

Appendix B

Rio Del Oro Specific Plan Infrastructure Phasing Master Plan

Prepared by:



January 26, 2016

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1 INFRASTRUCTURE PHASING

The RDOSP provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A total of ten (10) phases are proposed in the RDOSP. The Elliott Homes portion of the project consists of Phases 1 through 5. The Easton Development Company, LLC portion of the project consists of Phases A through E and the Wetland Preserve (WP). Additional sub-phases are anticipated to occur within the Plan Area as individual tentative maps are approved.

The Plan Area is currently bordered by existing development on the west and portions of the south and east. The phases will generally develop from west to east and north to south. Section 4 (Circulation) and Section 6 (Public Utilities) describe the overall public facilities required to serve the Plan Area. The following section provides a detailed listing of the infrastructure requirements to be constructed by phase within the Plan Area. Infrastructure within each phase and offsite may be phased or partially constructed based on the Phased Performance Standards identified in section 2. Exhibit B-1 identifies the geographic boundaries of each phase with land use by phase summarized in Table 1-1 (p.14).

The Phase numbering and lettering is intended to demonstrate a high level path to completion of infrastructure for the entire Plan Area. It is highly unlikely that the project will develop in phase order. Numbers 1 through 5 and letters A through E are put in order based on a best understanding of anticipated economic drivers (infrastructure cost) and market demand conditions; the need for new homes and businesses. Each phase may be developed independent to any other phase. It is anticipated that several phases will be under construction at any given time and the plan allows each phase to develop independently from other phases.

This on-site Infrastructure Phasing Plan is intended to provide a platform for agreements that will be developed in the Small Lot Tentative Map Phasing plans that will ultimately build Rio del Oro. The following performance standards and individual phase descriptions and maps provide a basis for future development. This plan is not intended to condition the order of development and does not specify the magnitude of infrastructure requirements for individual small lot tentative map phasing plans. The plan is only intended to provide a platform for the development of Small Lot Tentative Map Phasing plans where detailed infrastructure phasing conditions will be developed.

Phasing Performance Standards

Phasing and additional sub-phases will be permitted based on following performance standards.

- Two points of roadway access will be required for any development phase.
- A looped water system will be required for any development phase.
- Interim sewer and drainage facilities may be constructed consistent with the standards of the appropriate agencies.
- Arterial traffic signals identified in the RDO Specific Plan will be constructed when traffic demand/LOS and/or safety concerns require the Intersection be signalized at

the discretion of the City Engineer. If any tentative lot phasing plan builds only 2 legs of a future arterial/arterial roadway intersection, signal construction will be delayed until additional approaches are built.

- The timing of other traffic signals identified in the RDO Specific Plan will be identified in Small Lot Tentative Map Phasing plans. Additional signals may also be considered at that time.
- Arterial roadways may be phased based on providing traffic lanes sufficient to provide adequate Level of Service (LOS) consistent with the City of Rancho Cordova standards and policies. Level of service widening from 2 to 4 lanes will be based on internal arterial roadways exceeding 15,300 ADT (LOS D). A traffic study can be provided to demonstrate that the widening is needed for development outside of the Rio Del Oro plan area. In that case, the City will be responsible for the widening as long as CIP lanes are still required.
- Arterial roadway phasing will consider whether it is feasible to provide complete streets, including vehicular, bicycle, pedestrian circulation and landscaping factors for consideration include:
 - limiting the expense of construction of offsite facilities
 - limiting exposure to reconstruction of facilities due to development on opposite sides of arterial roadways adjacent to undeveloped lands, limiting the expense of construction of offsite frontage
 - financial feasibility to provide complete streets
 - priority to provide circulation for all modes along arterial corridors, phased arterial cross section elements should be continuous within each of the 10 phases identified within this plan
 - parcel by parcel changes in cross section elements will be not be permitted
- Typical cross-sections have been developed for arterial roadway phasing options for 4-lane arterials, Exhibit B-12 and 6-lane arterials, Exhibit B-13.
- Grade separated trail crossings are identified as constructed within each plan phase where the crossing is located. The actual timing of these crossings will be based on the development of the trail system. Conditional timing for trail crossings will be identified in the Small Lot Tentative Map Phasing Plans.
- In some instances out of phase trails may be requested to provide logical trail connections and completeness. There will be a focus on getting residents connected to schools.
- Timing for infrastructure improvements identified in this Phasing Plan will be superseded by timing requirements identified in project conditions of approval.
- Minor deviations from the Infrastructure Phasing Plan may be administratively approved by the Public Works Director.

1.1 Phase 1

Phase 1 includes the northwest residential land use and is bounded by White Rock Road on the north as illustrated on Exhibit B-2. White Rock Road is an existing two lane rural road on the north boundary of Phase 1. The following infrastructure facilities will be constructed to serve Phase 1:

Roads:

- White Rock Road will be reconstructed as a major arterial with four lanes and median adjacent to Phase 1 extending west to connect to the existing improvements on White Rock Road. A traffic signal will be constructed at the Rancho Cordova Parkway/White Rock Road intersection.
- Rancho Cordova Parkway will be constructed as a major arterial with two lanes constructed initially from White Rock Road to the south boundary of Phase 1. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 6-lane arterial is constructed.

Sewer:

- A sewer outfall within White Rock Road will be constructed connecting to the existing sewer pipeline to the west.
- The existing S-70 Lift Station will be upgraded to accommodate the additional sewer flows from Phase 1.

Water:

- A water transmission main will connect to the existing water transmission main within White Rock Road.
- A secondary water connection to existing water mains in the Cordova Industrial area at Luyung Drive west of Phase 1 will be constructed.

Drainage:

- A detention basin and drainage pump station will be constructed within Phase 1 to provide detention of peak storm water flows, treat storm water quality and pump storm water to the existing drainage outfall.

Trails and Open Space:

- Trails and open space landscaping will be constructed along the western boundary of Phase 1 adjacent the existing Cordova Industrial area (West Trail) and between Phase 1 and Phase 5 (North Trail).

1.2 Phase 2

Phase 2 includes the residential and high school/middle school land use north of the proposed Rio Del Oro Parkway (Phase 3), east of the existing Cordova Industrial area, south of Phase 5 and west of Phase 4 as illustrated on Exhibit B-3. The following infrastructure facilities will be constructed to serve Phase 2:

Roads:

- Rio Del Oro Parkway will be extended east from Sunrise Boulevard to Rancho Cordova Parkway as a major arterial with two lanes. A traffic signal will be constructed at the intersection of Sunrise Boulevard and Rancho Cordova Parkway. Rio Del Oro Parkway will be extended northeast of Rancho Cordova Parkway adjacent the high school/middle school as a major arterial with two lanes. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 4 lane arterial is constructed.
- Rancho Cordova Parkway will be extended north from Rio Del Oro Parkway to Phase 1 with two lanes as a major arterial. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 6 lane arterial is constructed.

Sewer:

- A trunk sewer outfall will be constructed within Rio Del Oro Parkway to a sewer lift station. The lift station will discharge to a force main that will be constructed within Sunrise Boulevard south to Douglas Boulevard then west within Douglas Boulevard to the extension of Zinfandel Drive. At the Zinfandel Drive Extension the force main will either terminate at a Trunk Sewer planned to be constructed with the Zinfandel Drive extension or the force main will continue north within Zinfandel Drive to the Bradshaw Interceptor at The intersection of North Mather and Zinfandel Drives.

Water:

- A water transmission main will be constructed within Rancho Cordova Parkway and Rio Del Oro Parkway connecting to the existing water transmission main in Sunrise Boulevard.
- A secondary water connection to existing water mains in the Cordova Industrial area will be constructed.

Drainage:

- A detention basin and drainage pump station will be constructed south of Phase 2 within Phase 3 to provide detention of peak storm water flows, treat storm water runoff and pump storm water to the existing Morrison Creek drainage outfall.

- A drainage channel with storm water conveyance and water quality facilities will be constructed along the west boundary of Phase 2 and south to the storm water detention basin within Phase 3.

Trails and Open Space:

- Trails and open space landscaping will be constructed along the western boundary of Phase 2 adjacent the existing Cordova Industrial area (West Trail) and between Phase 2 and Phase 5 (Americanos Trail).

1.3 Phase 3

Phase 3 includes the residential and regional town center (commercial/retail) land use south of the proposed Rio Del Oro Parkway (Phase 2), east of existing Sunrise Boulevard, north of existing Douglas Boulevard and west of Phase 4 as illustrated on Exhibit B-4. The following infrastructure facilities will be constructed to serve Phase 3:

Roads:

- Rio Del Oro Parkway will be widened to four (4) lanes from Sunrise Blvd to Rancho Cordova Parkway. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 6 lane arterial is constructed.
- Douglas Boulevard frontage improvements along the south boundary of Phase 3 will be constructed completing Douglas Boulevard to a major arterial.
- Villagio Drive along the east boundary of Phase 3 will be constructed as a limited access 2-lane arterial. A traffic signal will be constructed at the Villagio Drive/Douglas intersection.

Sewer:

- Sewer laterals to connect to the trunk sewer facilities constructed in Phase 2 will be constructed.

Water:

- Water mains will be constructed to connect to the existing water transmission facilities constructed in Phase 2.

Drainage:

- The detention basin and drainage pump station within Phase 3 will be enlarged (if Phase 2 constructed an initial phase) to provide detention of peak storm water flows, treat storm water runoff and pump storm water to the existing Morrison Creek drainage outfall.

- A drainage channel with storm water conveyance and water quality facilities will be constructed within Phase 2 to the west boundary of Phase 3 (if not already constructed with Phase 2).

Trails and Open Space:

- Trails and open space landscaping will be constructed along the western boundary of Phase 3 adjacent to Sunrise Boulevard (West Trail), within the drainage parkway (Rio Del Oro Trail) and adjacent the north side of Douglas Road (Morrison Creek Trail).

