SUNRISE DOUGLAS COMMUNITY PLAN DEVELOPMENT IMPACT FEE PROGRAM NEXUS STUDY

FINAL VERSION

June 21, 2004

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SUNRISE DOUGLAS COMMUNITY PLAN
DEVELOPMENT IMPACT FEE PROGRAM NEXUS STUDY
(FINAL VERSION)

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Executive Summary

Introduction

The Sunrise Douglas Community Plan ("SDCP") area is generally bordered by Sunrise Boulevard, Douglas Road, Grant Line Road, and Jackson Highway in the City of Rancho Cordova (the "City"). The City is located in the eastern central portion of Sacramento County along Highway 50 neighboring the cities of Sacramento and Folsom. The SDCP consists of approximately 6,100 acres for residential and commercial development, of which approximately 43 percent or 2,632 acres fall within the Sunridge Specific Plan ("SRSP") area. This study incorporates only the land uses and facilities necessary to develop the SRSP area. As development plans and the necessary facilities for the remainder of the SDCP area are identified, the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study will be updated to incorporate all the land uses and facilities. At that time, the City will adopt a consolidated fee program for the entire SDCP area.

Certain infrastructure and facilities, such as roadway improvements, transit shuttle service, offsite water facilities, interim sewer facilities, park facilities, and library facilities, will be required to develop the SRSP area. Much of the funding for these facilities will come from development impact fees. Since such facilities are needed as a result of development in the SRSP area, the cost of these facilities should be borne by development in the SRSP area. The impact fees discussed in this report will apply only to development within the SRSP area. However, as other areas in the SDCP develop, those areas and their required infrastructure facilities will be consolidated with those associated with the SRSP area and revised impact fees will be calculated.

Purpose of Study

The City of Rancho Cordova retained Goodwin Consulting Group, Inc. to establish the Sunrise Douglas Community Plan Development Impact Fee Program ("Fee Program"). The Fee Program is established through the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study ("Nexus Study") which ensures that a rational nexus exists between future development in the SDCP area and the use and need of the proposed facilities. The Nexus Study will also demonstrate that a reasonable relationship exists between the amount of each impact fee component and the cost of the facilities attributable to the type of development that will be required to pay the impact fees.

List of Fees Included in SDCP Nexus Study

Development fees ("SDCP Fees") are needed to mitigate the impacts of future development in the SRSP for the following facilities and costs:

- Roadway Faculties
- Transit Shuttles
- Supplemental Offsite Water Facilities
- Interim Sewer Facilities
- Park Development

- Library Facilities
- Fee Program Updates

Facilities and Costs

The SRSP area will fund various types of infrastructure and public facilities that will serve future development in this area. The table below summarizes the SDCP Capital Improvement Program ("SDCP CIP") and shows the portion of the costs that will be funded with the SDCP Fee. Infrastructure costs have been primarily developed by the Wood Rodgers and details of these facilities and their itemized costs are shown in Appendices B and C of this report. The remainder of the costs will be funded through various sources including:

- Sacramento County Transportation Improvement Program (District 3)
- Measure A Sales Tax and Development Fees from areas outside of the SDCP area
- Mather Field Transportation Improvement Program
- Vineyard Capital Improvement Program
- Development fees from the SDCP area that lie outside of the SRSP area, and other participating areas

SDCP Capital Improvement Plan		
Facilities	**Total SDCP CIP**	**SDCP Fee-Funded Costs**
Roadway Improvements	$146,303,214	$104,185,163
Transit Shuttle System	$1,100,000	$1,100,000
Supplemental Offsite Water	$4,348,346	$4,348,346
Interim Sewer	$4,864,819	$4,864,819
Park Development	$29,457,524	$29,457,524
Library	$10,340,805	$4,647,000
Fee Program Formation/Updates	$600,000	$600,000
SDCP Facilities Cost	**$197,014,708**	**$149,202,852**

The infrastructure and costs listed in the table above are not a complete list of the facilities that will be funded by SRSP development but only those for which the City will establish development impact fees. The SRSP area will be required to pay fees or construct infrastructure for permanent water, sewer, drainage, fire, and schools facilities; however, the fees and costs associated with these facilities are not within the City's jurisdiction and therefore are not part of the City's SDCP Fee Program.

Summary of the SDCP Fees

The table below summarizes the fee components in the SDCP Fee Program calculated in this report.

	Roadways	Transit Shuttle	Suppl. Offsite Water	Interim Sewer	Park	Library	Fee Program Updates	Admin*	Total
Residential	***Cost per Unit***								
Single Family	$9,326	$62	$451	$519	$3,159	$509	$65	$391	**$14,482**
Multifamily	$6,139	$155	$339	$390	$2,468	$398	$19	$264	**$10,172**
Non-Residential	***Cost per Building Square Foot***								
Office	$10.66	$0.20	$0.14	$0.10	$0.42	N/A	$0.02	$0.42	**$11.96**
Commercial	$15.45	$0.34	$0.17	$0.05	$0.29	N/A	$0.03	$0.60	**$16.93**

* The SDCP Fee program administration fee is 3.75% of the fees that the City will administer. These include the Roadway, Transit Shuttle, Supplemental Offsite Water, Interim Sewer and the Fee Program Update fee components

These impact fees will be adjusted in future years to reflect inclusion of the remaining future development and infrastructure for the SDCP area, revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities costs, or changes in demographics or the SDCP development land use plan. In addition to such adjustments, the fees will be inflated each year by a predetermined index.

I. Introduction

The Sunrise Douglas Community Plan ("SDCP") area is generally bordered by Sunrise Boulevard, Douglas Road, Grant Line Road, and Jackson Highway in the City of Rancho Cordova (the "City"). The City is located in the eastern central portion of Sacramento County along Highway 50 neighboring the cities of Sacramento and Folsom. The SDCP consists of approximately 6,100 acres for residential and commercial development, of which approximately 43 percent or 2,632 acres fall within the Sunridge Specific Plan ("SRSP") area. This study incorporates only the land uses and facilities necessary to develop the SRSP area. As development plans and the necessary facilities for the remainder of the SDCP area are identified, the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study will be updated to incorporate all the land uses and facilities. At that time, the City will adopt a consolidated fee program for the entire SDCP area.

Certain infrastructure and facilities, such as roadway improvements, transit shuttle service, offsite water facilities, interim sewer facilities, park facilities, and library facilities, will be required to develop the SRSP area. Much of the funding for these facilities will come from development impact fees. Since such facilities are needed as a result of development in the SRSP area, the cost of these facilities should be borne by development in the SRSP area. The impact fees discussed in this report will apply only to development within the SRSP area. However, as other areas in the SDCP develop, those areas and their required infrastructure facilities will be consolidated with those associated with the SRSP area and revised impact fees will be calculated.

Purpose of Study

The City of Rancho Cordova retained Goodwin Consulting Group, Inc. to establish the Sunrise Douglas Community Plan Development Impact Fee Program ("Fee Program"). The Fee Program is established through the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study ("Nexus Study") which ensures that a rational nexus exists between future development in the SDCP area and the use and need of the proposed facilities. The Nexus Study will also demonstrate that a reasonable relationship exists between the amount of each impact fee component and the cost of the facilities attributable to the type of development that will be required to pay the impact fees.

AB 1600 Nexus Requirements

Assembly Bill (AB) 1600, which was enacted by the State of California in 1987, created Section 66000 et. seq. of the Government Code. AB 1600, also referred to as the Mitigation Fee Act, requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

1. Identify the purpose of the fee

2. Identify the use to which the fee will be put

3. Determine how there is a reasonable relationship between:
    A. The fee's use and the type of development project on which the fee is imposed

    B. The need for the public facility and the type of development project on which the fee is imposed.

    C. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As stated above, the purpose of this Nexus Study is to demonstrate that all fee components of the SDCP Fee Program comply with AB 1600. The assumptions, methodology, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees established in this Nexus Study ("SDCP Fees") and the development on which they will be levied are summarized in the subsequent sections of this report.

Organization of Report

The remainder of this report has been organized into the following sections:

Section II	Provides a general explanation of the methodology used to calculate the various fee components in the SDCP Fee Program.
Section III	Defines the land use categories to be used in the application of the fees.
Section IV	Defines the infrastructure categories and costs in the SDCP capital improvement plan
Sections V-XI	Provides the details of the individual fee component calculations for roadway, transit shuttle, water, interim sewer, park, library facilities, and fee program update fees.
Section XII	Provides a summary of the impact fee components calculated in this report and addresses future fee adjustments, credit/reimbursement policies, fee implementation issues and administrative duties for the fee program.

II. Fee Methodology

When an impact fee is calculated, an analysis must be presented in enough detail to demonstrate that a logical and thorough consideration was applied in the process of determining how the fee relates to the impacts from new development. Various findings must be made to ensure that there is a reasonable relationship between the use, need and amount of an impact fee and the type of development on which that impact fee will be levied. Following is the methodology used to calculate impact fees in this report.

Fee Calculation

The steps to calculate each fee component of the SDCP Fee are as follows:

Step 1. Identify and estimate future development and growth projections in the area

Step 2. Determine the facilities and improvements needed to serve the development

Step 3. Estimate the gross cost of facilities needed to serve the future development and determine the cost of facilities for which future growth will be responsible

Step 4. Subtract revenues available from alternative funding sources, if any, to identify a net facilities cost that will be allocated to future development

Step 5. Subtract the cost of any facilities that are included in the facilities plan to cure an existing deficiency in service

Step 6. Identify the demand variable (i.e. trips generated, gallons/day, persons served, net acres etc.) that will be used to allocate facility costs on a benefit rationale basis to each future land use category; apply demand variable rates or Equivalent Dwelling Units ("EDU") to individual land uses based on service demand

Step 7. Estimate the total amount of the EDUs that will be generated by all future development land use categories by multiplying the land uses by their assigned EDU factor

Step 8. Divide the net facilities cost allocated to future development by the total EDUs to determine the impact fee per EDU

Step 9. Determine the fee for each land use category by multiplying the assigned EDU for each land use category by the fee per EDU calculated in the Step 8

III. Land Use Categories

Land Use Categories

The Mitigation Fee Act requires that a reasonable relationship exist between the need for public facilities and the type of development on which an impact fee is imposed. The need for public facilities is related to the level of service demanded, which varies in proportion to the number of residents or employees generated by a particular development type. Therefore, land use categories have been defined in order to distinguish between relative impacts on facilities. All fee components of the SDCP Fee have been calculated on a per-dwelling unit basis for residential land use categories and on a per-building square foot basis for non-residential land use categories.

The following land use categories are identified for purposes of the SDCP Fee:

Single Family: means all single family residential development categories which include single family detached and attached homes with two or less units

Multi-Family: means all multi-family residential development categories, including condominiums, apartments and residential buildings with three or more units

Office: means buildings constructed for the purpose of occupancy by predominantly business and professional office uses located on sites zoned BP Business and Professional Office in accord with the City of Rancho Cordova Zoning Code

Commercial: means buildings constructed for the purpose of occupancy by retail, services, and other predominantly non-office businesses located on sites zoned SC Shopping Center, LC Limited Commercial, TC Travel Commercial, AC Auto Commercial, or GC General Commercial in accord with the City of Rancho Cordova Zoning Code or designated Commercial or Commercial Mixed Use (CMU) by the Sunridge Specific Plan or other specific plan. Residential dwellings constructed on sites designated CMU or another commercial zone are residential development rather than commercial development

The City will make the final determination as to which land use category a particular development will be assigned. City staff will determine the land use category that corresponds most directly to the land use. Alternatively, the City can determine that no land use category adequately corresponds to the development in question and may work in conjunction with the City planning director to determine the applicable ad hoc impact fees.

Land Use Quantities

Development and financing plans for the SRSP area show an estimated development of 9,886 residential units, of which, 8,600 are projected to be single family and 1,286 are multi-family units. The SRSP area also includes 89.5 acres zoned for an office/employment center and 54.1 acres of neighborhood commercial development. The entire SDCP area has a holding capacity of approximately 22,000 residential units; however, wetland mitigation issues may decrease the final development figure. To address the potential loss of development to wetland mitigation issues, the calculations used into this Nexus Study reduce all development projections by 5.0% from those used in the SRSP development and financing plans. Development projections will be updated in future revisions to this Nexus Study as they become available and more certain. Table A-1 in Appendix A shows the reduced residential and non-residential development projections used in the calculation of the SDCP Fees.

IV. Infrastructure and Public Facilities

The SRSP area will fund various types of infrastructure and public facilities that will serve future development in this area. The table below summarizes the SDCP Capital Improvement Program ("SDCP CIP") and shows the portion of the costs that will be funded with the SDCP Fee. Infrastructure costs have been primarily developed by the Wood Rodgers and details of these facilities and their itemized costs are shown in Appendices B and C of this report. The remainder of the costs will be funded through various sources including:

- Sacramento County Transportation Improvement Program (District 3)
- Measure A Sales Tax and Development Fees from areas outside of the SDCP area
- Mather Field Transportation Improvement Program
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SDCP Capital Improvement Plan		
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Fee Program Formation/Updates	$600,000	$600,000
SDCP Facilities Cost	**$197,014,708**	**$149,202,852**

The infrastructure and costs listed in the table above are not a complete list of the facilities that will be funded by SDCP development but only those for which the City will collect development fees. The SDCP area will be required to pay fees or construct infrastructure for permanent water, sewer, drainage, fire, and schools facilities; however, the fees and costs associated with these facilities are not within the City's jurisdiction and therefore are not part of the City's SDCP Fee Program. The following sections of this report will address the individual facilities listed in the table above and the associated SDCP Fee components.

