unit sizes. Actual product may vary.

[3] Current Level 2 fee rate from Folsom-Cordova Unified School District.

Table E-17
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Per Student State Grant Calculation: Buildout

State Grants (all categories) [1]	K-5	6-8	9-12	Special Education	
				Severe	Non-Severe
Base Grant	\$7,082	\$7,490	\$9,805	\$22,572	\$15,096
Grant for Fire Alarm	\$9	\$13	\$22	\$41	\$28
Grant for Fire Sprinklers	\$135	\$161	\$166	\$426	\$286
Total Grants	\$7,226	\$7,664	\$9,993	\$23,039	\$15,410

Conversion to K-12 Grant Categories [2]			K-5	6-8	9-12
K-12 Students	[3]	97.5%	\$7,045	\$7,472	\$9,743
Severe Special Ed	[3]	2.1%	\$484	\$484	\$484
Non-Severe Special Ed.	[3]	0.4%	\$62	\$62	\$62
Total		100.0%	\$7,591	\$8,018	\$10,289
Grant for Labor Compliance	[4]	0.5%	\$38	\$40	\$51
Total Per Student Grant			\$7,629	\$8,058	\$10,340

"grants1"

Source: Office of Public School Construction (OPSC).

[1] Grant amounts effective January 2006.

[2] To estimate total state funding, special education grants need to be factored into the K-12 grade level categories.

[3] Percentages based on school district averages (December 2004 special education statistics).

[4] The Labor Compliance Grant is a sliding scale and the amount shown is a conservative estimate.

Table E-18
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
State Funding: Buildout

Buildout

Item	Items Funded [1]	Total Costs [2]	Grant Level [3]	Total Grants
<i>Elementary School</i>				
Site Acquisition	9.0 acres	\$4,680,000	50%	\$2,340,000
Site Preparation	9.0 acres	\$3,420,000	50%	\$1,710,000
Per Student Grant	[4] 607 students		\$7,629	\$4,630,734
Total State Grants per School				\$8,680,734
Number of Schools Funded	[5]			6.07
Total State Grants				\$52,692,056
<i>Middle School</i>				
Site Acquisition	21.5 acres	\$11,180,000	50%	\$5,590,000
Site Preparation	21.5 acres	\$8,600,000	50%	\$4,300,000
Per Student Grant	[4] 908 students		\$8,058	\$7,315,207
Total State Grants per School				\$17,205,207
Number of Schools Funded	[5]			2.02
Total State Grants				\$34,716,284
<i>High School</i>				
Site Acquisition	62.0 acres	\$32,240,000	50%	\$16,120,000
Site Preparation	62.0 acres	\$24,800,000	50%	\$12,400,000
Per Student Grant	[4] 2,032 students		\$10,340	\$21,013,001
Total State Grants per School				\$49,533,001
Number of Schools Funded	[5]			1.02
Total State Grants				\$50,325,529
Grand Total State Grants				\$137,733,870

"state 1"

Source: Office of Public School Construction (OPSC); EPS.

[1] Based on number of school sites funded from Table E-14.

[2] Costs from Table E-15.

[3] State funding is based on the following:

50% of site acquisition costs

50% of site development costs

The per student grant from Table E-17.

[4] Average students per school.

[5] From Table E-14.