1.4 Phase 4

Phase 4 includes the south central residential land use and is bounded by Douglas Road on the south, Phases 2/3 on the west, Phase C on the north and Phase B on the east as illustrated on Exhibit B-5. Douglas Road is an existing major arterial on the south boundary of Phase 4. The following infrastructure facilities will be constructed to serve Phase 4:

Roads:

- Douglas Boulevard frontage improvements along the south boundary of Phase 4 will be constructed completing Douglas Boulevard to a major arterial if not previously constructed with Phase 3.
- Rancho Cordova Parkway will be constructed from Rio Del Oro Parkway south to Douglas Road as a two lane major arterial to the north boundary of the Wetland Preserve and as a 4 lane arterial thru the Wetland Preserve to Douglas Road. Construct the ultimate Rio Del Oro Parkway/Rancho Cordova Parkway Intersection if not previously constructed and the ultimate Rio Del Oro Parkway/Douglas Road Intersection. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 6 lane arterial is constructed north of the Wetland Preserve.
- Villagio Drive will be constructed from Phase 3 north east to the Phase 4 northeast boundary. A traffic signal will be constructed at Villagio Drive/Rancho Cordova Parkway intersection.

Sewer:

- Trunk and lateral sewers will be constructed within Phase 4

Water:

- Water transmission mains will be constructed within Rancho Cordova Parkway and Villagio Drive.
- A water transmission main within Rancho Cordova Parkway from the east boundary of Phase 4 south to Douglas Road will be required prior to full build-out of Phase 4.

Drainage:

- A drainage channel with storm water conveyance and water quality facilities will be constructed within the drainage parkway located on the central portion of Phase 4.
- A detention basin and drainage pump station will be constructed within Phase 4 to provide detention of peak storm water flows, treat storm water quality and pump storm water flows.
- The detention basin and drainage pump station within Phase 3 will be enlarged (if Phase 2/3 constructed an initial phase) to provide detention of peak storm water flows, treat storm water runoff and pump storm water to the existing Morrison Creek drainage outfall.

Trails and Open Space:

- Trails and open space landscaping will be constructed along the drainage parkway (Rio Del Oro Trail), Morrison Creek Open Space and Wetland Preserve (Morrison Creek Trail) within Phase 4.

1.5 Phase 5

Phase 5 includes the industrial park, business park, local town center (retail/commercial) and community park land use east of the existing Cordova Industrial area, south of the Phase 1, north of Phase 2 and west of Phase C/E as illustrated on Exhibit B-6. The following infrastructure facilities will be constructed to serve Phase 5:

Roads:

- International Drive will be constructed from the west boundary of Phase 5 to the east boundary of Phase 5 as a two lane major arterial. A traffic signal will be constructed at the International Drive/Rancho Cordova Parkway intersection. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 6 lane arterial is constructed. International Drive west of Phase 5 is included in the Rancho Cordova Roadway Fee Program. The City of Rancho Cordova will be responsible for right-of-way acquisition and construction of International Drive from Sunrise Boulevard east to Phase 5.
- Collector A and Collector C will be constructed as Phase 5 develops with traffic signals at the Collector C/Rancho Cordova Parkway and International Drive intersections.

Sewer:

- Sewer laterals to connect to the trunk sewer facilities constructed in Phase 2 will be constructed.

Water:

- Water mains will be constructed to connect to the existing water transmission facilities constructed in Phase 2. A secondary water connection to the existing water system within the Sunrise Industrial area will be constructed as the local street within Phase 5 develops. Water transmission mains will be constructed within Rancho Cordova Parkway.

Drainage:

- Phase 5 will drain to the detention basins, pump stations and drainage channels constructed with Phases 1, 2, 3 and 4. The detention basin and drainage pump station within Phase 3 will be enlarged (if Phase 2/3/4 constructed an initial phase) to provide detention of peak storm water flows, treat storm water runoff and pump storm water to the existing Morrison Creek drainage outfall.

Trails and Open Space:

- Trails will be constructed within the Community Park (Americanos Trail and Park Loop Trail) with the Community Park development.

1.6 Phase A

Phase A includes the north central residential, park/open space and elementary school land use and is bounded by White Rock Road on the north, Phases C/E on the west, Phases B/C on the south and Phase B on the east as illustrated on Exhibit B-7. Phase A may develop independent to any other phases. White Rock Road is an existing two lane rural road on the north boundary of Phase A. The City of Rancho Cordova expects to construct White Rock Road as a 2-lane arterial prior to development of Phase A. The following infrastructure facilities will be constructed to serve Phase A:

Roads:

- White Rock Road will be reconstructed as a major arterial with 4 lanes and a median from Rancho Cordova Parkway to Rio Del Oro Parkway and construct the White Rock Road/Rio Del Oro Parkway intersection. A traffic signal will be constructed at the White Rock Road/Rio Del Oro Parkway intersection.

-
- Rio Del Oro Parkway will be constructed from White Rock Road south to Americanos Drive as a 2-lane collector (with additional right-of-way reserved for expansion to 4-lanes).
 - Americanos Boulevard will be constructed from Rio Del Oro Parkway southeast to Villagio Drive as a 2-lane major arterial. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 4-lane arterial is constructed.
 - Villagio Drive will be constructed within Phase A as a 2-lane special access collector from Americanos Blvd to Collector B and a 2-lane secondary collector with reservation for expansion to four lanes north of Collector B. A traffic signal will be constructed at the Villagio Drive/White Rock Road intersection.
 - Collector B will be constructed from Rio Del Oro Parkway to the east boundary of Phase A.

Sewer:

- Trunk and lateral sewers will be constructed within Phase A and connected to Phase 5 along Rio Del Oro Parkway, Centennial Drive and International Drive.

Water: Phase A is within the Cal-Am water service area.

- Water transmission mains will be constructed within White Rock Road from the existing water main east to Villagio Drive and south within Rio Del Oro Parkway, Americanos Blvd and Villagio Drive.
- A transmission main will be extended from the southeast corner of Phase A south within Americanos Blvd alignment to connect to existing water transmission mains at the North Douglas project.
- Cal-Am will need two points of connection to SCWA service area and agreement for whole sale water from SCWA to serve Phase A.

Drainage:

- A drainage channel with storm water conveyance and water quality facilities will be constructed within the drainage parkway located on the western boundary of Phase A.
- A drainage channel with storm water conveyance and water quality facilities, detention facilities and drainage pump station will be constructed southwest to the Phase 4 boundary.

Trails and Open Space:

- Trails and open space landscaping will be constructed along the drainage parkway (Park Loop Trail) within Phase A.

1.7 Phase B

Phase B includes the northeast residential, park, private recreation and elementary/middle school land use and is bounded by White Rock Road on the north and Phases A/C on the west and D on the south as illustrated on Exhibit B-8. White Rock Road is an existing two lane rural road on the north boundary of Phase B. The following infrastructure facilities will be constructed to serve Phase B:

Roads:

- The White Rock Road frontage lane will be constructed from Villagio Drive to the east Rio Del Oro plan limit.
- Collector B will be constructed within the Phase B limits.
- Americanos Boulevard will be constructed within Phase B as a 2-lane major arterial. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 4-lane arterial is constructed.
- Villagio Drive will be constructed within Phase B as a 2-lane special access collector. Villagio Drive will be extended to Rancho Cordova Parkway to provide a secondary access for Phase B. Rancho Cordova Parkway will be constructed from Villagio Drive south as a 2-Lane major arterial to the boundary with the Wetland Preserve and as a 4-Lane major arterial from the Wetland Preserve south to Douglas Road to provide a secondary access for Phase B.

Sewer:

- Trunk and lateral sewers will be constructed within Phase B.

Water: Phase B is within the Cal-Am water service area.

- Water transmission mains will be constructed within White Rock Road from the existing water mains east to Villagio Drive and Villagio Drive south to connect to SCWA.
- Water transmission mains will be constructed within Centennial Drive and Villagio Drives southeast to Americanos Boulevard and within Americanos Boulevard south to Douglas Road. An alternative to constructing the offsite transmission mains is to construct an interim secondary connection to SCWA service area at Centennial Drive.

Drainage:

Phase B will construct the drainage channel with Phase B from the east boundary to Phase 4 at Villagio Drive. Trails and Open Space:

- Trails and open space landscaping will be constructed along the drainage parkway (Americanos and Rio Del Oro Trails), adjacent the

Private Recreation (Americanos Trail), adjacent the Wetland Preserve (Morrison Creek Trail),

1.8 Phase C

Phase C includes the central residential, elementary school and park land use and is bounded by Phase E on the north, Phases A/B on the east, Phases 4 on the south and Phase 5 on the west as illustrated on Exhibit B-9. The following infrastructure facilities will be constructed to serve Phase C:

Roads:

- Americanos Boulevard will be constructed within Phase C as a 2-lane major arterial. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 4-lane arterial is constructed. A traffic signal will be constructed at the Americanos Drive /Centennial Drive intersection and Americanos/Rio Del Oro Parkway intersection.
- Centennial Drive will be constructed within Phase C as a 2-lane secondary road (with right-of-way for future expansion to a 4-lane arterial). A traffic signal will be constructed at the Rio Del Oro Parkway/Centennial Drive intersection.
- Rio Del Oro Parkway will be constructed within Phase C as a 2-lane secondary road (with right-of-way for future expansion to a 4-lane arterial).

Sewer:

- Trunk and lateral sewers will be constructed within Phase C.

Water: Phase C is within the both the SCWA and Cal-Am water service area.

- Water transmission mains will be constructed within Americanos, Rio Del Oro and Centennial Drives.

Drainage:

- A drainage channel with storm water conveyance and water quality facilities will be constructed within the drainage parkway located on the south and west boundary of Phase C. Phase C drains to the drainage facilities constructed in other Phases.

Trails and Open Space:

- Trails and open space landscaping will be constructed along the drainage parkway (Park Loop and Americanos Trails) within Phase C.

1.9 Phase D

Phase D includes the south east residential and industrial land use and is bounded by Phase B on the north and west, the city limits and North Douglas project on the east and Douglas Road/wetland preserve on the south as illustrated on Exhibit B-10. Douglas Road is an existing two lane rural road that is currently being widened on the south boundary of Phase D and a portion of Americanos Boulevard has recently been constructed on the east boundary adjacent the North Douglas project. The following infrastructure facilities will be constructed to serve Phase D:

Roads:

- Douglas Road frontage improvements will be completed on the south boundary of Phase D, and westward to along the Preserve to Rancho Cordova Parkway.
- Americanos Boulevard will be constructed within Phase D as a 2-lane major arterial. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 4-lane arterial is constructed. Construction of a traffic signal at the Americanos/Douglas intersection will be required.
- Centennial Drive will be constructed within Phase D as a 2-lane secondary road (with right-of-way for future expansion to a 4-lane arterial). A traffic signal will be constructed at the Americanos Boulevard /Centennial Drive intersection.
- Collector B will be constructed within the Phase D limits.