V. Roadway Facilities and Fee Component

Roadway facilities and improvements for the SRSP area include construction and widening of roads, intersection signalization, median improvements, drainage improvements and road landscaping. The need for these roadway facilities is triggered by the increase in traffic that will be generated by future development in SRSP, and therefore, these improvements will be included in the SDCP Fee Program and funded by development in the SRSP. The roadway fee component of the SDCP Fee meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Roadway Fee Component of the SDCP Fee	
Identify Purpose of Fee	To construct roads, intersections, and other roadway improvements in the SDCP CIP needed to mitigate the impacts of new development within the SRSP area.
Identify Use of Fee	SDCP Fee revenue will fund the improvement and construction of roads, intersections, and other roadway facilities identified in the SDCP CIP and detailed in Appendices B and C of this report
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees in the SRSP area that will create demand for adequate roadway facilities to serve the new development areas. Existing roadway facilities are adequate to serve the City's existing population but cannot provide adequate circulation for the increased population and employment that will be generated by the SRSP area. Therefore, new roadway facilities must be constructed. New development will be allocated a fair share of the cost based on the trips generated by each development type

Future Facility Requirements and Costs

Table B-1 of Appendix B identifies 76 roadway projects in the SDCP CIP and Table C-1 in Appendix C shows the detailed costs of these projects. The projects include construction and widening of major on-site and off-site roadway segments, intersection improvements and signalization, median improvements, drainage culverts, landscaping, and right of way land acquisition. The SDCP CIP assumes a right of way land acquisition cost for agricultural land of $20,000 per acre plus an additional $20,000 per acre as a cost contingency. This cost assumption will be revisited and adjusted, if necessary, after right-of-way (ROW) land purchases are made. The SDCP CIP also includes the Alta Sunrise reliever, which will stretch from Douglas Road to US 50. The engineering firm of Woods Rogers estimated the total cost of these roadway facilities is $146.3 million; however, funding for $42.1 million of the total cost will come from sources other than the

SRSP area (see Table A-2 of Appendix A). The net amount of the total roadway facilities cost that will be funded by the SRSP area through the SDCP Fee Program is $104,185,163. The alternate funding sources include the following:

- Sacramento County Transportation Improvement Program (District 3)
- Measure A Sales Tax and Development Fees from areas outside of the SDCP area
- Funding from the Mather Field Transportation Improvement Program
- Funding from the Vineyard Capital Improvement Program
- Development fees from the SDCP area that lie outside of the SRSP area, and other participating areas

The Alta Sunrise reliever, which has an estimated $26.4 million cost, will be completely funded through alternate funding sources, much of it is expected to come from development fees from future development in SDCP, outside of SRSP area.

Roadway Fee Component

The roadway facilities in the SDCP CIP are required to serve future development in the SRSP area; there are no facilities in this CIP that will cure existing roadway deficiencies in the City. The expected increases in traffic resulting from development of the SRSP area will trigger the need for these roadway facilities. As a result, the cost of roadway facilities, net of funds to be received from alternate funding sources, will be allocated to future development in the SRSP. As the City adopts future specific plans within the SDCP, the roadway costs for those areas will be combined with the roadway costs for the SRSP to arrive at a combined roadway cost and subsequent fee for the entire SDCP area.

Table A-3 in Appendix A shows the calculation of the roadway fee component of the SDCP Fee. The $104.2 million roadway cost is allocated to future land uses in SRSP based on the equivalent dwelling units (EDUs) factors used in the *Public Facilities Financing Plan For the SunRidge Specific Plan* (the "SRSP Finance Plan"). The SRSP Finance Plan identifies the *Elk Grove/West Vineyard Public Facilities Financing Plan Development Fee Program* (the "EG/WV PFFP") as the source of the EDU factors used its report. A review of the EG/WV PFFP roadway EDU calculation showed that the EDUs were based on peak hour trip rates adjusted for zoning category and development density. This is a reasonable approach for comparing the level of trips generated by different land use categories and therefore, it was used to allocate the cost of roadway facilities in this Nexus Study. The EDU factor for Single Family Residential ("SFR") units, used in this report, is a blended rate based on the weighted average of the EDU factors in the EG/WV PFFP for RD-5 and RD-7 zoning. The Multifamily Residential ("MFR") category is assigned the RD-20 EDU rate and the Office and Commercial categories are assigned the BP and GC zoning EDU factors from that report.

Table A-3 shows that utilizing the assigned EDU factors to allocate the $104.2 million roadway cost to the land uses within the SRSP yields roadway fees of $9,326 per SFR, $6,139 per MFR, and $10.66 and $15.45 per building square foot for Office and Commercial land uses, respectively.

VI. Transit Shuttle Facilities and Fee Component

Transit shuttle facilities include the acquisition or lease of 20 shuttles to meet the demand for transit shuttle service generated by the new population in the SRSP area. The City, at its discretion, will either purchase or lease the shuttles. The transit shuttle fee component of the SDCP Fee calculated in this report meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Transit Shuttle Fee Component of the SDCP Fee	
Identify Purpose of Fee	Acquisition of 20 transit shuttles to serve the SRSP area
Identify Use of Fee	Fee revenue from future development will fund the cost of the transit shuttle system to serve the population and employment generated by development in the SRSP area
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate additional residents and employees in the SRSP area who will create a demand for transit shuttle service. The transit shuttle system, which will serve the SRSP area, will benefit future residents and employees in the SRSP area. Impact fees collected through the SDCP Fee Program from new development will be used to fund these facilities. New development will be allocated a fair share of the cost based on the transit trips generated by each development type.

Future Facility Requirements

Regional Transit ("RT") has not identified near-term plans to expand bus service to the SRSP. As a result, the Sunridge Specific Plan proposes the use of a transit shuttle system to service residents and employees in the SRSP area. The plan calls for purchasing 20 shuttles to serve the area, although the City may decide to lease them instead. This transit shuttle plan and its facilities may evolve as RT develops a regional transit plan for the area.

Transit Shuttle Fee Component

Since the demand for transit service is a direct result of development within SRSP and will primarily benefit future residents and employees in the SRSP area, the cost of these facilities is allocated among future residents and employees in this area. The transit shuttle system required to serve the SRSP area is estimated to cost $1.1 million (see Table B-2 in Appendix B), and includes the acquisition of 20 new shuttles, or approximately one shuttle for every 500 residential units. As the City adopts future specific plans within the SDCP, the transit shuttle costs for those areas will be

combined with the transit shuttle costs for the SRSP area to arrive at a combined fee for the entire SDCP.

Table A-4 in Appendix A shows the calculation of the transit shuttle fee component of the SDCP Fee. The total $1.1 million cost is allocated to future land uses in SRSP based on the equivalent dwelling units (EDUs) factors used in the SRSP Finance Plan. The SRSP Finance Plan identifies the EG/WV PFFP as the source of the EDU factors used its report. A review of the EG/WV PFFP transit EDU assignment to different land use categories shows that the EDUs are based on peak hour trip rates adjusted for zoning category, vehicle occupancy, and the estimated percent of transit trips. This is a reasonable approach for comparing the estimated level of transit trips generated by different land use categories and therefore, it was used to allocate the cost of transit facilities in this Nexus Study. The EDU factor used in this report for SFR units is a blended rate based on the weighted average of the EDU factors in the EG/WV PFFP for RD-5 and RD-7 zoning. MFR is assigned the RD-20 EDU rate and Office and Commercial land use categories are assigned the BP and GC zoning EDU factors from that report.

Table A-4 shows that allocating the transit shuttle cost based on the assigned EDU factors to the land uses within the SRSP yields residential transit shuttle fees of $62 per SFR, $155 per MFR, and $0.20 and $0.34 per building square foot for Office and Commercial land uses, respectively.

VII. Supplemental Offsite Water Facilities and Fee Component

The supplemental offsite water facilities component of the SDCP Fee calculated in this section of the report meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Supplemental Offsite Water Component of the SDCP Fee	
Identify Purpose of Fee	Funding water improvements to serve the SRSP area
Identify Use of Fee	Fee revenue will fund offsite water improvements that are part of the SDCP CIP as identified in Table B-3 of Appendix B of this report
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate residents and employees in the SRSP that will create a demand for water service. Fees collected through the SDCP Fee Program from new development will be used to fund offsite water facilities' that will serve the SRSP area. New development will be allocated a fair share of the cost based on the assignment of water EDUs for each development type.

Future Facility Requirements and Costs

Supplemental offsite water facilities include a groundwater treatment plant, a raw water line along Excelsior Road, Vineyard well field facilities, the Folsom South canal crossing, and the cost of water studies. The total cost for these facilities is $23.4 million; however, Sacramento County Water Agency (SCWA) will not reimburse the full cost to the developer who constructs these facilities. Woods Rodgers estimates that SCWA Zone 40 will reimburse approximately $19.1 million of this total amount from SCWA fee revenue. The remainder, approximately $4.3 million, will be funded through the SDCP Supplemental Offsite Water Fee. The City will collect the SDCP water fee and use it to reimburse the developer who constructs theses facilities. The $4.3 million cost is allocated to development in SRSP based on a fair share allocation to all development in the SRSP area.

Since the entire SRSP area primarily benefits from these water improvements, it will be allocated the cost based on EDUs developed for the Sacramento County Water Agency's (SCWA) water development fee program. Table B-3 in Appendix B identifies the water facilities and the portion of the cost that will not be reimbursed by the SCWA Zone 40 fee program.

Supplemental Offsite Water Fee Component

Table A-5 in Appendix A shows the calculation of the supplemental offsite water fee component of the SDCP Fee. The $4.3 million cost is allocated to future land uses in the SRSP area based on the equivalent dwelling units (EDUs) factors used by the SCWA development fee program. That fee program assigns EDU factors based on service demand reflected in the size of the water meter of a typical development type. This is a reasonable approach for comparing the estimated level of water demand generated by different land use categories and therefore, it was used to allocate the cost of water facilities in this Nexus Study. For residential development, an EDU factor of 1.0 is assigned to a SFR unit and 0.75 EDU for a MFR unit. Office and Commercial development are assigned 4.0 EDUs per acre.

Utilizing the EDU factors to allocate the $4.3 million cost to the land uses within the SRSP area yields residential fees of $451 per SFR unit, $339 per MFR unit, and $0.14 and $0.17 per building square foot for Office and Commercial land uses, respectively.

VIII. Interim Sewer Facilities and Fee Component

Interim sewer improvements include the construction of force mains and lift stations for the SRSP area. The need for the interim sewerage is a direct result of future development in the SRSP area, and therefore, the costs of these improvements will be allocated to future development through the SDCP Fee. The interim sewer facilities component of the SDCP Fee calculated in this section of the report meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Interim Sewer Facilities Component of the SDCP Fee	
Identify Purpose of Fee	Funding for the interim sewer facilities to serve the SRSP area
Identify Use of Fee	Fee revenue will fund the construction of force mains and lift stations that are included in the SDCP CIP
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential and commercial development will generate residents and employees in SDCP that will create a demand for sewer facilities. This will necessitate the need for force mains and lift stations. Impact fees collected through the SDCP Fee Program from new development will be used to fund these facilities. New development will be allocated a fair share of the cost based on the assignment of sewer EDUs for each development type.

Future Facility Requirements and Costs

The demand for sewer facilities is a direct result of development within the SDCP area. These facilities will primarily benefit future residents and employees in the SRSP area and therefore, the cost of these facilities is allocated among future residents and employees only; existing development in Rancho Cordova will not be required to fund any portion of these new facilities. The proposed interim sewer facilities include lift stations at Chrysanthy Boulevard, Douglas Boulevard, and Kiefer Boulevard, force mains, the Folsom South canal crossing, the Chrysanthy Boulevard trunk sewer and sewer studies. The total cost for these facilities is $12.8 million; however, Sacramento County Sanitation District 1 (CSD-1) will not reimburse the full amount to the developer who constructs these facilities. Woods Rodgers estimates that $7.9 million of this total amount will be reimbursed by CSD-1. The remainder, approximately $4.9 million, will be funded through the SDCP Interim Sewer Fee. The SDCP Sewer Interim Fees will be collected by the City and used to reimburse the developer who constructs theses facilities. The cost of these facilities is allocated on a fair-share basis to all development in the SRSP area.

Since the entire SRSP area primarily benefits from these sewer improvements, it will be allocated the cost based on the EDU factors established in the Sacramento Regional County Sanitation District of Sacramento County (SRCSD) ordinance SRSD-0093. This ordinance establishes EDUs (or equivalent single family dwellings, ESDs, as shown in the ordinance) for the SRCSD sewer impact fee program. Table B-4 in Appendix B identifies the sewer facilities and the portion of the cost that will not be reimbursed by CSD-1.

Interim Sewer Fee Component

Table A-6 in Appendix A shows the calculation of the interim sewer fee component of the SDCP Fee. The $4.9 million cost is allocated to future land uses in the SRSP area based on the equivalent dwelling units (EDUs) factors established in the SRCSD ordinance for its impact fee program. That fee program assigns EDU factors based on service demand reflected in estimated sewage discharges for various development categories. This is a reasonable approach for comparing the estimated level of sewage generated by different land use categories and therefore, it was used to allocate the cost of sewer facilities in this Nexus Study. For residential development, an EDU factor of 1.0 is assigned to a SFR unit and a 0.75 EDU for a MFR unit. Office and Commercial development are assigned 0.2 and 0.1 EDUs per 1,000 square feet of building space, pursuant to the units in the ordinance, and were subsequently converted to the per-acre EDU factors shown in Table A-6.

Utilizing the EDU factors to allocate the $4.9 million cost to the land uses within the SRSP yields residential fees of $519 per SFR unit, $390 per MFR unit, and $0.10 and $0.05 per building square foot for Office and Commercial land uses, respectively.

IX. Park Facilities and Fee Component

The park facilities component of the SDCP fee program will include the development of a sports park, neighborhood and community parks, multi-use shared facilities and trails. These facilities will primarily benefit residents within the SRSP area, and therefore, only future development in this area will share in the funding of these facilities. The park fee component of the SDCP Fee Program calculated in this section of the report meets the AB 1600 nexus requirements, as outlined in the table below.

AB 1600 Nexus Test for the Park Facilities Component of the SDCP Fee	
Identify Purpose of Fee	Funding for park development to serve the SRSP area
Identify Use of Fee	Fee revenue will fund development of a sports park, neighborhood parks and a community park, public open spaces, and trails
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New development will generate additional residents and employees that will create the demand for parks and recreational facilities, which will require the development of parks and recreational facilities within the SRSP area. These facilities will benefit future residents and employees in SRSP area. Impact fees collected through the SDCP Fee Program from new development will be used to fund park development. Fees are determined based on the estimated average usage of residents and employees from various types of development

Future Facility Requirements and Costs

The City of Rancho Cordova and the development community have worked with the Cordova Recreation and Park District ("CRPD") to establish park improvements for the SRSP area. The CRPD produced the park capital improvement program ("CRPD CIP") for the SRSP area shown on Table B-5 in Appendix B. The facilities are grouped into four categories including 1) basic park improvements, 2) other recreational improvements, 3) new projects shared facilities, and 4) multi-use trails.

The basic park improvements category includes development of eleven parks containing approximately 94.4 acres, tot lots, and street frontage improvements. The other recreation improvement category includes various lighted and unlighted ball park facilities, a dog park, large and small group picnic areas and facilities, pond/water features, lighted tennis courts, volleyball courts, shared-use gymnasiums at elementary school sites, restroom facilities, and offstreet parking. Facilities in the new projects shared facilities category will be partially funded (approximately 52%

of the cost) by development in the SRSP area. The remainder of the cost will be funded by future development in the SDCP area. Facilities include a 40-acre sports park, a 30,000 square foot community center, a shared-use gymnasium at the middle school, a corporation yard, and approximately 4,000 square feet of office space. Finally, the CRPD CIP includes approximately 8,900 lineal feet of multi-use trails that will run adjacent to a drainage channel and through the wetland preserves. The total cost of the CRPD CIP is $29, 457,524

Park and recreational facilities generally benefit residential development; however, the CRPD has experienced demand for park and recreation services from employees of businesses in the City in the form of team sports participation as well as use of park facilities during lunch hours. As a result, the cost of park facilities is allocated to residential and nonresidential development in the SRSP area. Use of, or the ability to use park facilities by employees is much less than that of City residents as is quantified below.

The Nexus study estimates the park usage of residents and employees by assuming that residents on average can use the park 56 hours per week (8 hours per day x 7 days per week = 56 hours). Employees, on the other hand, have the potential to use the park about 7.5 hours per week (1.5 hours per day x 5 days per week = 7.5 hours). By comparing the average potential park usage of employees to residents, it is determined that an employee equals approximately 13.4% of a resident's park usage potential (7.5/56 = .134).

The aforementioned park usage assumptions are applied to allocate the cost of park and recreation facilities to future residential and nonresidential development in the SRSP area. Future development in the SRSP area is the primary beneficiary of these park facilities and therefore, the total cost is allocated to development in the SRSP area.

Table A-7 in Appendix A shows the calculation of the park development fee component of the SDCP Fee. The $29.5 million cost is allocated to future land uses in the SRSP area based on the equivalent dwelling units (EDUs) factors. The EDUs are based on the persons per household for residential units and the reduced employees per acre (i.e., 1.0 employee equals 0.134 residents)for nonresidential development. This is a reasonable approach for comparing the estimated level of benefit received from park facilities by different land use categories and therefore, it was used to allocate the cost of park facilities in this Nexus Study. For residential development, an EDU factor of 1.0 is assigned to a SFR unit and an EDU factor of 0.78 EDU is calculated for a MFR unit. Office and Commercial development EDUs are calculated to equal 1.74 and 1.01 per acre, respectively.

Park Development Fee Component

Table A-7 shows that allocating the park development cost based on the assigned EDU factors to the land uses within the SRSP area yields residential park fees of $3,159 per SFR, $2,468 per MFR, and $0.42 and $0.29 per building square foot for Office and Commercial land uses, respectively. The City will collect the park fee revenue and pass it through to the CRPD. A credit and reimbursement program for park facilities built by developers is being developed and will be administered by either the City or the CRPD.

X. Library Facilities and Fee Component

This section of the report identifies the facilities, costs, and impact fees required to fund library facilities in the SDCP area. The library facilities have been sized so that they will serve the entire SDCP area at buildout. As a result, the library fee component calculated in this Nexus study is the SRSP area's fair-share contribution for funding library facilities. The library component of the SDCP Fee meets the AB 1600 nexus requirements, as discussed in the table below.

AB 1600 Nexus Test for the Library Facilities Component of the SDCP Fee	
Identify Purpose of Fee	Funding a library to serve residents in the SDCP
Identify Use of Fee	Fee revenue will fund the new SDCP library and associated improvements and equipment
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	New residential development will generate additional residents in the SDCP area. These residents will generate demand for library facilities. Impact fees collected from new development in the SDCP area will fund a new City library that will serve the SDCP area. New residential development will be allocated a fair share of the cost based on the average number of persons per household.

Future Facility Requirements and Costs

As the SDCP area develops and generates new residents, there will be a demand for library services. The Sacramento Public Library Authority, which will provides library service to the City, estimates that a new 20,000 square foot library will be needed to serve the entire SDCP area. Since the demand for library services is a direct result of development within the SDCP area and will primarily benefit future residents in the SDCP area, the cost for this facility is allocated among future residents. Existing development in Rancho Cordova will not be required to fund any portion of this new facility. Future nonresidential development in the SDCP area is not expected to impact the demand for library facilities and therefore, no library fee is imposed on nonresidential development.

The new library facilities are estimated to cost $9.1 million, as shown in Table B-6 in Appendix B. This includes construction of a 20,000 square foot building, land acquisition costs, furniture and equipment, and a book collection. In addition to the $9.1 million cost, a financing cost was included since this facility will most likely be debt financed. The financing cost is estimated to equal $1.2 million and therefore the total cost of the library facilities is $10.3 million.

The financing cost is the present value of the future interest payments and assumes an average bond interest rate of 6.0%, a 15-year bond term, and an annual inflation factor of 3.0%. The financing cost calculation assumes that approximately 55% of the cost will be debt financed with the remainder funded through accumulated fee revenue collected from the SRSP area. This assumes that the library will be constructed toward the end of development in the SRSP area.

Since the SRSP area is estimated to contain approximately 45% of the residential development in the entire SDCP, 45% of the total cost, or $4.6 million, is allocated to residential development in the SRSP. The remainder will be allocated to future development in the SDCP that is outside of the SRSP area.

The $4.6 million cost is allocated to future land uses in the SRSP area based on the equivalent dwelling units (EDUs) factors that are based on the persons per household for the residential categories. An EDU factor of 1.0 is assigned to a SFR unit and 0.78 EDU for a MFR unit.

Library Fee Component

Table A-8 shows that allocating the library cost based on the assigned EDU factors to the residential land uses within the SRSP area yields library fees of $509 per SFR unit and $398 per MFR unit. The City will collect the library fee revenue and pass it through to the Sacramento Public Library Authority.

XI. Fee Program Update Fee Component

This section of the report identifies the costs and impact fees required to fund annual and periodic updates of the SDCP Fee Program. The fee program update fee meets the AB 1600 nexus requirements, as discussed in the table below.

AB 1600 Nexus Test for the Fee Program Update Fee Component of the SDCP Fee	
Identify Purpose of Fee	Funding updates to the SDCP Fee program
Identify Use of Fee	Fee revenue will fund the cost of annual and periodic updates of the SDCP Fee program
Determine how there is a reasonable relationship between the 1) need for the public facility, 2) the use of the fee, and 3) the amount of the fee, and the type of development project on which the fee is imposed.	The SDCP Fee Program includes various fee components that will provide funding for facilities in the SRSP area. All new residential and nonresidential development benefit from this fee program; therefore, the cost of keeping this program current by periodically updating the facilities costs and impact fees benefits all development in the SRSP area and therefore, the cost is allocated to future development in SRSP on a per-acre basis.

Fee Program Update Fee Cost Calculation

Table A-9 in Appendix A shows the calculation of the fee program update fee component of the SDCP Fee. The City estimates the total cost to update this program is $600,000 over a ten-year period. This assumes that the fee program will have annual updates as well as comprehensive program updates, which will include a review and update of all facilities costs every three to five years.

Fee Program Update Fee Component

The cost of this fee update program is allocated on a per-acre basis whereby one EDU equals an acre of residential or nonresidential development since both types of development benefit equally from updating the SDCP Fee Program. Table 9 shows the residential fees are $65 per SFR unit, $19 per MFR unit, and $0.02 and $0.03 per building square foot for Office and Commercial land uses, respectively.

XII. Fee Summary

The table below summarizes the fee components of the SDCP Fee Program, as calculated in this report.

	Roadways	Transit Shuttle	Suppl. Offsite Water	Interim Sewer	Park	Library	Fee Program Updates	Admin*	Total
Residential	***Cost per Unit***								
Single Family	$9,326	$62	$451	$519	$3,159	$509	$65	$391	**$14,482**
Multifamily	$6,139	$155	$339	$390	$2,468	$398	$19	$264	**$10,172**
Non-Residential	***Cost per Building Square Foot***								
Office	$10.66	$0.20	$0.14	$0.10	$0.42	N/A	$0.02	$0.42	**$11.96**
Commercial	$15.45	$0.34	$0.17	$0.05	$0.29	N/A	$0.03	$0.60	**$16.93**

* The SDCP Fee program administration fee is 3.75% of the fees that the City will administer. These include the Roadway, Transit Shuttle, Supplemental Offsite Water, Interim Sewer and the Fee Program Update fee components

Administration Fee

To defray the City's costs associated with administering the SDCP Fee Program, tracking fee credits and reimbursements, and other related program costs, the City will charge an administration fee equal to 3.75% of the total fees that the City will administer. The fee components that the City will administer include the roadway, transit shuttle, supplemental offsite water, interim sewer, and the fee program update fees. The administration fee must be paid at the time of building permit issuance, or as designated by the City, and cannot be credited against through a fee credit or reimbursement agreement.

Fee Adjustments

The SDCP Fees may be adjusted in future years to reflect revised facility costs or standards, receipt of funding from alternative sources (i.e., state or federal grants), or changes in demographics or the land use plan. In addition to such adjustments, beginning March 1, 2005, and thereafter each year no later than March 15, the City's public works director shall authorize the adjustment of the SDCP Fees for each type of development in each fee category as follows:

Step 1 - A "mean" index will be computed by averaging the index for 20 U.S. cities with the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.

Step 2 - An adjustment factor shall be computed by dividing the "mean" index by the "mean" index for the previous January; however, the March 2005 adjustment factor shall be computed by dividing the "mean" index as calculated in Step 1 by the "mean" index for April 2004, and, if a new SDCP Fee has been adopted after January of the previous year, the adjustment factor shall use the "mean" index from the month that the fee was adopted.

Step 3 - The new SDCP Fee shall be calculated by multiplying the adjustment factor, as calculated in Step 2 by the SDCP Fee in place prior to the annual adjustment.

Fee Credit and Reimbursement Policies

As a new City, Rancho Cordova will now be required to levy, collect, and credit impact fees and process reimbursements to certain developers who build oversized facilities. In the current market, growth is anticipated to occur quite rapidly within the City, and a number of builders and developers will be constructing homes and non-residential buildings within the next several years. The City has developed a number of fee credit and reimbursement policies to prepare for this growth and to establish a set of procedures to guide implementation of the City's new impact fee program. These policies will be codified in the ordinance adopted by the City Council to set the fees in place, and the policies will be restated as part of individual fee credit and reimbursement agreements with developers who build facilities that are included in the City fee program.

Following is a general summary of the policies that will be adopted by the City Council as part of the impact fee ordinance. For purposes of this summary, "facility" means either a completed facility or a component thereof that has been built by a developer seeking fee credits or reimbursement.

Policy 1. Fee credits and reimbursements will be granted to a developer who builds a public improvement based on the actual cost of the improvement, up to the cost that had been programmed into the fee program for that facility. City staff will review invoices, receipts, cancelled checks and other documentation to determine the actual cost incurred for a particular facility.

1.1 The 10% cost contingency built into the programmed costs will be considered part of the programmed cost for which a developer can receive fee credits or reimbursements; the contingency will not be considered a cost overrun for purposes of applying these policies.

1.2 The City will not be required to track soft costs, such as design, engineering, and inspection, specifically related to a particular facility. Instead, the City will multiply the net construction cost of the facility (i.e., not including the 10% cost contingency) by 21% to determine the soft costs that will be included in a fee credit or reimbursement. If the full construction cost of a facility does not qualify for credits or reimbursements, the 21% soft cost component will be multiplied by the net construction costs that do qualify for credit or reimbursement.

1.3 In conjunction with this policy, the City will update the fee program at least once each year to ensure that facility and land costs remain current and to reduce any disparity between programmed costs and actual costs. Fee updates may occur more than once a year if needed because of cost overruns (as discussed further below) or other changes that are needed to the fee program. In calculating the updated fee, the City will estimate and include the number of units that will not have building permits issued at the time the increased fee comes into effect.

1.4 The City will track cost savings for facilities that are built for less than the programmed cost. The cumulative amount of such cost savings will be available to offset future cost overruns that the City approves for reimbursement, as discussed further below.

1.5 The City reserves the right to make exceptions to this policy if there is a cost overrun that is outside the control of the City or the developer responsible for building the facility. Such a cost overrun may occur because of a new state or federal mandate, an increase in unit costs or land costs, increased City standards, or other reasons. For example, if a new state mandate results in an increase in the cost of a particular facility, the City may agree to enter into a fee credit/reimbursement agreement with the developer for the full cost of the facility. In doing so, the City will first determine whether there is a balance from cost savings on other facilities and apply the balance of such cost savings against the cost overrun. If such cost savings are insufficient to offset the cost overrun, the City will update the fee program and revise the programmed cost to correspond with the increased actual cost. In deciding whether to update the impact fees because of a cost overrun, the City will consider both the reason for the overrun and the impact on future development if the increased cost is fully incorporated in the updated fees.

1.6 If a developer requests a fee update to cover a cost overrun for a facility that he/she constructed, the credit/reimbursement agreement for the developer will state that the total cost paid for the facility (either through fee credits or reimbursements) will be reduced by an amount determined as follows:

P * (NF – OF) = Reduction to fee credit/reimbursement amount, where:

P = Number of permits issued on the developer's property after the request is made to process a fee update and prior to the new fee becoming effective

NF = Amount of new fee adopted by Council after fee update

OF = Amount of old fee in place prior to the fee update

This calculation, in effect, subjects the developer's property to the new fees adopted by the Council as a result of the cost overrun.

Policy 2. Prior to a developer commencing work on a facility that qualifies for fee credits or reimbursement, the developer will enter into a fee credit/reimbursement agreement with the City. Upon execution of the agreement, the developer will be granted fee credits equal to 80% of the programmed cost of the facility covered by the agreement. After acceptance by the City and reconciliation of the final facility cost, the remaining amount of fee credit will be granted to the developer. Unless the City makes an exception as discussed above, the remaining credit will be equal to the lesser of (i) the actual cost of the facility minus the credit already granted, or (ii) the remaining 20% of the programmed cost.

2.1 If a developer uses up the initial 80% fee credit component prior to the City accepting the facility for which such credits were granted, the developer will be required to start paying fees on additional units for which building permits are issued. The City will hold the fee revenues on deposit for a period of one year after the first fees were paid by the developer. If the facility is completed and accepted by the City within one year, the developer will be paid up to the actual cost of the facility out of the fee revenues the City had collected from the developer; any remaining balance in the fee account will be used to offset future cost overruns. If the facility is not completed and accepted by the City within one year, the City will not be obligated to reimburse the developer for the remaining facility costs. At such time, revenues that had been deposited in the fee account will be available to apply to any authorized fee program costs.