Sewer:

- Trunk and lateral sewers will be constructed within Phase D.

Water: Phase D is within the Cal-Am water service area.

- Water transmission mains will be constructed within Americanos Boulevard, Centennial Drive and Collector B Drives.
- Construction of a water storage tank and booster pump station will be required for the Cal-Am service area.

Drainage:

Phase D drains to the drainage channels, drainage detention and pump station facilities constructed in other Phases. Trails and Open Space:

- Trails and open space landscaping will be constructed along the Wetland Preserve (Morrison Creek Trail) and Americanos Boulevard (Americanos Trail).

1.10 Phase E

Phase E includes the north central industrial, business, regional town center and community park land use and is bounded by White Rock Road on the north, Phases 1/5 on the west, Phases A/C on the east and Phases 5/C on the south as illustrated on Exhibit B-11. White Rock Road is an existing two lane rural road. The City of Rancho Cordova expects to construct White Rock Road as a 2-lane arterial prior to development of Phase A. The following infrastructure facilities will be constructed to serve Phase A:

Roads:

- Americanos Boulevard will be constructed within Phase E as a 2-lane major arterial. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 4-lane arterial is constructed.
- International Drive will be constructed from the west boundary of Phase E to White Rock Road as a 2-lane major arterial. A traffic signal will be constructed at the International Drive/White Rock Road intersection. Additional lanes will be added as required with future phases or as part of a City CIP project until the ultimate 4-lane arterial is constructed. A Traffic signal will be constructed at the International Drive/Americanos Boulevard intersection.
- Centennial Drive will be constructed within Phase E as a 2-lane secondary road (with right-of-way for future expansion to a 4-lane arterial). A traffic signal will be constructed at the International Drive/Centennial Drive intersection.

Sewer:

- Trunk and lateral sewers will be constructed within Phase E.

Water: Phase E is within the SCWA water service area.

- Water transmission mains will be constructed within Americanos Boulevard and International Drives.
- Construction of a water storage tank and booster pump station will be required for the SCWA.

Drainage:

- Phase D drains to the drainage channels, drainage detention and pump station facilities constructed in other Phases.

Trails and Open Space:

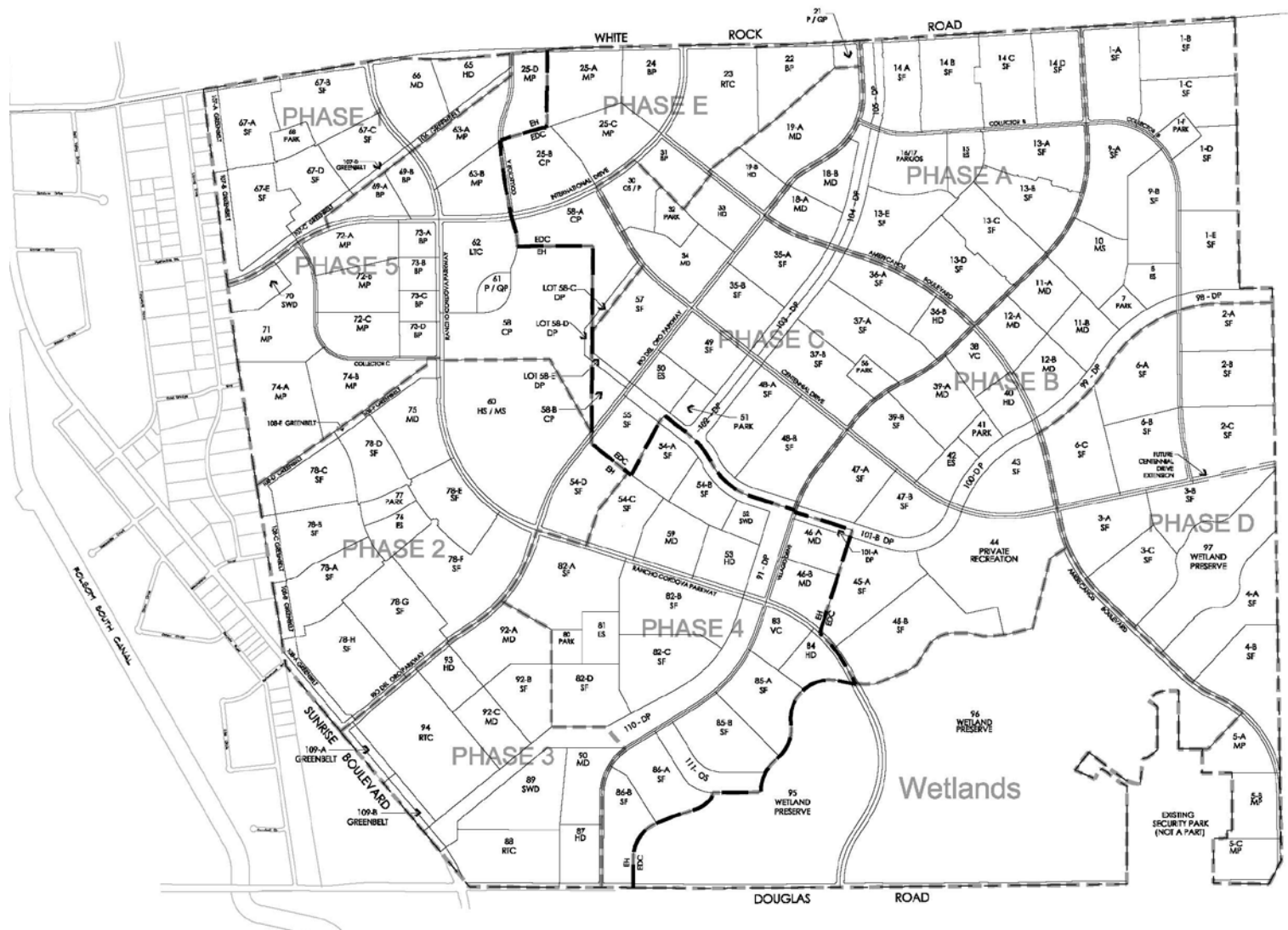
- Trails and open space landscaping will be constructed along the Community Park, International Drive and White Rock Road (Park Loop Trail) within Phase E.

1.11 Wetland Preserve (WP)

The wetland preserve will be constructed in phases consistent with the wetland permit.

Table 1-1 Land Use by Phase

Land Use Symbol Density	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Phase A		Phase B		Phase C		Phase D		Phase E		Wetland Preserve		Total AC	Total DUs
	AC	DUs	AC	DUs	AC	DUs	AC	DUs	AC	DUs	AC	DUs	AC	DUs	AC	DUs	AC	DUs	AC	DUs	AC	DUs		
SFR 5	99.54	482	219.33	1,063	16.75	81	233.71	1,132			201.59	977	304.37	1,479	216.61	1,049	274.45	1,330					1,566.4	7,593
MD 8	20.38	147	21.96	159	50.85	368	40.88	296			21.79	158	74.08	536	53.14	384							283.1	2,048
HD 26	12.00	312			21.06	548	22.90	596					9.00	234	33.0	858							98.0	2,548
LTC									24.34														24.3	
RTC					74.97													37.93					112.9	
VC							10.06					10.01											20.1	
BP									41.54										48.87				90.4	
MP									186.80							39.18			43.56				269.5	
P/PQ									5.00										2.54				7.5	
HS/MS			78.02																				78.0	
MS													20.01										20.0	
ES			9.46				8.99				9.36		18.02		9.02								54.9	
CP									64.29						5.59			51.64					121.5	
P	5.20		5.36				4.97				10.18		15.01		16.98								57.7	
SWD					24.91		6.00		7.76														38.7	
WP																	42.80				467.22		510.0	
DP					17.29		38.75		1.11		17.99		35.48		28.80				2.52				141.9	
PR													52.50										52.5	
OS							12.05				10.18												22.2	
OS/P															11.99								12.0	
GB	23.75		22.05		4.97																		50.8	
ROW	8.80		18.39		12.91		18.85		19.83		16.48		24.10		24.43		15.31		16.25		20.18		195.5	
TOTAL:	169.7	941	374.6	1,222	223.7	997	397.2	2,024	350.7	0	287.6	1,135	562.6	2,249	399.6	2,291	371.7	1,330	203.3	0	487.4	0	3,827.9	12,189