Policy 3. Fee credits will be issued to developers as an identified credit balance that can be applied as the developer chooses within a particular project. For example, if a developer that is building 500 residential units is granted a fee credit balance of $1 million for constructing a roadway facility, the developer can take a $2,000 credit against each of the 500 lots or a $4,000 credit against the first 250 lots for which permits are issued.

A form will be used to track the assignment and transfer of fee credits among builders and developers. A developer will submit a completed form to the City, and such form will (i) reference the credit/reimbursement agreement pursuant to which the fee credits being applied were granted, (ii) identify the developer and assignee if the credits are being assigned to a builder or other party, (iii) identify the number of lots against which the credits will be applied, (iv) identify the fee credit balance before and after the transfer, and (v) include a map that identifies the lots against which the fee credits will be applied. The form will be signed by the developer, City, and any assignees that are part of the transaction and will be kept on file at the City to assist in tracking fee credits that have been applied.

Policy 4. No inter-fund borrowing will be permitted. For example, if a developer qualifies for fee credits for constructing a roadway improvement, such credit will only be applied against the roadway impact fee. If the facility cost exceeds the roadway fees against which the developer can receive credits, the remaining balance will be reimbursed pursuant to Policy 5 below.

Policy 5. The priority of reimbursements will directly correspond to a facility priority list that will be adopted by the City Council prior to the first fee credit/reimbursement agreement being executed by a developer in the Sunrise Douglas Community Plan. The facility priority list will likely have priority categories, within which multiple facilities will be at an equal priority with other facilities in that category. Within a particular category, reimbursements will be paid on a first-in/first-paid basis based on the date on which the City accepts each facility. Staff may amend the facility priority list in future years at the direction of the City engineer.

Policy 6. As discussed in this report, an administrative fee will be collected by the City prior to issuance of a building permit for the unit. In addition, a Fee Program Update fee has been calculated to cover costs associated with updating the fees. No credits will be issued against the administrative fee or the Fee Program Update fee.

The policies set forth above are intended to establish guidelines, while allowing flexibility for the City to respond to unique situations on a case-by-case basis. The policies may be updated over time if the City determines that changes are warranted to facilitate administration of the program or improve the overall distribution of facility costs among landowners. Ultimately, the policies are intended to ensure that funding for public facilities is provided in a timely manner and costs are fairly allocated among property owners that are conditioned to provide the improvements.

Fee Implementation

According to California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting. At least 10 days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting, and a general explanation of the matter, are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur, for 10 days in a newspaper regularly published once a week or more. The City may then adopt the new fees at the second reading.

The SDCP Fee Program will be adopted through a City ordinance. Once the SDCP Fee is adopted by the City Council, it shall become effective no sooner than sixty days later, unless an urgency measure is adopted. An urgency measure is an interim authorization that waives the sixty-day waiting period and allows the new fees to be collected immediately if a finding of a current and immediate threat to the public health, welfare and safety can be demonstrated. The interim authorization requires a four-fifths vote of the City Council and stays in effect for thirty days; no more than two extensions of the authorization can be granted.

Annual Administrative Duties

The Government Code requires the City to report, every year and every fifth year, certain financial information regarding the impact fees. Within 180 days after the last day of each fiscal year the City must make the following information available for the past fiscal year:

(a) A brief description of the type of fee in the account or fund
(b) The amount of fee revenue
(c) The beginning and ending balance of the account or fund
(d) The amount of fee revenue collected and interest earned
(e) An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of public improvement that was funded with fees
(f) An identification of an approximate date by which time construction on the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement
(g) A description of each interfund transfer or loan made from the account or fund, when it will be repaid and at what interest rate
(h) The amount of any refunds made once it is determined that sufficient monies have been collected to fund all projects

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

Fifth-Year Administrative Duties

For the fifth year following the first deposit into the fee account and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee accounts:

(a) Identify the purpose to which the fee is to be put
(b) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
(c) Identify all sources and amounts of funding anticipated to complete financing incomplete improvements
(d) Designate the approximate dates on which funding is expected to be deposited into the appropriate accounts or funds

As with the annual report, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting. The City must make these findings; otherwise the law states that the City must refund the fee revenue to the then current owners of the development project.

APPENDIX A

Sunrise Douglas Community Plan Fee Program Calculations

Table A-1
Land Uses and Demographics For the SunRidge Specific Plan Area

Residential Land Uses	Gross Acres	Adjusted Gross Acres (1)	Dwelling Units	Population per Household	Total Population
Single Family Residential	1,727.0	1,640.7	8,170	2.88	23,530
Multifamily Residential	75.0	71.3	1,222	2.25	2,749
Total	1,802.0	1,711.9	9,392		26,279

Non-Residential Land Uses	Building Intensity (Avg FAR)	Gross Acres	Adjusted Gross Acres (1)	Building Square Footage	Employees per Acre	Total Employees
Office	0.30	89.5	85.0	1,111,107	37.3	3,175
Commercial	0.25	54.1	51.4	559,692	21.8	1,119
Total		143.6	136.4	1,670,798		4,294

(1) Developable acreage, dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation.

Table A-2
Infrastructure Costs and Funding Sources

		FUNDING SOURCES					
Capital Facility	**Total Cost**	**Sacramento County TIP**	**Mather TIP**	**Vineyard CIP**	**Dev. Fee/ Measure A**	**Future SDCP Development**	**SDCP Fee Program**
Roadway Improvements	**$146,303,214**	$2,537,176	$2,111,130	$690,923	$10,375,822	$26,403,000	**$104,185,163**
Transit Shuttle System	**$1,100,000**						**$1,100,000**
Supplemental Offsite Water	**$4,348,346**						**$4,348,346**
Interim Sewer	**$4,864,819**						**$4,864,819**
Park Development	**$29,457,524**						**$29,457,524**
Library	**$10,340,805**					$5,693,805	**$4,647,000**
Fee Program Updates	**$600,000**						**$600,000**
Total Cost	**$197,014,708**	**$2,537,176**	**$2,111,130**	**$690,923**	**$10,375,822**	**$32,096,805**	**$149,202,852**

Source: Wood Rogers; Goodwin Consulting Group

Table A-3
SDCP Roadway Fee Calculation

Total Roadway Cost:	**$104,185,163**

Land Use	Total Acres	Total Units (1)	EDU Factor (2)	Total EDUs	Percent Allocation	Cost Allocation	SDCP Roadway Fee
Residential			*per acre*				*per unit*
Single Family Residential	1,640.7	8,170	4.50	7,383	73.1%	$76,193,375	$9,326
Multifamily Residential	71.3	1,222	10.20	727	7.2%	$7,500,216	$6,139
Nonresidential		*Bldg SF (3)*	*per acre*				*per Bldg SF*
Office	85.0	1,111,107	13.50	1,148	11.4%	$11,845,930	$10.66
Commercial	51.4	559,692	16.30	838	8.3%	$8,645,642	$15.45
Total	1,848.3	-	-	10,095	100.0%	$104,185,163	-

(1) Dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation issues.
(2) EDU factors are based on the Sacramento County's Elk Grove/West Vineyard Public Facilities Financing Plan Development Fee Program.
(3) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

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Table A-4
SDCP Transit Shuttle Fee Calculation

Total Transit Shuttle Cost:	**$1,100,000**

Land Use	**Total Acres**	**Total Units (1)**	**EDU Factor (2)**	**Total EDUs**	**Percent Allocation**	**Cost Allocation**	**SDCP Transit Shuttle Fee**
Residential			*per acre*				*per unit*
Single Family Residential	1,640.7	8,170	4.40	7,219	45.7%	$503,070	$62
Multifamily Residential	71.3	1,222	38.10	2,715	17.2%	$189,178	$155
Nonresidential		*Bldg SF (3)*	*per acre*				*per Bldg SF*
Office	85.0	1,111,107	36.90	3,137	19.9%	$218,642	$0.20
Commercial	51.4	559,692	52.80	2,714	17.2%	$189,110	$0.34
Total	1,848.3	-	-	15,785	100.0%	$1,100,000	

(1) Dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation issues.
(2) EDU factors are based on the Sacramento County's Elk Grove/West Vineyard Public Facilities Financing Plan Development Fee Program.
(3) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

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Table A-5
SDCP Supplemental Offsite Water Fee Calculation

Total Offsite Water Cost:	**$4,348,346**

Land Use	**Total Acres**	**Total Units (1)**	**EDU Factor (2)**	**Total EDUs**	**Percent Allocation**	**Cost Allocation**	**SDCP Offsite Water Fee**
Residential			*per unit*				*per unit*
Single Family Residential	1,640.7	8,170	1.00	8,170	84.8%	$3,688,346	$451
Multifamily Residential	71.3	1,222	0.75	916	9.5%	$413,652	$339
Nonresidential		*Bldg SF (3)*	*per acre*				*per Bldg SF*
Office	85.0	1,111,107	4.00	340	3.5%	$153,538	$0.14
Commercial	51.4	559,692	4.00	206	2.1%	$92,809	$0.17
Total	1,848.3	-	-	9,632	100.0%	$4,348,346	-

(1) Dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation issues.
(2) EDU factors are based on the Sacramento County Water Agency Zone 40 fee program.
(3) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

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Table A-6
SDCP Interim Sewer Fee Calculation

Total Interim Sewer Cost:	**$4,864,819**

Land Use	**Total Acres**	**Total Units (1)**	**EDU Factor (2)**	**Total EDUs**	**Percent Allocation**	**Cost Allocation**	**SDCP Interim Sewer Fee**
Residential			*per unit*				*per unit*
Single Family Residential	1,640.7	8,170	1.00	8,170	87.2%	$4,244,297	$519
Multifamily Residential	71.3	1,222	0.75	916	9.8%	$476,003	$390
Nonresidential		*Bldg SF (3)*	*per acre*				*per Bldg SF*
Office	85.0	1,111,107	2.61	222	2.4%	$115,443	$0.10
Commercial	51.4	559,692	1.09	56	0.6%	$29,076	$0.05
Total	1,848.3	-	-	9,364	100.0%	$4,864,819	-

(1) Dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation issues.
(2) EDU factors are based on SRCSD fee program.
(3) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

Source: Goodwin Consulting Group

Table A-7
SDCP Park Development Fee Calculation

Total Park Development Cost: $29,457,524

Land Use	Total Units (1)	Persons Per Household or Empl./Acre	EDU Factor	Total EDUs	Percent Allocation	Total Cost	SDCP Park Fee
Residential		*per unit*	*per unit*				*per unit*
Single Family Residential	8,170	2.88	1.00	8,170	87.6%	$25,811,290	$3,159
Multifamily Residential	1,222	2.25	0.78	954	10.2%	$3,015,381	$2,468
Nonresidential	*Bldg SF (1)*	*per acre (2)*	*per acre*				*per Bldg SF*
Office	1,111,107	5.00	1.74	148	1.6%	$466,397	$0.42
Commercial	559,692	2.92	1.01	52	0.6%	$164,455	$0.29
Total	-	-	-	9,324	100.0%	$29,457,524	

(1) Developable acreage, dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation.
(2) Assumes a resident has the potential to use parks 56 hours per week (7 days x 8 hours/day) while an employee has the potential to use parks 7.5 hrs per day (5 days x 1.5 hours/day); therefore, the employees per acre estimate is reduced so that one employee = 0.134 residents (7.5/56 = 0.134).

Source: Cordova Recreation and Park District; Goodwin Consulting Group

Table A-8
SDCP Library Fee Calculation

Library Cost For SDCP:	**$9,110,900**
Financing Cost (1)	**$1,229,905**
Subtotal	**$10,340,805**
Percent Allocated to SRSP (2)	**45%**
Total Cost For SRSP:	**$4,647,000**

Land Use	Total Units (3)	Persons Per Household	EDU Factor	Total EDUs	Percent Allocation	Total Cost	SDCP Library Fee
Residential			*per unit*				*per unit*
Single Family Residential	8,170	2.88	1.00	8,170	89.5%	$4,160,906	$509
Multifamily Residential	1,222	2.25	0.78	954	10.5%	$486,094	$398
Nonresidential			*per acre*				
Office	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commercial	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	9,392	-	-	9,124	100.0%	$4,647,000	-

(1) A financing cost was estimated assuming an average interest rate of 6.0%, a 15 year bond term, and an annual inflation factor of 3.0%; approximately 55% of the total facility cost was assumed to be debt financed.
(2) The remaining 55% of the Library Cost is allocated to the remaining development in SDCP outside of the SRSP area.
(3) Dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation issues.

Source: Goodwin Consulting Group

Table A-9
SDCP Fee Program Update Fee

Total Estimated Cost:	**$600,000**

Land Use	**Total Acres**	**Total Units or Square Feet**	**Total EDUs**	**Percent Allocation**	**Total Cost**	**SDCP Fee Program Update Fee**
Residential						*per unit*
Single Family Residential	1,640.7	8,170	1,640.7	88.8%	$532,586	$65
Multifamily Residential	71.3	1,222	71.3	3.9%	$23,129	$19
Nonresidential		*Bldg SF (1)*				*per Bldg SF*
Office	85.0	1,111,107	85.0	4.6%	$27,601	$0.02
Commercial	51.4	559,692	51.4	2.8%	$16,684	$0.03
Total	1,848.3	-	1,848.3	100.0%	$600,000	-

(1) Assumes floor-to-area ratios of 0.30 for Office and 0.25 for Commercial land uses.

Source: Goodwin Consulting Group

APPENDIX B

Facilities Cost Summaries

TABLE B-1
ROADWAY IMPROVEMENTS
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST	CUMULATIVE TOTAL COST
1.	Douglas Road: Sunrise Boulevard to Jaeger Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,475	LF	$679	$3,038,943			$0	$3,038,943	$3,038,943
2.	Douglas Road: Jaeger Road to Americanos Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	5,405	LF	$639	$3,452,221			$0	$3,452,221	$6,491,163
3.	Douglas Road: Americanos Boulevard to Grantline Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	3,355	LF	$657	$2,204,472			$0	$2,204,472	$8,695,635
4.	Douglas Road at Sunrise Boulevard	6x6 lane 4-way intersection widening and signalization	ON	1	LS	$2,442,122	$2,442,122			$0	$2,442,122	$11,137,757
5.	Douglas Road at Americanos Boulevard	6x4 lane 4-way intersection widening and signalization	ON	1	LS	$2,254,198	$2,254,198			$0	$2,254,198	$13,391,955
6.	Douglas Road at Jaeger Road	6x4 lane 3-way intersection widening and signalization	ON	1	LS	$1,697,498	$1,697,498			$0	$1,697,498	$15,089,453
7.	Douglas Road at Grantline Road	6x6 lane 3-way intersection widening and signalization	ON	1	LS	$1,304,413	$1,304,413			$0	$1,304,413	$16,393,866
8.	Douglas Road at Zinfandel	Add through lanes on north and southbound approaches	OFF	1	LS	$141,120	$141,120			$0	$141,120	$16,534,986
9.	Sunrise Boulevard: Douglas Road to Chrysanthy Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	3,100	LF	$619	$1,918,901	15%	County TIP	$287,835	$1,631,066	$18,166,052
10.	Sunrise Boulevard: Pyramid Road to Kiefer Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	7,400	LF	$649	$4,800,014	15%	County TIP	$720,002	$4,080,012	$22,246,064
11.	Sunrise Boulevard: Kiefer Boulevard to SR 16	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	5,950	LF	$698	$4,150,922	15%	County TIP	$622,638	$3,528,284	$25,774,348
12.	Sunrise Boulevard at Chrysanthy Boulevard	6x4 lane 3-way intersection widening and signalization	ON	1	LS	$1,915,481	$1,915,481			$0	$1,915,481	$27,689,829
13.	Sunrise Boulevard at Kiefer Boulevard	6x4 lane 4-way intersection widening and signalization	ON	1	LS	$1,515,790	$1,515,790	FLAT	Mather Field Tip	$98,550	$1,417,240	$29,107,069
14.	Sunrise Boulevard at SR 16	6x6 lane 4-way intersection widening and signalization	OFF	1	LS	$575,000	$575,000	FLAT ($86,250 Mather)	Dev. Fee Meas. A, Mather CIP	$575,000	$0	$29,107,069
15.	Sunrise Boulevard at Grant Line Road	6x6 lane 3-way intersection widening and signalization (incl. 2 lane stub to south)	OFF	1	LS	$1,716,753	$1,716,753	FLAT	Vineyard CIP	$690,923	$1,025,830	$30,132,899
16.	Sunrise Boulevard at Folsom Boulevard	Add free right-turn lane on eastbound approach	OFF	1	LS	$134,400	$134,400			$0	$134,400	$30,267,299
17.	Grantline Road: Douglas Road to Chrysanthy Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,300	LF	$602	$2,587,825			$0	$2,587,825	$32,855,124
18.	Grantline Road: Chrysanthy Boulevard to Kiefer Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	8,500	LF	$610	$5,180,787			$0	$5,180,787	$38,035,911
19.	Grantline Road: Kiefer Boulevard to SR 16	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	8,650	LF	$542	$4,685,530			$0	$4,685,530	$42,721,441
20.	Grantline Road at Chrysanthy Boulevard	6x4 lane 3-way intersection widening and signalization	ON	1	LS	$1,139,182	$1,139,182			$0	$1,139,182	$43,860,623
21.	Grantline Road at Kiefer Boulevard	6x4x2 lane 4-way intersection widening and signalization	ON	1	LS	$953,250	$953,250			$0	$953,250	$44,813,873
22.	Grantline Road at SR 16	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$1,603,486	$1,603,486	100%	Dev. Fee Meas. A	$1,603,486	$0	$44,813,873

Source: Wood Rogers

03/29/2004

TABLE B-1
ROADWAY IMPROVEMENTS
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST	CUMULATIVE TOTAL COST
23.	Grantline Road at White Rock Road	Add additional exclusive left turn lane (White Rock Road) and signalizaton	OFF	1	LS	$254,039	$254,039			$0	$254,039	$45,067,912
24.	Chrysanthy Boulevard: Sunrise Boulevard to Jaeger Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,550	LF	$409	$1,861,004			$0	$1,861,004	$46,928,916
25.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	4,980	LF	$409	$2,036,882			$0	$2,036,882	$48,965,798
26.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,387	LF	$408	$1,791,969			$0	$1,791,969	$50,757,766
27.	Chrysanthy Boulevard at Jaeger Road	4x4 lane 4-way intersection widening and signalization	ON	1	LS	$1,679,152	$1,679,152			$0	$1,679,152	$52,436,918
28.	Chrysanthy Boulevard at Americanos Boulevard	4x4 lane 4-way intersection widening and signalization	ON	1	LS	$1,388,869	$1,388,869			$0	$1,388,869	$53,825,787
29.	Americanos Boulevard: North Panhandle, CP Boundary to SP Boundary	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	2,430	LF	$396	$961,574			$0	$961,574	$54,787,361
30.	Americanos Boulevard: North Panhandle, SP Boundary to Douglas Road	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,130	LF	$500	$2,064,285			$0	$2,064,285	$56,851,646
31.	Americanos Boulevard: South of Douglas Road to SP Boundary	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	2,450	LF	$409	$1,002,049			$0	$1,002,049	$57,853,694
32.	Americanos Boulevard: SP Boundary to Chrysanthy Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	2,100	LF	$409	$858,939			$0	$858,939	$58,712,634
33.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	6,060	LF	$405	$2,451,387			$0	$2,451,387	$61,164,020
34.	Kiefer Boulevard: Sunrise Boulevard to Jaeger Road	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	4,410	LF	$406	$1,790,490			$0	$1,790,490	$62,954,510
35.	Kiefer Boulevard: Jaeger Road to Americanos Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	4,350	LF	$433	$1,882,477			$0	$1,882,477	$64,836,987
36.	Kiefer Boulevard: Americanos Boulevard to Grantline Road	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	800	LF	$432	$345,300			$0	$345,300	$65,182,287
37.	Kiefer Boulevard at Jaeger Road	4x4 lane 4-way intersection widening and signalization	ON	1	LS	$1,420,968	$1,420,968			$0	$1,420,968	$66,603,255
38.	Kiefer Boulevard at Americanos Boulevard	4x4 lane 4-way intersection widening and signalization	OFF	1	LS	$1,186,945	$1,186,945			$0	$1,186,945	$67,790,200
39.	Jaeger Road: Chrysanthy Blvd. to Wetland Preserve	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	1,550	LF	$409	$633,935			$0	$633,935	$68,424,135
40.	Jaeger Road: Adjacent to the Wetland Preserve	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	2,831	LF	$402	$1,139,061			$0	$1,139,061	$69,563,196
41.	Jaeger Road: Wetland Preserve to Kiefer Boulevard	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	3,738	LF	$409	$1,528,892			$0	$1,528,892	$71,092,087
42.	Jaeger Road: Douglas Road to Chrysanthy Blvd.	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	ON	2,387	LF	$409	$976,288			$0	$976,288	$72,068,375

Source: Wood Rogers

03/29/2004

TABLE B-1
ROADWAY IMPROVEMENTS
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST	CUMULATIVE TOTAL COST
43.	Sunrise Boulevard: Southerly Mather Boundary to Chrysanthy Boulevard	Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.	OFF	1,480	LF	$195	$289,219	15%	County TIP	$43,383	$245,836	$72,314,211
44.	Sunrise Boulevard: Chrysanthy Boulevard to southerly Anatolia II boundary	Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.	OFF	7,419	LF	$195	$1,449,874	15%	County TIP	$217,481	$1,232,393	$73,546,603
45.	Sunrise Boulevard: Southerly Anatolia II boundary to Kiefer Boulevard	Easterly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	3,667	LF	$195	$716,651			$0	$716,651	$74,263,254
46.	Kiefer Boulevard: Sunrise Boulevard to Jaeger Boulevard	Northerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	1,590	LF	$186	$296,037			$0	$296,037	$74,559,291
47.	Jaeger Boulevard: Frontage adjacent to preserve	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	2,831	LF	$186	$527,121			$0	$527,121	$75,086,412
48.	Chrysanthy Boulevard: Adjacent to Laguna Creek (Cost contained in Improvement 20)	Northerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	359	LF	$0	$0			$0	$0	$75,086,412
49.	Grantline Road: Adjacent to Laguna Creek (450' contained in Improvement 20)	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	450	LF	$193	$86,699			$0	$86,699	$75,173,111
50a.	Sunrise Boulevard: Sunrise Park Road to Douglas Boulevard	Outside Travel Lanes	OFF	4,200	LF	$411	$1,724,806			$0	$1,724,806	$76,897,916
50b.	Folsom South Canal Trail Access	Connect bike trail at Douglas Boulevard and install pedestrian signal at Sunrise Boulevard	OFF	1	LS	$200,000	$200,000			$0	$200,000	$77,097,916
50c.	Folsom South Canal Trail Access	Connect bike trail at Kiefer Boulevard and install pedestrian signal at Sunrise Boulevard	OFF	1	LS	$200,000	$200,000			$0	$200,000	$77,297,916
51.	Douglas Boulevard: 1500' East of Sunrise Blvd. to Sunrise Blvd.	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	1,050	LF	$655	$687,784			$0	$687,784	$77,985,700
52.	SR 16 at Bradshaw Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$1,463,922	$1,463,922			$0	$1,463,922	$79,449,622
53.	SR 16 at Eagle's Nest Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$1,516,724	$1,516,724			$0	$1,516,724	$80,966,346
54.	SR 16 at Excelsior Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	$1,519,369	$1,519,369			$0	$1,519,369	$82,485,715
55.	Mather Field at Folsom Boulevard	Add Eastbound through-lane and dual exclusive left-turn lanes on N & S approaches.	OFF	1	LS	$431,200	$431,200			$0	$431,200	$82,916,915
56.	Sunrise Boulevard at Florin Road	Intersection widening and signalization (incl. Protected left-turn lanes on Sunrise)	OFF	1	LS	$645,837	$645,837	100%	County TIP	$645,837	$0	$82,916,915
57.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (2 3-way intersections)	ON	1	LS	$402,000	$402,000			$0	$402,000	$83,318,915
58.	Douglas Road: Sunrise Boulevard to Grantline Road	Signalization at local collectors (3 3-way intersections)	ON	1	LS	$603,000	$603,000			$0	$603,000	$83,921,915
59.	Jaeger Road: Douglas Road to Kiefer	Signalization at local collectors (2 3-way & 2 4-way intersections)	ON	1	LS	$844,800	$844,800			$0	$844,800	$84,766,715
60.	Americanos Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (3 3-way & 1 4-way intersections)	ON	1	LS	$818,400	$818,400			$0	$818,400	$85,585,115
61.	Grantline Road: Douglas Road to Chrysanthy Boulevard	Signalization at local collectors (2 3-way intersections)	ON	1	LS	$402,000	$402,000			$0	$402,000	$85,987,115
62.	Chrysanthy Boulevard: Sunrise Boulevard to Grantline Road	Signalization at local collectors (2 3-way & 2 4-way intersections)	ON	1	LS	$844,800	$844,800			$0	$844,800	$86,831,915
63a.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	$1,330	$130,340			$0	$130,340	$86,962,255

TABLE B-1
ROADWAY IMPROVEMENTS
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST	CUMULATIVE TOTAL COST
63b.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	$266	$26,068			$0	$26,068	$86,988,323
63c.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	$665	$65,170			$0	$65,170	$87,053,493
64.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$1,330	$130,340			$0	$130,340	$87,183,833
65a.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$665	$65,170			$0	$65,170	$87,249,003
65b.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$266	$26,068			$0	$26,068	$87,275,071
65c.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$266	$26,068			$0	$26,068	$87,301,139
65d.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	$1,330	$130,340			$0	$130,340	$87,431,479
66.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$1,330	$130,340			$0	$130,340	$87,561,819
67a.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$665	$65,170			$0	$65,170	$87,626,989
67b.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$266	$26,068			$0	$26,068	$87,653,057
67c.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$1,330	$130,340			$0	$130,340	$87,783,397
67d.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	$1,330	$130,340			$0	$130,340	$87,913,737
70a.	SR 16: Bradshaw Road to Excelsior Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	21,100	LF	$368	$7,768,047	76%	Dev. Fee, Meas. A	$5,903,716	$1,864,331	$89,778,068
70b.	SR 16: Excelsior Road to Sunrise Boulevard	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	14,150	LF	$787	$11,131,490	FLAT	Mather Field CIP	$554,580	$10,576,910	$100,354,978
70c.	SR 16: Sunrise to Grantline Road	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	4,700	LF	$756	$3,552,045	67%	Dev. Fee, Meas. A	$2,379,870	$1,172,175	$101,527,153
71.	Kiefer Boulevard: Eagles Nest to Sunrise	Widen 2-lane aterial	OFF	4,650	LF	$295	$1,371,750	FLAT	Mather Field CIP	$1,371,750	$0	$101,527,153
72a.	Alta Sunrise reliever: Douglas Road to US 50 - Initial planning and environmental work	Initial planning and environmental work	OFF	1	LS	$1,000,000	$1,000,000			$0	$1,000,000	$102,527,153
72b.	Alta Sunrise reliever: Douglas Road to US 50	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)	OFF	20,200	LF	$1,307	$26,403,000	100%	Others	$26,403,000	$0	$102,527,153
73.	Zinfandel Drive at International Drive	Intersection Signalization - 4-way Signalization	OFF	1	LS	$229,500	$229,500			$0	$229,500	$102,756,653
74a.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$1,350	$159,300			$0	$159,300	$102,915,953
74b.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$675	$79,650			$0	$79,650	$102,995,603
74c.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	98	LF	$675	$66,150			$0	$66,150	$103,061,753
74d.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$1,350	$159,300			$0	$159,300	$103,221,053
74e.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$1,350	$159,300			$0	$159,300	$103,380,353
74f.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$675	$79,650			$0	$79,650	$103,460,003

TABLE B-1
ROADWAY IMPROVEMENTS
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	ROADWAY SEGMENT / ITEM	PROJECT DESCRIPTION	ON-SITE or OFF-SITE	QUANTITY	UNITS	UNIT COST	TOTAL ESTIMATED COST	% FUNDED BY OTHERS	FUNDING SOURCE	REIMBURSEMENT AVAILABLE	NET COST	CUMULATIVE TOTAL COST
74g.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	$270	$31,860			$0	$31,860	$103,491,863
74h.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	98	LF	$1,350	$132,300			$0	$132,300	$103,624,163
76a.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	$1,585	$187,000			$0	$187,000	$103,811,163
76b.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	$1,585	$187,000			$0	$187,000	$103,998,163
76c.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	$1,585	$187,000			$0	$187,000	$104,185,163
										Total Roadway Improvements		**$104,185,163**

TABLE B-2
TRANSIT SHUTTLE SYSTEM
FEE PROGRAM PROJECT COST ESTIMATES

Facility	Quantity	Unit	Unit Cost	Total Cost
Transit Shuttle System Costs Quantity: Lump Sum				
Shuttle Acquisition	20	EA	$55,000.00	$1,100,000
Total Cost				**$1,100,000**

TABLE B-3
OFFSITE WATER
FEE PROGRAM PROJECT COST ESTIMATES

	Improvement	Quantity	Unit	Unit Cost	Total Cost
1.	**Vineyard Well Field**				
	Quantity: Lump Sum				
	Well Field Cost[1]	1	LS	$1,351,000.00	$1,351,000
	Total Cost				**$1,351,000**
	Zone 40 Reimbursement				$925,000
	Total Funded Cost				**$426,000**
2.	**Excelsior Raw Water Line**				
	Quantity: Lump Sum				
	Raw Water Line Cost[1]	1	LS	$9,149,000.00	$9,149,000
	Total Cost				**$9,149,000**
	Zone 40 Reimbursement				$7,223,000
	Total Funded Cost				**$1,926,000**
3.	**Anatolia Groundwater Treatment Plant**				
	Quantity: Lump Sum				
	Treatment Plant Cost[1]	1	LS	$11,877,000.00	$11,877,000
	Total Cost				**$11,877,000**
	Zone 40 Reimbursement				$10,051,000
	Total Funded Cost				**$1,826,000**
4.	**Folsom South Canal Crossing: Water Costs**				
	Quantity: Lump Sum				
	Construction Costs	1	LS	$776,600.00	$776,600
	Subtotal				$776,600
	Storm Water Pollution Prevention, 1%				$7,766
	Engineering, Staking and Construction Management, 20%				$155,320
	Cost Contingency, 10%				$77,660
	Total Cost				**$1,017,346**
	Zone 40 Reimbursement				$878,000
	Total Funded Cost				**$139,346**
5.	**Water Studies**				
	Quantity: Lump Sum				
	Water Studies	1	LS	$31,000.00	$31,000
	Total Cost				**$31,000**

Total Offsite Water Improvements

1.	Vineyard Well Field	$426,000
2.	Excelsior Raw Water Line	$1,926,000
3.	Anatolia Groundwater Treatment Plant	$1,826,000
4.	Folsom South Canal Crossing: Water Costs	$139,346
5.	Water Studies	$31,000
	Total Cost	**$4,348,346**

Notes:
1. Based on developer estmate, cost includes anticipated soft costs.