PHASING EXHIBIT
RIO DEL ORO
PHASING PLAN
 JANUARY, 2016

Exhibit B-1
 Appendix B: Infrastructure Phasing
 Rio Del Oro Specific Plan

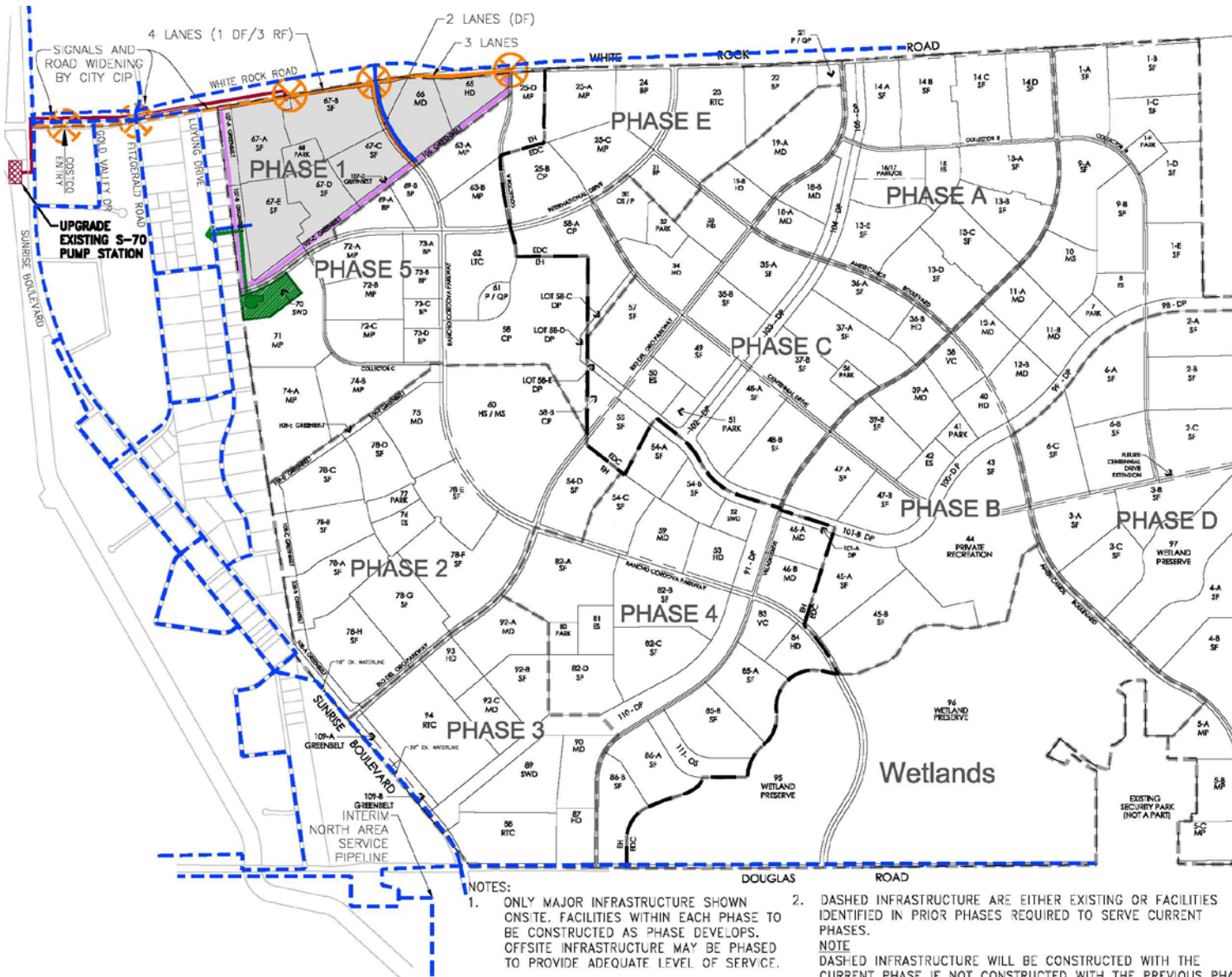
LEGEND	
OWNERSHIP BOUNDARY	— — — — —
PHASING BOUNDARY	- - - - -
EASTON DEVELOPMENT COMPANY	EDC
ELLIOTT HOMES	EH



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 C St, Bldg. 100-B Tel 916.341.7760
 Sacramento, CA 95816 Fax 916.341.7767

PHASING EXHIBIT
RIO DEL ORO
PHASE 1
 JANUARY 2016

Exhibit B-2
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



LEGEND

	CURRENT PHASE/ PROPOSED	PREVIOUS PHASE OR EXISTING
ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE		DF
ROAD FEE		RF
FAIR SHARE		FS

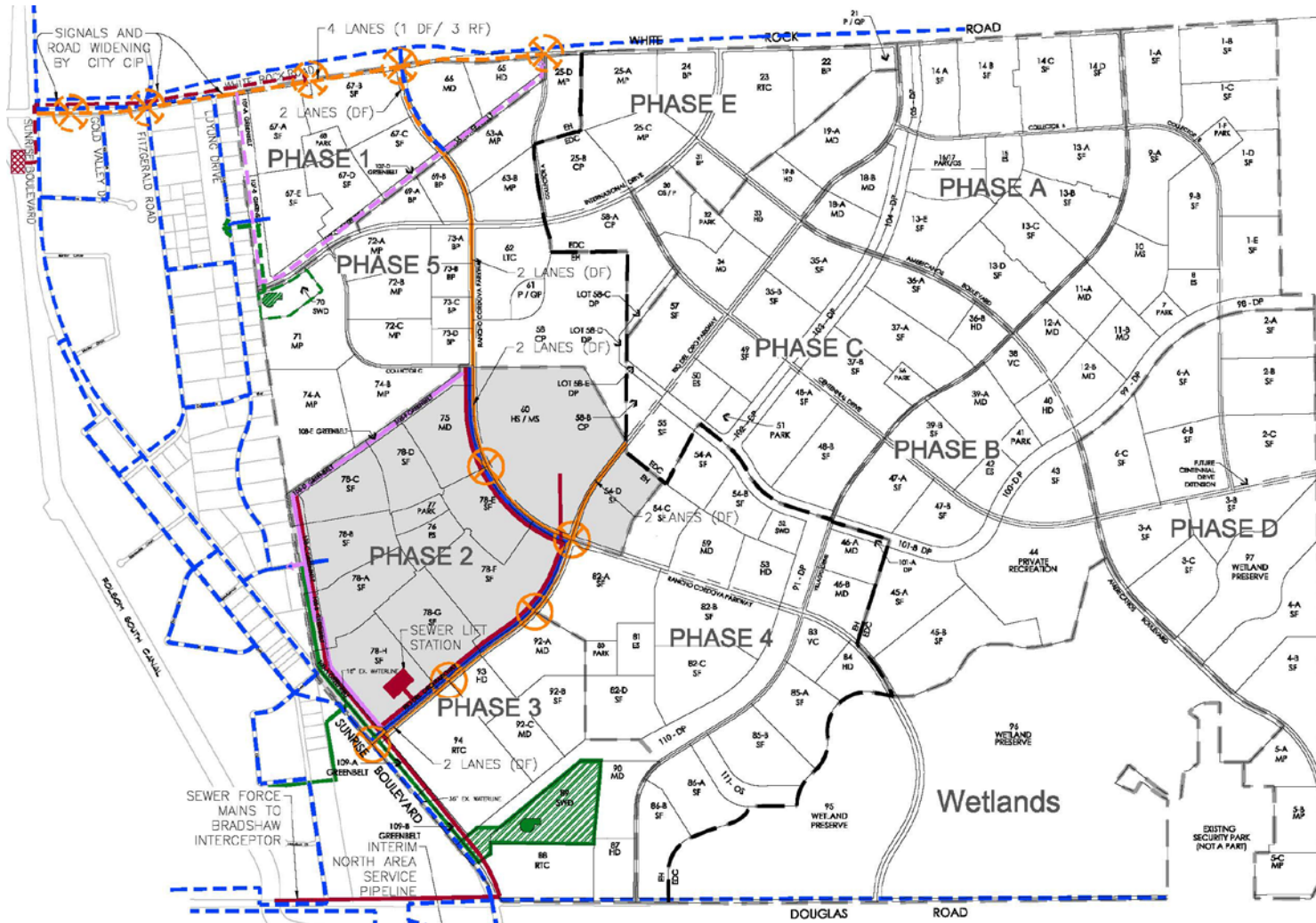
- NOTES:
- ONLY MAJOR INFRASTRUCTURE SHOWN ON-SITE. FACILITIES WITHIN EACH PHASE TO BE CONSTRUCTED AS PHASE DEVELOPS. OFFSITE INFRASTRUCTURE MAY BE PHASED TO PROVIDE ADEQUATE LEVEL OF SERVICE.
 - DASHED INFRASTRUCTURE ARE EITHER EXISTING OR FACILITIES IDENTIFIED IN PRIOR PHASES REQUIRED TO SERVE CURRENT PHASES.
 NOTE
 DASHED INFRASTRUCTURE WILL BE CONSTRUCTED WITH THE CURRENT PHASE IF NOT CONSTRUCTED WITH THE PREVIOUS PHASE.