TABLE B-4
INTERIM SEWER
FEE PROGRAM PROJECT COST ESTIMATES

	Improvement	Quantity	Unit	Unit Cost	Total Cost
1.	**8" Sewer Force Main: Kiefer Boulevard lift station to Chrysanthy Boulevard outfall**				
	Quantity: 11,200 LF				
	8" Sewer Force Main	11,200	LF	$40.00	$448,000
	Subtotal				$448,000
	Storm Water Pollution Prevention, 1%				$4,480
	Engineering, Staking and Construction Management, 20%				$89,600
	Cost Contingency, 10%				$44,800
	Total Cost				**$586,880**
2.	**Kiefer Boulevard Lift Station: 0.94 MGD capacity**				
	Quantity: Lump Sum				
	Lift Station	1	LS	$846,000.00	$846,000
	Subtotal				$846,000
	Storm Water Pollution Prevention, 1%				$8,460
	Engineering, Staking and Construction Management, 20%				$169,200
	Cost Contingency, 10%				$84,600
	Total Cost				**$1,108,260**
3.	**18" Sewer Force Main: Chrysanthy Boulevard lift station to Mayhew Road outfall**				
	Quantity: Lump Sum				
	Force Main Cost[1]	1	LS	$5,815,000.00	$5,815,000
	Total Cost				**$5,815,000**
	CSD-1 Reimbursement				$4,811,000
	Total Funded Cost				**$1,004,000**
4.	**Chrysanthy Boulevard Lift Station: 5.75 MGD capacity**				
	Quantity: Lump Sum				
	Lift Station Cost[1]	1	LS	$1,802,000.00	$1,802,000
	Total Cost				**$1,802,000**
	CSD-1 Reimbursement				$1,239,000
	Total Funded Cost				**$563,000**
5.	**6" Sewer Force Main: Douglas Boulevard lift station to Chrysanthy Boulevard outfall**				
	Quantity: 5,100 LF				
	6" Sewer Force Main	5,100	LF	$30.00	$153,000
	Subtotal				$153,000
	Storm Water Pollution Prevention, 1%				$1,530
	Engineering, Staking and Construction Management, 20%				$30,600
	Cost Contingency, 10%				$15,300
	Total Cost				**$200,430**
6.	**Douglas Boulevard Lift Station: 0.28 MGD capacity**				
	Quantity: Lump Sum				
	Lift Station	1	LS	$564,000.00	$564,000
	Subtotal				$564,000
	Storm Water Pollution Prevention, 1%				$5,640
	Engineering, Staking and Construction Management, 20%				$112,800
	Cost Contingency, 10%				$56,400
	Total Cost				**$738,840**

TABLE B-4
INTERIM SEWER
FEE PROGRAM PROJECT COST ESTIMATES

7. Folsom South Canal Crossing: Sewer Costs
Quantity: Lump Sum

Construction Costs	1	LS	$758,000.00	$758,000
Subtotal				$758,000
Storm Water Pollution Prevention, 1%				$7,580
Engineering, Staking and Construction Management, 20%				$151,600
Cost Contingency, 10%				$75,800
Total Cost				**$992,980**
CSD-1 Reimbursement				$846,000
Total Funded Cost				**$146,980**

8. Chrysanthy Boulevard Trunk Sewer
Quantity: Lump Sum

Trunk Sewer Costs	1	LS	$1,163,706.25	$1,163,706
Subtotal				$1,163,706
Storm Water Pollution Prevention, 1%				$11,637
Engineering, Staking and Construction Management, 20%				$232,741
Cost Contingency, 10%				$116,371
Total Cost				**$1,524,455**
CSD-1 Reimbursement				$1,038,026
Total Funded Cost				**$486,429**

9. Sewer Studies
Quantity: Lump Sum

Sewer Studies	1	LS	$30,000.00	$30,000
Total Cost				**$30,000**

Total Offsite Interim Sewer Improvements

1.	Kiefer 8" Sewer Force Main	$586,880
2.	Kiefer Boulevard Lift Station	$1,108,260
3.	18" Sewer Force Main	$1,004,000
4.	Chrysanthy Boulevard Lift Station	$563,000
5.	Sunrise 6" Force Main	$200,430
6.	Douglas Boulevard Lift Station	$738,840
7.	Folsom South Canal Crossing (Sewer)	$146,980
8.	Chrysanthy Trunk Sewer	$486,429
9.	Sewer Studies	$30,000
	Total Cost	**$4,864,819**

Notes:
1. Based on developer estmate, cost includes anticipated soft costs.

Table B-5
Cordova Recreation and Park District
Park Development Costs

Summary of Basic Park Improvements				
On-Site Improvements	94.4	net acres		$7,379,340
Tot Lots	11	@		$1,290,000
Street Frontage	14,666	lineal feet@	$212	3,109,192
Subtotal Basic Improvements				$11,778,532

Other Recreational Improvement	**Quantity**		**Unit Cost**	**Total**
Basketball Half Court	7	each	$25,000	$175,000
Basketball Full Court	4	each	40,000	160,000
Dog Park (water, fencing, DG, table, shade & waste)	1	each	50,000	50,000
Large Group Picnic Areas serving 100	1			
Shade structures, concrete and lighting	1	each	40,000	40,000
Barbeques, sink and counter space	1	each	8,500	8,500
Picnic tables	13	each	850	11,050
Small Group Picnic Areas serving 36	9			
Sm. Shade structures,concrete and lighting	9	each	28,000	252,000
Barbeques, sink and counter space	9	each	4,500	40,500
Picnic tables	48	each	850	40,800
Offstreet parking	518	stall	1,400	725,200
Pond / water features	2		100,000	200,000
Restrooms	6	each	110,000	660,000
Soccer field--regulation size	3	each	4,000	12,000
Soccer fields--youth	10	each	3,500	35,000
Softball field--Girls,lighted, snack bar & storage	4	each	100,000	400,000
Softball fields-practice-backstops & benches	6	each	50,000	300,000
Baseball fields-little league, four lighted, backstops,	4	each	110,000	440,000
Baseball fields - little league, unlighted, backstops, e	2	each	40,000	80,000
Tennis courts--lighted	6	pair	100,000	600,000
Volleyball court--sand	2	each	10,000	20,000
Adding Gymnasiums to elementary school sites	2	each	300,000	600,000
Subtotal Other Recreational Improvements				$4,850,050

New Projects Shared Facilities				
Adding an additional Gym to middle school	52%	each	530,000	275,600
Corporation yard	52%	each	600,000	312,000
Office space (4,000 sf. @ $125 sf)	52%	each	500,000	260,000
Skate Park	52%	each	0	0
Sports Park (40 acres lighted facilities)	52%	each	$10,000,000	5,200,000
Community Center (30,000 sf. @ $312 sf / wf)	52%	each	10,540,000	5,480,800
Aquatic Center	52%	each	0	0
Subtotal Shared Facilities				$11,528,400
Multi-use Trail				
Multi-use Trail	100%		1,300,542	1,300,542
Subtotal Multi-use Trail				$1,300,542

Grand Total with Street Frontage Improvements **$29,457,524**

Source: Cordova Recreation and Park District

TABLE B-6
LIBRARY COSTS
FEE PROGRAM PROJECT COST ESTIMATES

Improvement	Quantity	Unit	Unit Cost	Total Cost
SDCP Library Costs				
Quantity: Lump Sum				
Library Building	20,000	SF	$240.00	$4,800,000
Land Cost	137,180	SF	$5.00	$685,900
Site work, permits, and construction management	1	LS	$1,500,000.00	$1,500,000
Furniture, fixtures, and equipment	1	LS	$1,125,000.00	$1,125,000
Initial book collection	1	LS	$1,000,000.00	$1,000,000
Total Cost				**$9,110,900**

APPENDIX C

Detailed Roadway, Bike Trail and Land Acquisition Costs

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
1.	Douglas Road: Sunrise Boulevard to Jaeger Road (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 4,475 LF				
	Intersection Signalization (Fire Station Signal)	1	LS	$170,000.00	$170,000
	Clearing and Grubbing	296,028	SF	$0.15	$44,404
	Traffic Signal Interconnect	4,475	LF	$10.00	$44,750
	Roadway Excavation	21,928	CY	$12.00	$263,136
	Curb (Type 5)	8,950	LF	$25.00	$223,750
	6" Asphalt Concrete	9,746	TON	$52.00	$506,792
	16" Aggregate Base	25,988	TON	$23.00	$597,724
	Striping	4,475	LF	$8.00	$35,800
	Median Landscape (11' Corridor)	49,225	SF	$3.50	$172,288
	Pavement Removal	98,450	SF	$1.50	$147,675
	Roadside Ditch	8,950	LF	$5.00	$44,750
	Construction Subtotal				$2,251,069
	Right of Way Acquisition				$0
	Traffic Control and Staging, 4%				$90,043
	Storm Water Pollution Prevention, 1%				$22,511
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$450,214
	Contingency, 10%				$225,107
	Total Cost				**$3,038,943**
2.	Douglas Road: Jaeger Road to Americanos Road (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 5,405 LF				
	Clearing and Grubbing	357,548	SF	$0.15	$53,632
	Traffic Signal Interconnect	5,405	LF	$10.00	$54,050
	Roadway Excavation	26,485	CY	$12.00	$317,820
	Curb (Type 5)	10,810	LF	$25.00	$270,250
	6" Asphalt Concrete	11,771	TON	$52.00	$612,092
	16" Aggregate Base	31,389	TON	$23.00	$721,947
	Striping	5,405	LF	$8.00	$43,240
	Median Landscape (11' Corridor)	59,455	SF	$3.50	$208,093
	Pavement Removal	135,125	SF	$1.50	$202,688
	Roadside Ditch	10,810	LF	$5.00	$54,050
	Construction Subtotal				$2,537,861
	Right of Way Acquisition				$26,108
	Traffic Control and Staging, 4%				$101,514
	Storm Water Pollution Prevention, 1%				$25,379
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$507,572
	Contingency, 10%				$253,786
	Total Cost				**$3,452,221**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
3.	Douglas Road: Americanos Boulevard to Grantline Road (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 3,355 LF				
	Clearing and Grubbing	228,140	SF	$0.15	$34,221
	Traffic Signal Interconnect	3,355	LF	$10.00	$33,550
	Roadway Excavation	16,899	CY	$12.00	$202,788
	Curb (Type 5)	6,710	LF	$25.00	$167,750
	6" Asphalt Concrete	7,306	TON	$52.00	$379,912
	16" Aggregate Base	19,484	TON	$23.00	$448,132
	Striping	3,355	LF	$8.00	$26,840
	Median Landscape (11' Corridor)	36,905	SF	$3.50	$129,168
	Pavement Removal	80,520	SF	$1.50	$120,780
	Roadside Ditch	6,710	LF	$5.00	$33,550
	Construction Subtotal				$1,576,691
	Right of Way Acquisition				$75,939
	Traffic Control and Staging, 4%				$63,068
	Storm Water Pollution Prevention, 1%				$15,767
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$315,338
	Contingency, 10%				$157,669
	Total Cost				**$2,204,472**
4.	Douglas Road at Sunrise Boulevard (including 450' center and frontage roadway improvements) 6x6 lane 4-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Traffic Signal Interconnect	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	394,090	SF	$0.15	$59,114
	Roadway Excavation	25,844	CY	$12.00	$310,128
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb (Type 3)	1,666	LF	$11.00	$18,326
	Curb & Gutter (Type 2)	1,666	LF	$13.00	$21,658
	2" AC Overlay	612	TON	$52.00	$31,824
	6" Asphalt Concrete	5,898	TON	$52.00	$306,696
	16" Aggregate Base	15,728	TON	$23.00	$361,744
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,800	LF	$22.00	$39,600
	Striping & Signage	1	LS	$21,600.00	$21,600
	Sidewalk (6' wide)	9,996	SF	$3.75	$37,485
	Bus Pads	2	EA	$735.00	$1,470
	Street Lighting	1	LS	$18,000.00	$18,000
	Frontage Landscaping (29' corridor)	45,205	SF	$3.50	$158,218
	Median Landscaping (corridor varies)	7,168	SF	$3.50	$25,088
	Pavement Removal	55,736	SF	$1.50	$83,604
	Roadside Ditch	1,452	LF	$5.00	$7,260
	Construction Subtotal				$1,768,214
	Right of Way Acquisition				$55,033
	Traffic Control and Staging, 4%				$70,729
	Storm Water Pollution Prevention, 1%				$17,682
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$353,643
	Contingency, 10%				$176,821
	Total Cost				**$2,442,122**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
5.	Douglas Road at Americanos Boulevard (including 450' center and frontage roadway improvements) 6x4 lane 4-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Traffic Signal Interconnect	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	256,513	SF	$0.15	$38,477
	Roadway Excavation	12,117	CY	$12.00	$145,404
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb (Type 3)	2,392	LF	$11.00	$26,312
	Curb & Gutter (Type 2)	2,392	LF	$13.00	$31,096
	6" Asphalt Concrete	5,217	TON	$52.00	$271,284
	14" Aggregate Base	4,689	TON	$23.00	$107,847
	16" Aggregate Base	8,551	TON	$23.00	$196,673
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	3,600	LF	$22.00	$79,200
	Striping & Signage	1	LS	$27,000.00	$27,000
	Soundwall (6' high at single family and multi-family)	726	LF	$70.00	$50,820
	Sidewalk (6' wide)	14,754	SF	$3.75	$55,328
	Bus Pads	4	EA	$735.00	$2,940
	Street Lighting	1	LS	$36,000.00	$36,000
	Frontage Landscaping (19' corridor)	14,809	SF	$3.50	$51,832
	Frontage Landscaping (29' corridor)	45,205	SF	$3.50	$158,218
	Median Landscaping (corridor varies)	7,168	SF	$3.50	$25,088
	Pavement Removal	22,500	SF	$1.50	$33,750
	Construction Subtotal				$1,599,167
	Right of Way Acquisition				$95,322
	Traffic Control and Staging, 4%				$63,967
	Storm Water Pollution Prevention, 1%				$15,992
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$319,833
	Contingency, 10%				$159,917
	Total Cost				**$2,254,198**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
6.	Douglas Road at Jaeger Road (including 450' center and partial frontage roadway improvements) 6x4 lane 3-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$150,000.00	$150,000
	Traffic Signal Interconnect	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	169,544	SF	$0.15	$25,432
	Roadway Excavation	9,933	CY	$12.00	$119,196
	Curb (Type 5)	2,352	LF	$25.00	$58,800
	Curb (Type 3)	1,666	LF	$11.00	$18,326
	Curb & Gutter (Type 2)	1,666	LF	$13.00	$21,658
	6" Asphalt Concrete	4,314	TON	$52.00	$224,328
	14" Aggregate Base	2,573	TON	$23.00	$59,179
	16" Aggregate Base	7,911	TON	$23.00	$181,953
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,800	LF	$22.00	$39,600
	Striping & Signage	1	LS	$17,100.00	$17,100
	Soundwall (6' high at single family and multi-family)	1,452	LF	$70.00	$101,640
	Sidewalk (6' wide)	9,996	SF	$3.75	$37,485
	Bus Pads	2	EA	$735.00	$1,470
	Street Lighting	1	LS	$27,000.00	$27,000
	Frontage Landscaping (19' corridor)	29,621	SF	$3.50	$103,674
	Median Landscaping (corridor varies)	5,376	SF	$3.50	$18,816
	Pavement Removal	22,500	SF	$1.50	$33,750
	Roadside Ditch	900	LF	$5.00	$4,500
	Construction Subtotal				$1,257,406
	Right of Way Acquisition				$0
	Traffic Control and Staging, 4%				$50,296
	Storm Water Pollution Prevention, 1%				$12,574
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$251,481
	Contingency, 10%				$125,741
	Total Cost				**$1,697,498**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
7.	Douglas Road at Grantline Road (including 450' center and partial frontage roadway improvements) 6x6 lane 3-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$150,000.00	$150,000
	Traffic Signal Interconnect	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	106,469	SF	$0.15	$15,970
	Roadway Excavation	6,791	CY	$12.00	$81,492
	Curb (Type 5)	2,352	LF	$25.00	$58,800
	Curb (Type 3)	832	LF	$11.00	$9,152
	Curb & Gutter (Type 2)	832	LF	$13.00	$10,816
	2" AC Overlay	256	TON	$52.00	$13,312
	6" Asphalt Concrete	3,036	TON	$52.00	$157,872
	16" Aggregate Base	8,089	TON	$23.00	$186,047
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	900	LF	$22.00	$19,800
	Striping & Signage	1	LS	$14,400.00	$14,400
	Soundwall (6' high at single family and multi-family)	726	LF	$70.00	$50,820
	Sidewalk (6' wide)	4,994	SF	$3.75	$18,728
	Bus Pads	1	EA	$735.00	$735
	Street Lighting	1	LS	$9,000.00	$9,000
	Frontage Landscaping (19' corridor)	14,801	SF	$3.50	$51,804
	Median Landscaping (corridor varies)	5,376	SF	$3.50	$18,816
	Pavement Removal	7,184	SF	$1.50	$10,776
	Construction Subtotal				$891,839
	Right of Way Acquisition				$100,430
	Traffic Control and Staging, 4%				$35,674
	Storm Water Pollution Prevention, 1%				$8,918
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$178,368
	Contingency, 10%				$89,184
	Total Cost				**$1,304,413**
8.	Douglas Road at Zinfandel Add through lanes on north and southbound approaches Private Improvement				
	Improvements	1	LS	$141,120.00	$141,120
	Total Cost (flat carry over from EPS PFFP)				**$141,120**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
9.	Sunrise Boulevard: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 3,100 LF				
	Traffic Signal Interconnect	3,100	LF	$10.00	$31,000
	Clearing and Grubbing	210,800	SF	$0.15	$31,620
	Roadway Excavation	15,615	CY	$12.00	$187,380
	Curb (Type 5)	6,200	LF	$25.00	$155,000
	6" Asphalt Concrete	6,028	TON	$52.00	$313,456
	16" Aggregate Base	16,074	TON	$23.00	$369,702
	Striping	3,100	LF	$8.00	$24,800
	Median Landscape (11' Corridor)	34,100	SF	$3.50	$119,350
	Pavement Removal	105,400	SF	$1.50	$158,100
	Roadside Ditch	6,200	LF	$5.00	$31,000
	Construction Subtotal				$1,421,408
	Traffic Control and Staging, 4%				$56,856
	Storm Water Pollution Prevention, 1%				$14,214
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$284,282
	Contingency, 10%				$142,141
	Total Cost				**$1,918,901**
	Portion Funded By Others (15% County TIP)				$287,835
	Total Funded Cost				**$1,631,066**
10.	Sunrise Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 7,400 LF				
	Traffic Signal Interconnect	7,400	LF	$10.00	$74,000
	Clearing and Grubbing	489,510	SF	$0.15	$73,427
	Roadway Excavation	36,260	CY	$12.00	$435,120
	Curb (Type 5)	14,800	LF	$25.00	$370,000
	6" Asphalt Concrete	16,116	TON	$52.00	$838,032
	16" Aggregate Base	42,975	TON	$23.00	$988,425
	Striping	7,400	LF	$8.00	$59,200
	Median Landscape (11' Corridor)	81,400	SF	$3.50	$284,900
	Pavement Removal	266,400	SF	$1.50	$399,600
	Roadside Ditch	3,283	LF	$5.00	$16,415
	Construction Subtotal				$3,539,119
	Right of Way Acquisition				$22,204
	Traffic Control and Staging, 4%				$141,565
	Storm Water Pollution Prevention, 1%				$35,391
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$707,824
	Contingency, 10%				$353,912
	Total Cost				**$4,800,014**
	Portion Funded By Others (15% County TIP)				$720,002
	Total Funded Cost				**$4,080,012**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
11.	Sunrise Boulevard: Kiefer Boulevard to SR 16 (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 6,230 LF				
	Traffic Signal Interconnect	6,230	LF	$10.00	$62,300
	Clearing and Grubbing	423,640	SF	$0.15	$63,546
	Roadway Excavation	31,380	CY	$12.00	$376,560
	Curb (Type 5)	12,460	LF	$25.00	$311,500
	6" Asphalt Concrete	13,568	TON	$52.00	$705,536
	16" Aggregate Base	36,180	TON	$23.00	$832,140
	Striping	6,230	LF	$8.00	$49,840
	Median Landscape (11' Corridor)	68,530	SF	$3.50	$239,855
	Pavement Removal	224,280	SF	$1.50	$336,420
	Roadside Ditch	12,460	LF	$5.00	$62,300
	Construction Subtotal				$3,039,997
	Right of Way Acquisition				$46,927
	Traffic Control and Staging, 4%				$121,600
	Storm Water Pollution Prevention, 1%				$30,400
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$607,999
	Contingency, 10%				$304,000
	Total Cost				**$4,150,922**
	Portion Funded By Others (15% County TIP)				$622,638
	Total Funded Cost				**$3,528,284**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
12.	Sunrise Boulevard at Chrysanthy Boulevard (including 450' center and frontage roadway improvements) 6x4 lane 3-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$150,000.00	$150,000
	Signal Interconnector	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	202,943	SF	$0.15	$30,441
	Roadway Excavation	9,898	CY	$12.00	$118,776
	Curb (Type 5)	2,352	LF	$25.00	$58,800
	Curb (Type 3)	2,459	LF	$11.00	$27,049
	Curb & Gutter (Type 2)	2,459	LF	$13.00	$31,967
	6" Asphalt Concrete	4,353	TON	$52.00	$226,356
	14" Aggregate Base	2,674	TON	$23.00	$61,502
	16" Aggregate Base	8,551	TON	$23.00	$196,673
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	2,700	LF	$22.00	$59,400
	Striping & Signage	1	LS	$20,700.00	$20,700
	Soundwall (6' high at single family and multi-family)	726	LF	$70.00	$50,820
	Sidewalk (6' wide meandering)	14,754	SF	$3.75	$55,328
	Bus Pads	3	EA	$735.00	$2,205
	Street Lighting	1	LS	$27,000.00	$27,000
	Frontage Landscaping (19' corridor)	14,809	SF	$3.50	$51,832
	Frontage Landscaping (29' corridor)	48,703	SF	$3.50	$170,461
	Median Landscaping (corridor varies)	5,376	SF	$3.50	$18,816
	Pavement Removal	31,500	SF	$1.50	$47,250
	Construction Subtotal				$1,418,875
	Traffic Control and Staging, 4%				$56,755
	Storm Water Pollution Prevention, 1%				$14,189
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$283,775
	Contingency, 10%				$141,887
	Total Cost				**$1,915,481**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
13.	Sunrise Boulevard at Kiefer Boulevard (including 450' center and partial frontage roadway improvements) 6x4 lane 4-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	144,606	SF	$0.15	$21,691
	Roadway Excavation	10,290	CY	$12.00	$123,480
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	1,302	LF	$13.00	$16,926
	6" Asphalt Concrete	4,820	TON	$52.00	$250,640
	14" Aggregate Base	4,001	TON	$23.00	$92,023
	16" Aggregate Base	7,467	TON	$23.00	$171,741
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,350	LF	$22.00	$29,700
	Striping & Signage	1	LS	$16,200.00	$16,200
	Sidewalk (6' wide)	7,812	SF	$3.75	$29,295
	Bus Pads	1	EA	$735.00	$735
	Street Lighting	1	LS	$13,500.00	$13,500
	Median Landscaping (corridor varies)	7,168	SF	$3.50	$25,088
	Pavement Removal	31,500	SF	$1.50	$47,250
	Roadside Ditch	2,178	LF	$5.00	$10,890
	Construction Subtotal				$1,115,559
	Right of Way Acquisition				$9,785
	Traffic Control and Staging, 4%				$44,622
	Storm Water Pollution Prevention, 1%				$11,156
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$223,112
	Contingency, 10%				$111,556
	Total Cost				**$1,515,790**
	Portion Funded By Others (Mather Field TIP)				$98,550
	Total Funded Cost				**$1,417,240**
14.	Sunrise Boulevard at SR 16 (including 450' center roadway improvements) 6x6 lane 4-way intersection widening and signalization Public Improvement Quantity: Lump Sum				
	Improvements	1	LS	$575,000.00	$575,000
	Total Cost (flat carry over from EPS PFFP)				**$575,000**
	Portion Funded By Others (Development Fee Measure A/Mather CIP)				$575,000
	Total Funded Cost				**$0**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