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS

3301 C St, Bldg. 100-B Sacramento, CA 95816 Tel 916.341.7760 Fax 916.341.7767

PHASING EXHIBIT RIO DEL ORO PHASE 2 JANUARY 2016

Exhibit B-3
APPENDIX B: INFRASTRUCTURE PHASING
Rio Del Oro Specific Plan



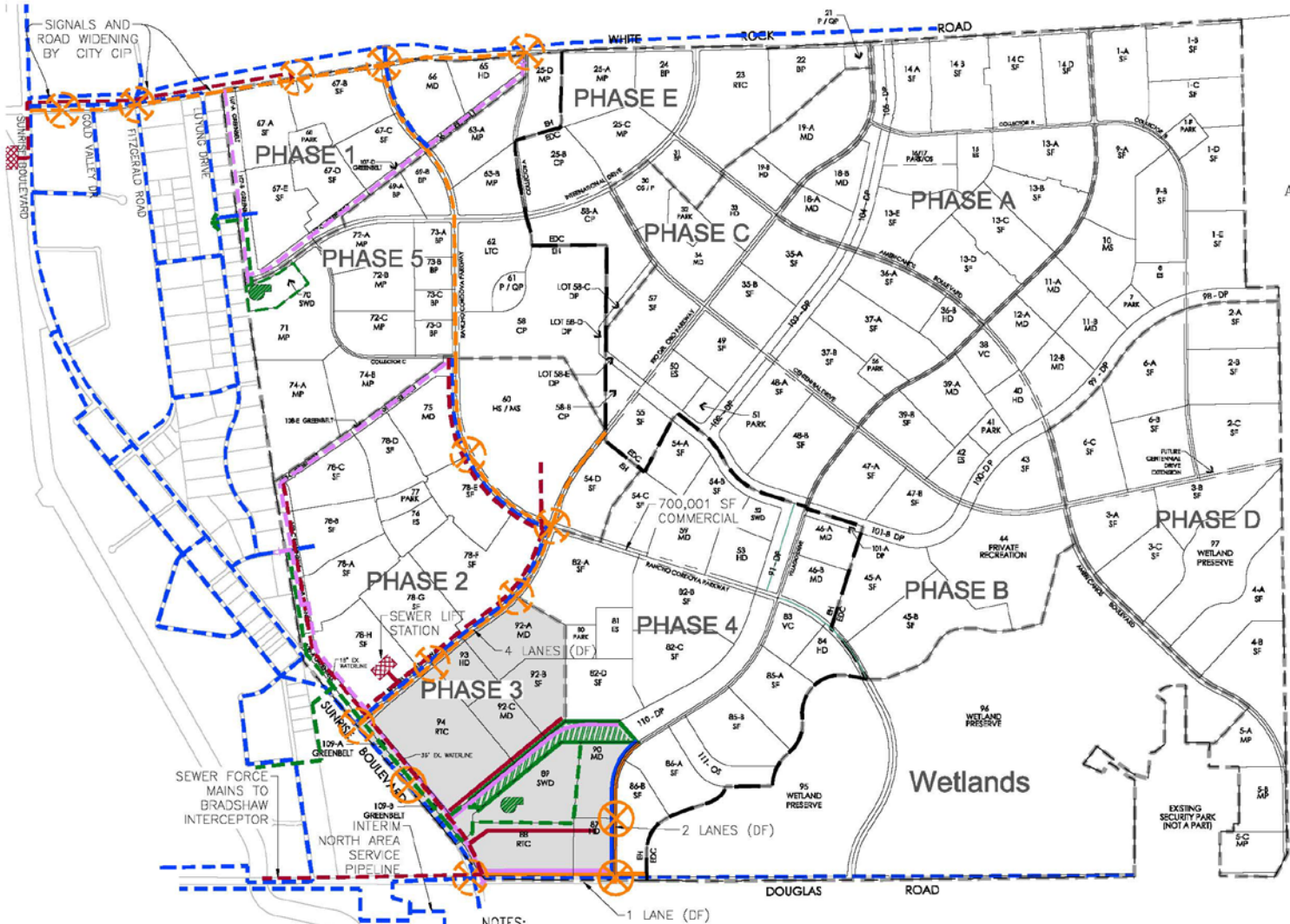
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CURRENT PHASE/PROPOSED	PREVIOUS PHASE OR EXISTING
ROADS	ROADS
SEWER	SEWER
WATER	WATER
DRAINAGE	DRAINAGE
TRAILS	TRAILS
POTENTIAL TRAFFIC SIGNAL	POTENTIAL TRAFFIC SIGNAL
POTENTIAL ROUNDABOUT	POTENTIAL ROUNDABOUT
DRAIN PUMP STATION	DRAIN PUMP STATION
SEWER LIFT STATION	SEWER LIFT STATION
DETENTION BASIN/CHANNEL	DETENTION BASIN/CHANNEL
OWNERSHIP BOUNDARY	OWNERSHIP BOUNDARY
CURRENT PHASE	
DEVELOPER FRONTAGE	DF
ROAD FEE	RF
FAIR SHARE	FS

NOTES:
 1. ONLY MAJOR INFRASTRUCTURE SHOWN ONSITE. FACILITIES WITHIN EACH PHASE TO BE CONSTRUCTED AS PHASE DEVELOPS. OFFSITE INFRASTRUCTURE MAY BE PHASED TO PROVIDE ADEQUATE LEVEL OF SERVICE.
 2. DASHED INFRASTRUCTURE ARE EITHER EXISTING OR FACILITIES IDENTIFIED IN PRIOR PHASES REQUIRED TO SERVE CURRENT PHASES.
 NOTE
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PHASING EXHIBIT
RIO DEL ORO
PHASE 3
 JANUARY 2016

Exhibit B-4
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



LEGEND

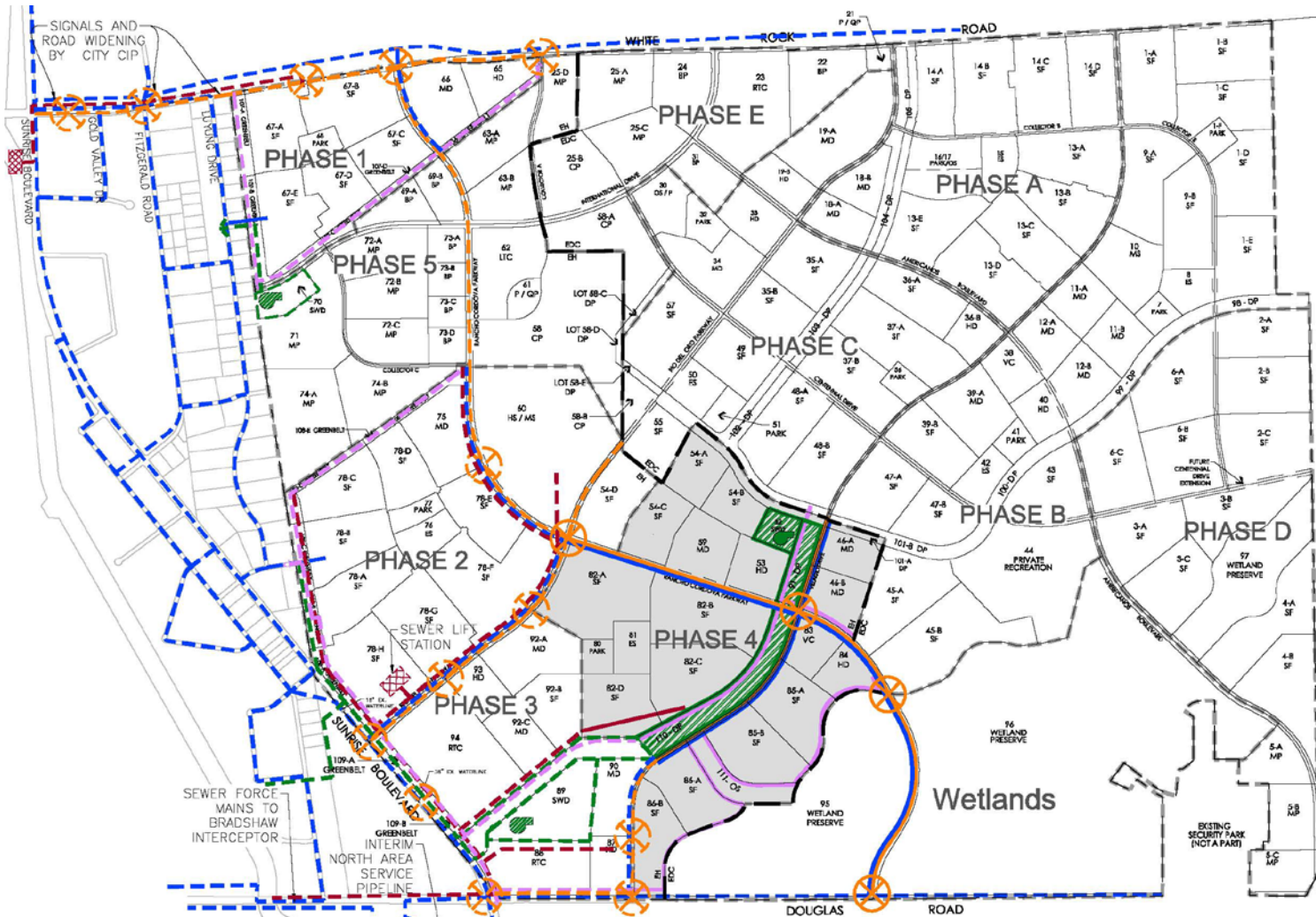
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ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE		DF
ROAD FEE		RF
FAIR SHARE		FS

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PHASING EXHIBIT
RIO DEL ORO
PHASE 4
 JANUARY 2016

Exhibit B-5
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



LEGEND

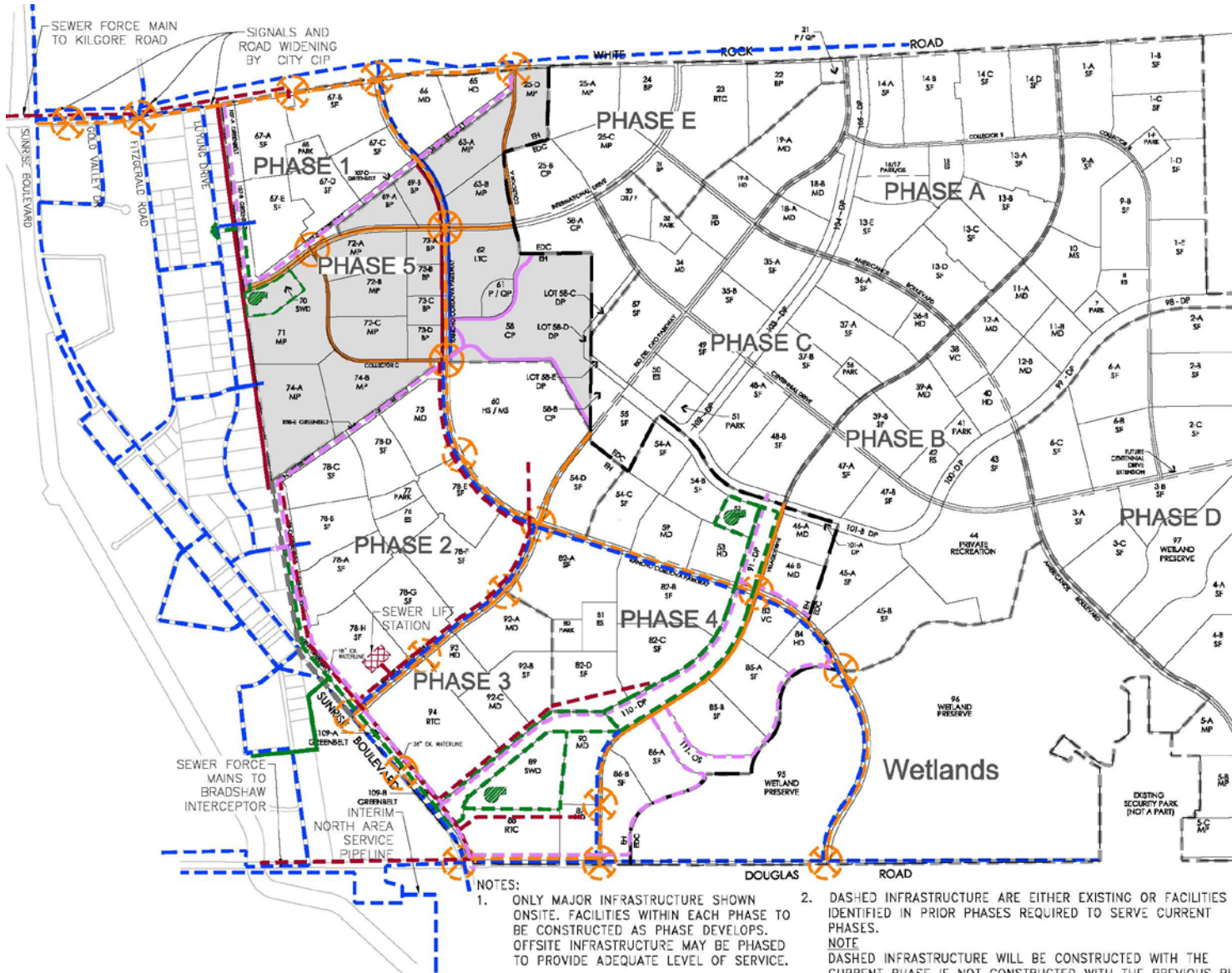
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ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE		DF
ROAD FEE		RF
FAIR SHARE		FS

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PHASING EXHIBIT
RIO DEL ORO
PHASE 5
 JANUARY 2016

Exhibit B-6
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



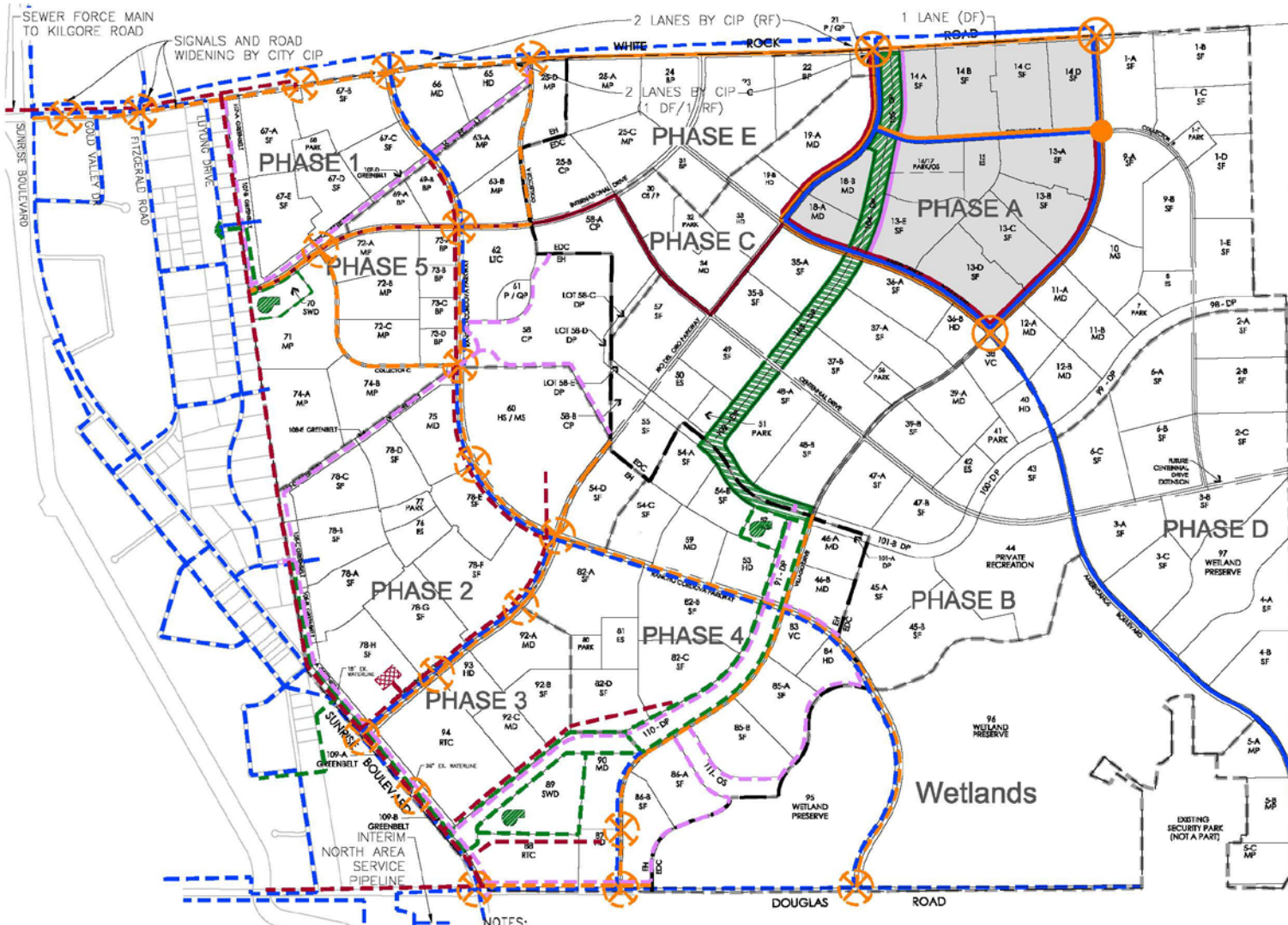
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	CURRENT PHASE/ PROPOSED	PREVIOUS PHASE OR EXISTING
ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE	DF	
ROAD FEE	RF	
FAIR SHARE	FS	

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PHASING EXHIBIT
RIO DEL ORO
PHASE A
 JANUARY 2016

Exhibit B-7
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan

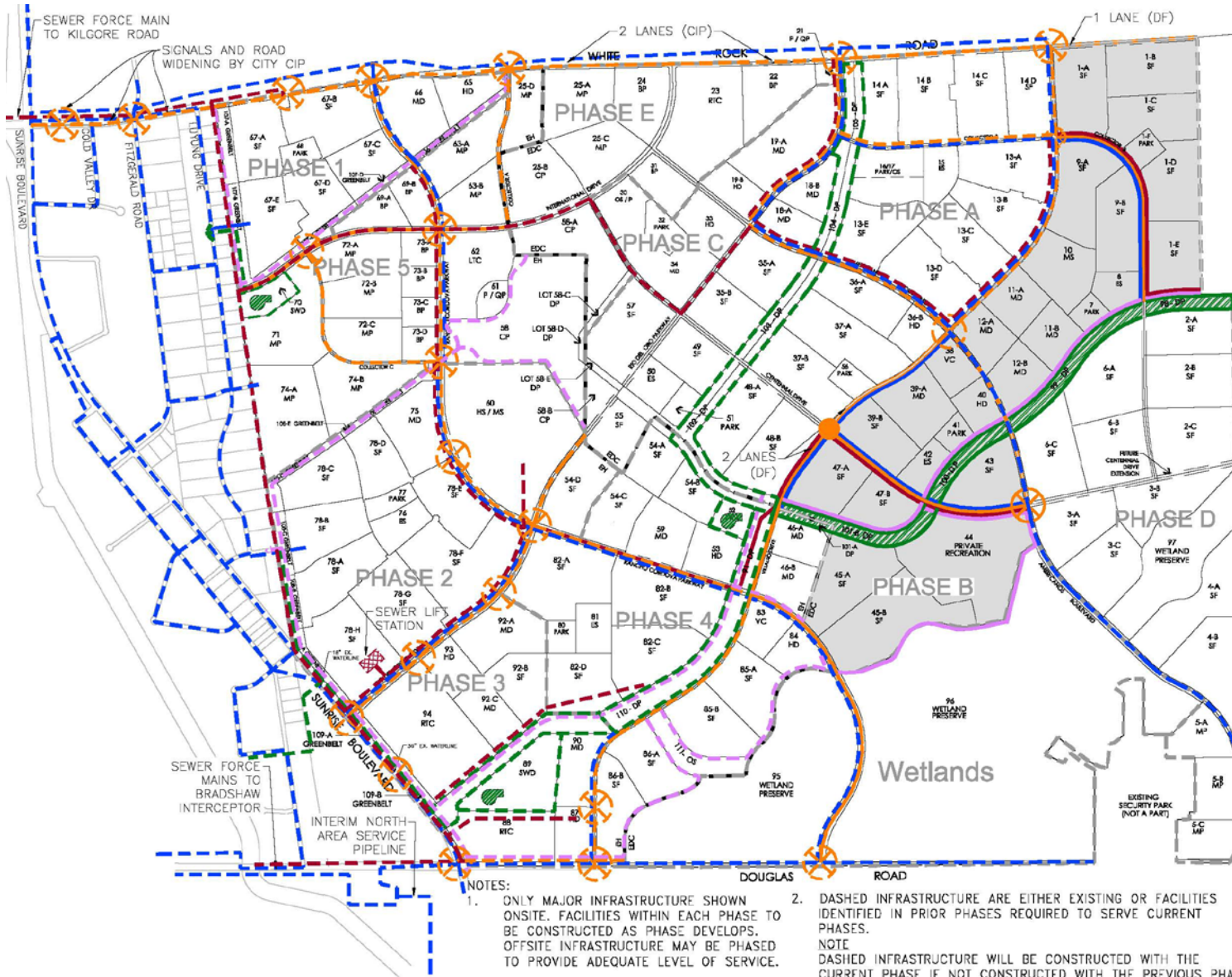
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ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE		DF
ROAD FEE		RF
FAIR SHARE		FS

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PHASING EXHIBIT
RIO DEL ORO
PHASE B
 JANUARY 2016

Exhibit B-8
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



LEGEND

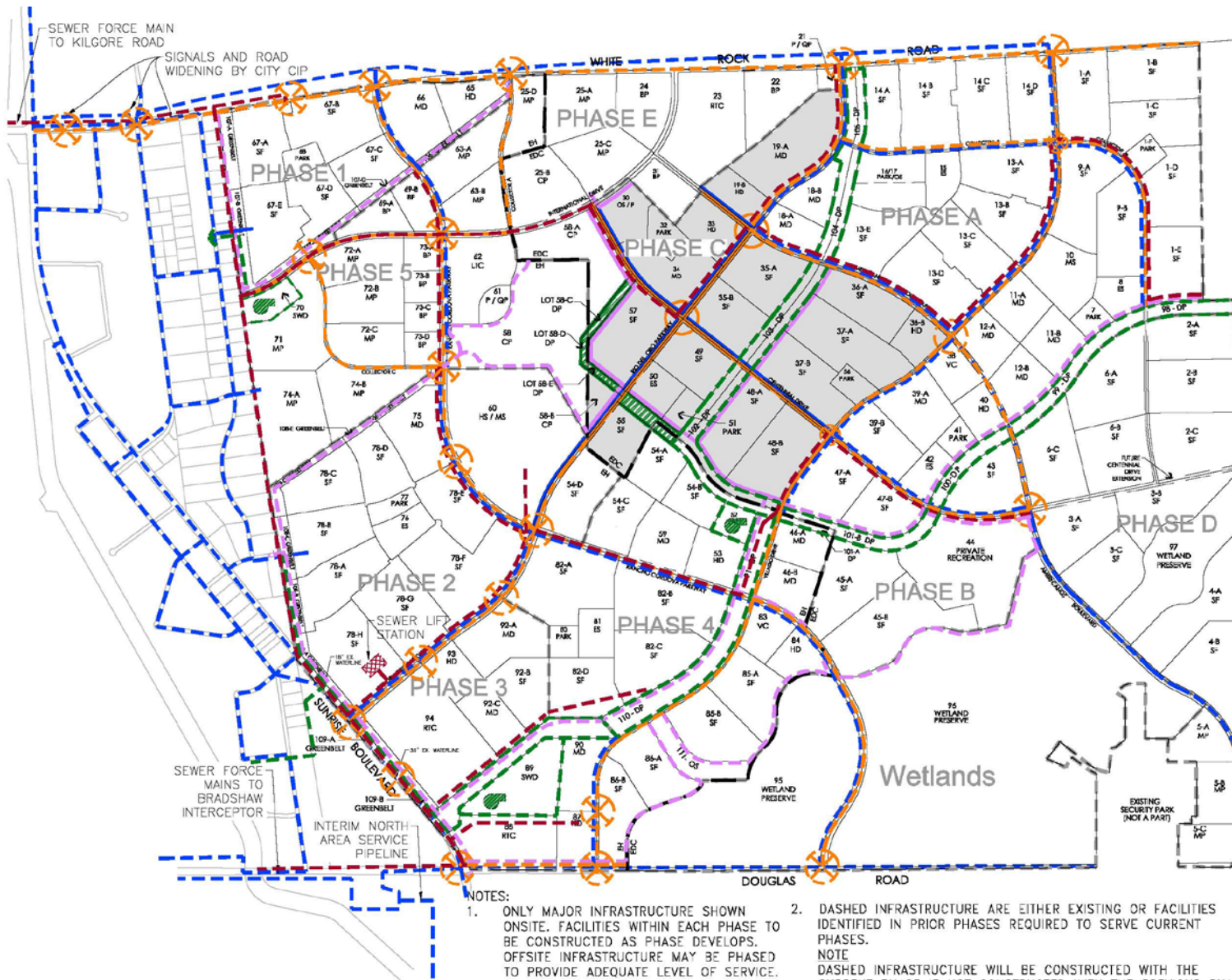
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ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE	DF	DF
ROAD FEE	RF	RF
FAIR SHARE	FS	FS

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PHASING EXHIBIT
RIO DEL ORO
PHASE C
 JANUARY 2016

Exhibit B-9
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



LEGEND

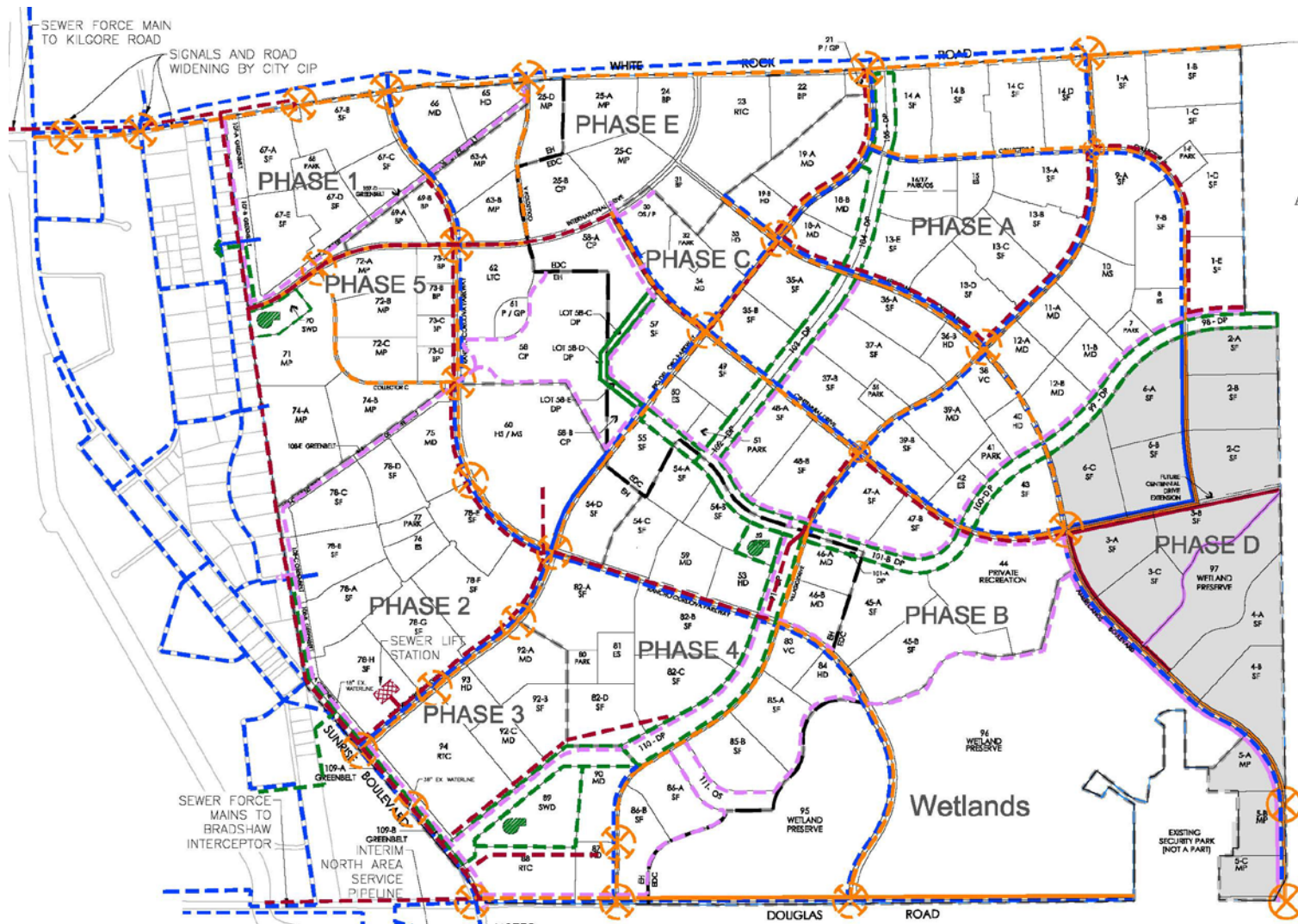
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ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE		DF
ROAD FEE		RF
FAIR SHARE		FS

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PHASING EXHIBIT
RIO DEL ORO
PHASE D
 JANUARY 2016

Exhibit B-10
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



LEGEND

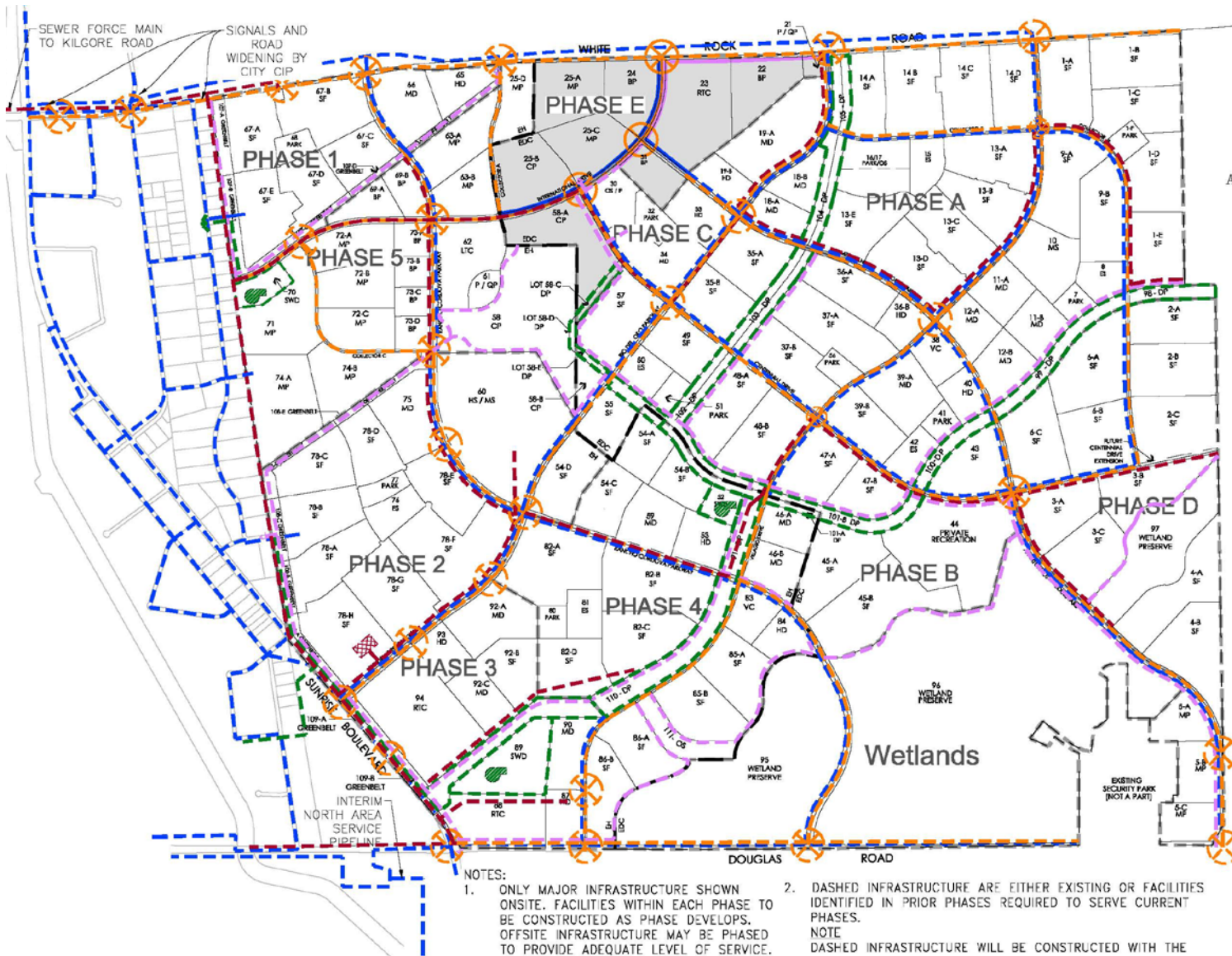
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ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE		DF
ROAD FEE		RF
FAIR SHARE		FS

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PHASING EXHIBIT
RIO DEL ORO
PHASE E
 JANUARY 2016

Exhibit B-11
 APPENDIX B: INFRASTRUCTURE PHASING
 Rio Del Oro Specific Plan



LEGEND

	CURRENT PHASE/ PROPOSED	PREVIOUS PHASE OR EXISTING
ROADS		
SEWER		
WATER		
DRAINAGE		
TRAILS		
POTENTIAL TRAFFIC SIGNAL		
POTENTIAL ROUNDABOUT		
DRAIN PUMP STATION		
SEWER LIFT STATION		
DETENTION BASIN/CHANNEL		
OWNERSHIP BOUNDARY		
CURRENT PHASE		
DEVELOPER FRONTAGE		DF
ROAD FEE		RF
FAIR SHARE		FS

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TYPICAL 4-LANE CONSTRUCTION PHASING OPTIONS

RIO DEL ORO

CITY OF RANCHO CORDOVA CALIFORNIA

JANUARY, 2016

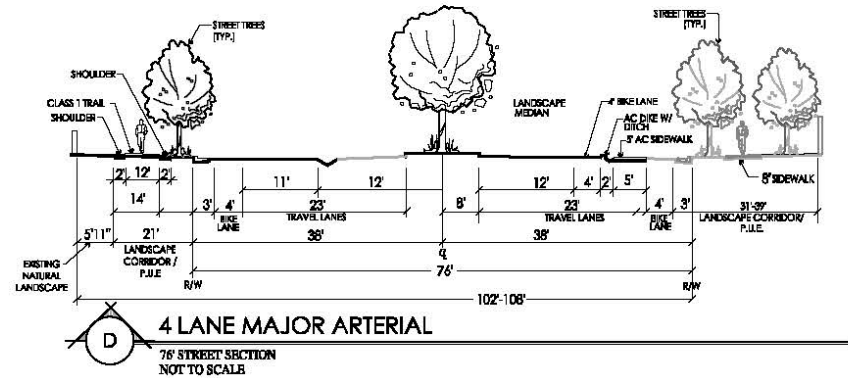
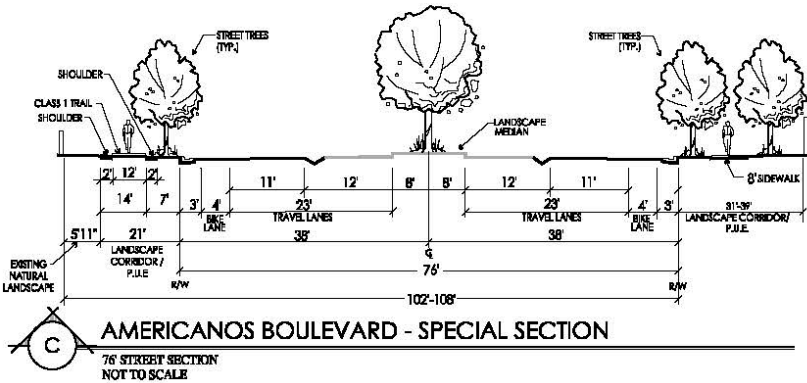
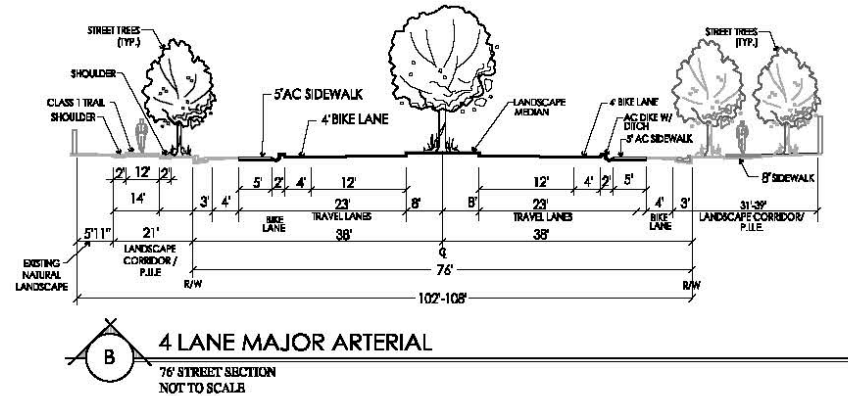
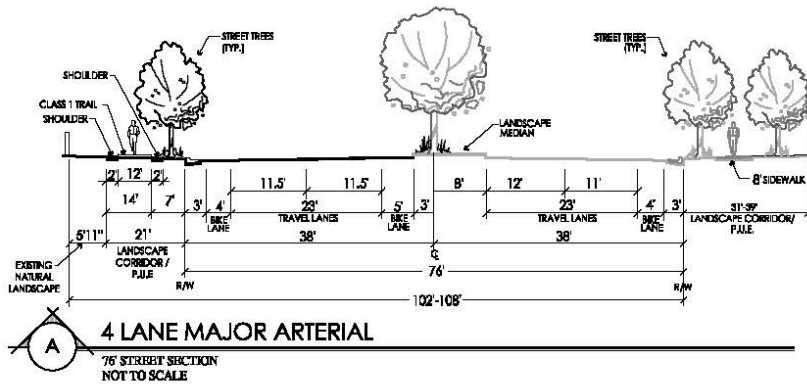


Exhibit B-12
APPENDIX B: INFRASTRUCTURE PHASING
Rio Del Oro Specific Plan



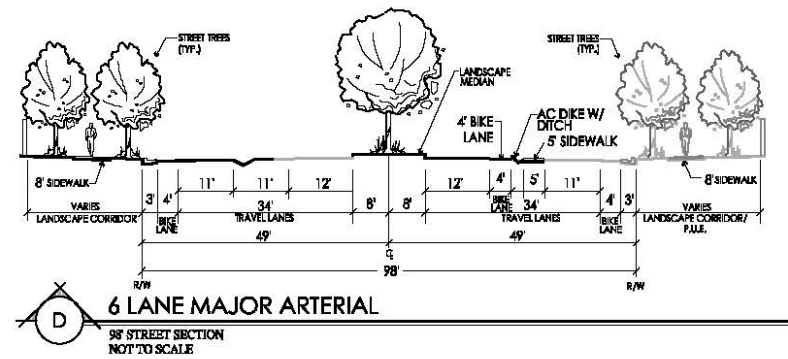
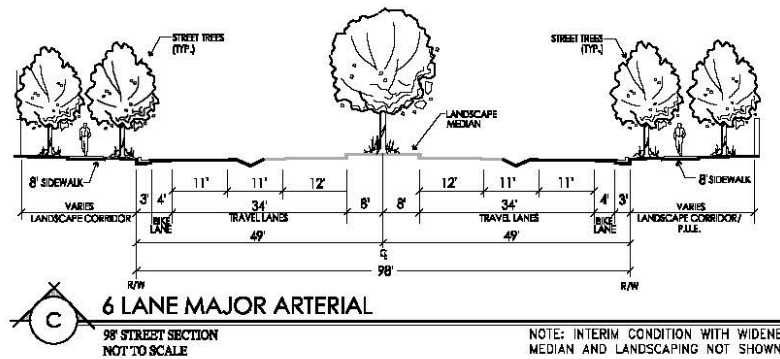
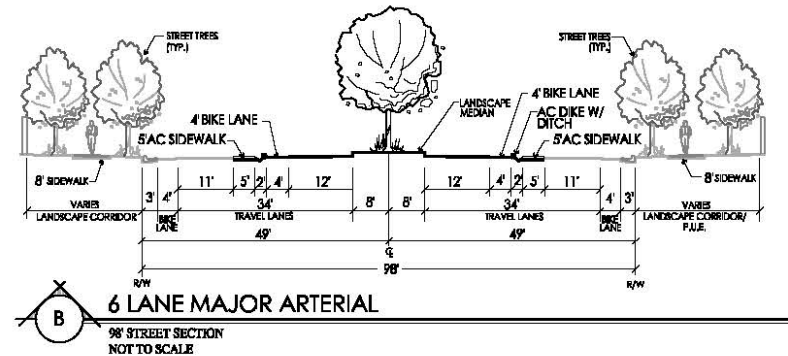
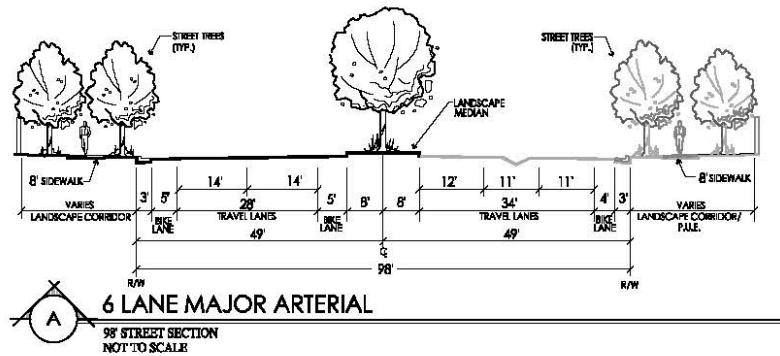
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TYPICAL 6-LANE CONSTRUCTION PHASING OPTIONS

RIO DEL ORO

CITY OF RANCHO CORDOVA CALIFORNIA

JANUARY, 2016



NOTE: INTERIM CONDITION WITH WIDENED MEDIAN AND LANDSCAPING NOT SHOWN.

Exhibit B-13
APPENDIX B: INFRASTRUCTURE PHASING
Rio Del Oro Specific Plan



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