15.	Sunrise Boulevard at Grant Line Road (including 450' center roadway improvements) 6x6 lane 3-way intersection widening and signalization (incl. 2 lane stub to the south) Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	80,095	SF	$0.15	$12,014
	Roadway Excavation	4,242	CY	$12.00	$50,904
	Curb (Type 5)	2,352	LF	$25.00	$58,800
	Curb (Type 3)	214	LF	$11.00	$2,354
	Curb & Gutter (Type 2)	214	LF	$13.00	$2,782
	2" AC Overlay	801	TON	$52.00	$41,652
	6" Asphalt Concrete	2,152	TON	$52.00	$111,904
	16" Aggregate Base	5,738	TON	$23.00	$131,974
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	2,700	LF	$22.00	$59,400
	Striping & Signage	1	LS	$10,800.00	$10,800
	Sidewalk (6' wide meandering)	1,284	SF	$3.75	$4,815
	Median Landscaping (corridor varies)	5,376	SF	$3.50	$18,816
	Pavement Removal	12,428	SF	$1.50	$18,642
	Roadside Ditch	2,178	LF	$5.00	$10,890
	Construction Subtotal				$719,247
	Interim Improvements (Vineyard CIP)				$690,923
	Right of Way Acquisition				$54,847
	Traffic Control and Staging, 4%				$28,770
	Storm Water Pollution Prevention, 1%				$7,192
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$143,849
	Contingency, 10%				$71,925
	Total Cost				**$1,716,753**
	Portion Funded By Others (Vineyard CIP)				$690,923
	Total Funded Cost				**$1,025,830**
16.	Sunrise Boulevard at Folsom Boulevard Add free right-turn lane on eastbound approach Private Improvement Quantity: Lump Sum				
	Improvements	1	LS	$134,400.00	$134,400
	Total Cost (flat carry over from EPS PFFP)				**$134,400**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
17.	Grantline Road: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 4,300 LF				
	Signal Interconnector	4,300	LF	$10.00	$43,000
	Clearing and Grubbing	258,000	SF	$0.15	$38,700
	Roadway Excavation	19,111	CY	$12.00	$229,332
	Curb (Type 5)	8,600	LF	$25.00	$215,000
	2" AC Overlay	780	TON	$52.00	$40,560
	6" Asphalt Concrete	8,027	TON	$52.00	$417,404
	16" Aggregate Base	21,404	TON	$23.00	$492,292
	Striping	4,300	LF	$8.00	$34,400
	Median Landscape (11' Corridor)	47,300	SF	$3.50	$165,550
	Pavement Removal	68,800	SF	$1.50	$103,200
	Roadside Ditch	8,150	LF	$5.00	$40,750
	Construction Subtotal				$1,820,188
	Right of Way Acquisition				$130,571
	Traffic Control and Staging, 4%				$72,808
	Storm Water Pollution Prevention, 1%				$18,202
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$364,038
	Contingency, 10%				$182,019
	Total Cost				**$2,587,825**
18.	Grantline Road: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 9,500 LF				
	Signal Interconnector	9,500	LF	$10.00	$95,000
	Clearing and Grubbing	541,500	SF	$0.15	$81,225
	Roadway Excavation	38,000	CY	$12.00	$456,000
	Curb (Type 5)	19,000	LF	$25.00	$475,000
	2" AC Overlay	1,724	TON	$52.00	$89,648
	6" Asphalt Concrete	15,517	TON	$52.00	$806,884
	16" Aggregate Base	41,378	TON	$23.00	$951,694
	Striping	9,500	LF	$8.00	$76,000
	Median Landscape (11' Corridor)	104,500	SF	$3.50	$365,750
	Pavement Removal	152,000	SF	$1.50	$228,000
	Roadside Ditch	19,000	LF	$5.00	$95,000
	Construction Subtotal				$3,720,201
	Right of Way Acquisition				$158,516
	Traffic Control and Staging, 4%				$148,808
	Storm Water Pollution Prevention, 1%				$37,202
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$744,040
	Contingency, 10%				$372,020
	Total Cost				**$5,180,787**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
19.	Grantline Road: Kiefer Boulevard to SR 16 (excluding 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 8,275 LF				
	Signal Interconnector	8,275	LF	$10.00	$82,750
	Clearing and Grubbing	446,850	SF	$0.15	$67,028
	Roadway Excavation	33,100	CY	$12.00	$397,200
	Curb (Type 5)	16,550	LF	$25.00	$413,750
	2" AC Overlay	1,502	TON	$52.00	$78,104
	6" Asphalt Concrete	13,516	TON	$52.00	$702,832
	16" Aggregate Base	36,042	TON	$23.00	$828,966
	Striping	8,275	LF	$8.00	$66,200
	Median Landscape (11' Corridor)	91,025	SF	$3.50	$318,588
	Pavement Removal	132,384	SF	$1.50	$198,576
	Roadside Ditch	16,550	LF	$5.00	$82,750
	Construction Subtotal				$3,236,743
	Right of Way Acquisition				$315,927
	Traffic Control and Staging, 4%				$129,470
	Storm Water Pollution Prevention, 1%				$32,367
	Engineering, Inspection, Testing, and Surveying, 20%				$647,349
	Contingency, 10%				$323,674
	Total Cost				**$4,685,530**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
20.	Grantline Road at Chrysanthy Boulevard (including 450' center and partial frontage roadway improvements) 6x4 lane 3-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$150,000.00	$150,000
	Signal Interconnector	1,350	LF	$10.00	$13,500
	Clearing and Grubbing	94,297	SF	$0.15	$14,145
	Roadway Excavation	6,559	CY	$12.00	$78,708
	Curb (Type 5)	2,352	LF	$25.00	$58,800
	Curb (Type 3)	100	LF	$11.00	$1,100
	Curb & Gutter (Type 2)	833	LF	$13.00	$10,829
	2" AC Overlay	163	TON	$52.00	$8,476
	6" Asphalt Concrete	3,094	TON	$52.00	$160,888
	14" Aggregate Base	2,225	TON	$23.00	$51,175
	16" Aggregate Base	5,704	TON	$23.00	$131,192
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	900	LF	$22.00	$19,800
	Striping & Signage	1	LS	$11,700.00	$11,700
	Soundwall (6' high at single family and multi-family)	100	LF	$70.00	$7,000
	Sidewalk (6' wide)	4,998	SF	$3.75	$18,743
	Bus Pads	1	EA	$735.00	$735
	Street Lighting	1	LS	$9,000.00	$9,000
	Frontage Landscaping (19' corridor)	1,900	SF	$3.50	$6,650
	Median Landscaping (corridor varies)	5,376	SF	$3.50	$18,816
	Pavement Removal	7,184	SF	$1.50	$10,776
	Roadside Ditch	1,626	LF	$5.00	$8,130
	Construction Subtotal				$790,162
	Right of Way Acquisition				$72,463
	Traffic Control and Staging, 4%				$31,606
	Storm Water Pollution Prevention, 1%				$7,902
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$158,032
	Contingency, 10%				$79,016
	Total Cost				**$1,139,182**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
21.	Grantline Road at Kiefer Boulevard (including 450' center roadway improvements) 6x4x2 lane 4-way intersection widening and signalization Private Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	74,832	SF	$0.15	$11,225
	Roadway Excavation	5,312	CY	$12.00	$63,744
	Curb (Type 5)	2,352	LF	$25.00	$58,800
	Curb & Gutter (Type 2)	214	LF	$13.00	$2,782
	2" AC Overlay	247	TON	$52.00	$12,844
	6" Asphalt Concrete	2,654	TON	$52.00	$138,008
	14" Aggregate Base	3,037	TON	$23.00	$69,851
	16" Aggregate Base	3,607	TON	$23.00	$82,961
	Striping & Signage	1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)	1,284	SF	$3.75	$4,815
	Median Landscaping (corridor varies)	5,376	SF	$3.50	$18,816
	Pavement Removal	10,408	SF	$1.50	$15,612
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$694,578
	Right of Way Acquisition				$15,570
	Traffic Control and Staging, 4%				$27,783
	Storm Water Pollution Prevention, 1%				$6,946
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$138,916
	Contingency, 10%				$69,458
	Total Cost				**$953,250**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
22.	Grantline Road at SR 16 (including 450' center roadway improvements)				
	6x6 lane 4-way intersection widening and signalization				
	Public Improvement				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	119,958	SF	$0.15	$17,994
	Roadway Excavation	6,203	CY	$25.00	$155,075
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	214	LF	$17.00	$3,638
	2" AC Overlay	493	TON	$62.00	$30,566
	6" Asphalt Concrete	3,207	TON	$62.00	$198,834
	16" Aggregate Base	8,553	TON	$23.00	$196,719
	Striping & Signage	1	LS	$14,400.00	$14,400
	Sidewalk (6' wide)	1,284	SF	$5.00	$6,420
	Median Landscaping (corridor varies)	7,168	SF	$8.00	$57,344
	Pavement Removal	15,760	SF	$1.50	$23,640
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$985,550
	Right of Way Acquisition				$83,912
	Traffic Control and Staging, 4%				$39,422
	Storm Water Pollution Prevention, 1%				$9,855
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$443,497
	Total Cost				**$1,603,486**
	Portion Funded By Others (100% Development Fee Measure A)				$1,603,486
	Total Funded Cost				**$0**
23.	Grantline Road at White Rock Road				
	Add additional exclusive left turn lane (White Rock Road) and signalizaton				
	Private Improvement				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$100,000.00	$100,000
	Clearing and Grubbing	5,015	SF	$0.15	$752
	Roadway Excavation	356	CY	$12.00	$4,272
	Curb (Type 5)	800	LF	$25.00	$20,000
	2" AC Overlay	254	TON	$52.00	$13,208
	6" Asphalt Concrete	173	TON	$52.00	$8,996
	14" Aggregate Base	403	TON	$23.00	$9,269
	Striping & Signage	1	LS	$10,800.00	$10,800
	Street Lighting	1	LS	$18,900.00	$18,900
	Roadside Ditch	396	LF	$5.00	$1,980
	Construction Subtotal				$188,177
	Traffic Control and Staging, 4%				$7,527
	Storm Water Pollution Prevention, 1%				$1,882
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$37,635
	Contingency, 10%				$18,818
	Total Cost				**$254,039**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
24.	Chrysanthy Boulevard: Sunrise Boulevard to Jaeger Boulevard				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement				
	Quantity: 4,550 LF				
	Signal Interconnector	4,550	LF	$10.00	$45,500
	Clearing and Grubbing	218,400	SF	$0.15	$32,760
	Roadway Excavation	14,830	CY	$12.00	$177,960
	Curb (Type 5)	9,100	LF	$25.00	$227,500
	6" Asphalt Concrete	6,016	TON	$52.00	$312,832
	14" Aggregate Base	14,038	TON	$23.00	$322,874
	Striping	4,550	LF	$6.00	$27,300
	Median Landscape (13' Corridor)	59,150	SF	$3.50	$207,025
	Roadside Ditch	9,100	LF	$5.00	$45,500
	Construction Subtotal				$1,399,251
	Traffic Control and Staging, 2%				$27,985
	Storm Water Pollution Prevention, 1%				$13,993
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$279,850
	Contingency, 10%				$139,925
	Total Cost				**$1,861,004**
25.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard (excluding 450' @ intersections)				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement				
	Quantity: 4,980 LF				
	Signal Interconnector	4,980	LF	$10.00	$49,800
	Clearing and Grubbing	239,040	SF	$0.15	$35,856
	Roadway Excavation	16,231	CY	$12.00	$194,772
	Curb (Type 5)	9,960	LF	$25.00	$249,000
	6" Asphalt Concrete	6,585	TON	$52.00	$342,420
	14" Aggregate Base	15,364	TON	$23.00	$353,372
	Striping	4,980	LF	$6.00	$29,880
	Median Landscape (13' Corridor)	64,740	SF	$3.50	$226,590
	Roadside Ditch	9,960	LF	$5.00	$49,800
	Construction Subtotal				$1,531,490
	Traffic Control and Staging, 2%				$30,630
	Storm Water Pollution Prevention, 1%				$15,315
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$306,298
	Contingency, 10%				$153,149
	Total Cost				**$2,036,882**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
26.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road (excluding 450' @ intersections)				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement				
	Quantity: 4,387 LF				
	Signal Interconnector	4,387	LF	$10.00	$43,870
	Clearing and Grubbing	210,576	SF	$0.15	$31,586
	Roadway Excavation	14,298	CY	$12.00	$171,576
	Curb (Type 5)	8,774	LF	$25.00	$219,350
	6" Asphalt Concrete	5,801	TON	$52.00	$301,652
	14" Aggregate Base	13,535	TON	$23.00	$311,305
	Striping	4,387	LF	$6.00	$26,322
	Median Landscape (13' Corridor)	57,031	SF	$3.50	$199,609
	Roadside Ditch	8,415	LF	$5.00	$42,075
	Construction Subtotal				$1,347,345
	Traffic Control and Staging, 2%				$26,947
	Storm Water Pollution Prevention, 1%				$13,473
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$269,469
	Contingency, 10%				$134,734
	Total Cost				**$1,791,969**
27.	Chrysanthy Boulevard at Jaeger Road (including 450' center and partial frontage roadway improvements)				
	4x4 lane 4-way intersection widening and signalization				
	Private Improvement				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	166,230	SF	$0.15	$24,935
	Roadway Excavation	9,276	CY	$12.00	$111,312
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb (Type 3)	1,666	LF	$11.00	$18,326
	Curb & Gutter (Type 2)	1,666	LF	$13.00	$21,658
	6" Asphalt Concrete	4,426	TON	$52.00	$230,152
	14" Aggregate Base	10,327	TON	$23.00	$237,521
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,800	LF	$22.00	$39,600
	Striping & Signage	1	LS	$18,000.00	$18,000
	Soundwall (6' high at single family and multi-family)	1,452	LF	$70.00	$101,640
	Sidewalk (6' wide)	9,996	SF	$3.75	$37,485
	Bus Pads	2	EA	$735.00	$1,470
	Street Lighting	1	LS	$18,000.00	$18,000
	Frontage Landscaping (19' corridor)	29,621	SF	$3.50	$103,674
	Median Landscaping (corridor varies)	7,168	SF	$3.50	$25,088
	Roadside Ditch	1,452	LF	$5.00	$7,260
	Construction Subtotal				$1,262,520
	Traffic Control and Staging, 2%				$25,250
	Storm Water Pollution Prevention, 1%				$12,625
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$252,504
	Contingency, 10%				$126,252
	Total Cost				**$1,679,152**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
28. Chrysanthy Blvd at Americanos Blvd (including 450' center and partial frontage roadway improvements)				
4x4 lane 4-way intersection widening and signalization				
Private Improvement				
Quantity: Lump Sum				
Intersection Signalization	1	LS	$170,000.00	$170,000
Signal Interconnector	1,800	LF	$10.00	$18,000
Clearing and Grubbing	137,037	SF	$0.15	$20,556
Roadway Excavation	8,300	CY	$12.00	$99,600
Curb (Type 5)	3,136	LF	$25.00	$78,400
Curb (Type 3)	940	LF	$11.00	$10,340
Curb & Gutter (Type 2)	940	LF	$13.00	$12,220
6" Asphalt Concrete	4,083	TON	$52.00	$212,316
14" Aggregate Base	9,528	TON	$23.00	$219,144
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	900	LF	$22.00	$19,800
Striping & Signage	1	LS	$14,400.00	$14,400
Soundwall (6' high at single family and multi-family)	726	LF	$70.00	$50,820
Sidewalk (6' wide)	5,640	SF	$3.75	$21,150
Bus Pads	1	EA	$735.00	$735
Street Lighting	1	LS	$9,000.00	$9,000
Frontage Landscaping (19' corridor)	14,801	SF	$3.50	$51,804
Median Landscaping (corridor varies)	7,168	SF	$3.50	$25,088
Roadside Ditch	2,178	LF	$5.00	$10,890
Construction Subtotal				$1,044,262
Traffic Control and Staging, 2%				$20,885
Storm Water Pollution Prevention, 1%				$10,443
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$208,852
Contingency, 10%				$104,426
Total Cost				**$1,388,869**
29. Americanos Boulevard: North Panhandle, CP Boundary to SP Boundary (excluding 450' @ intersections)				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement				
Quantity: 2,430 LF				
Clearing and Grubbing	116,640	SF	$0.15	$17,496
Roadway Excavation	7,920	CY	$12.00	$95,040
Curb (Type 5)	4,860	LF	$25.00	$121,500
6" Asphalt Concrete	3,213	TON	$52.00	$167,076
14" Aggregate Base	7,497	TON	$23.00	$172,431
Striping	2,430	LF	$6.00	$14,580
Median Landscape (13' Corridor)	31,590	SF	$3.50	$110,565
Roadside Ditch	4,860	LF	$5.00	$24,300
Construction Subtotal				$722,988
Right of Way Acquisition				$0
Traffic Control and Staging, 2%				$14,460
Storm Water Pollution Prevention, 1%				$7,230
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$144,598
Contingency, 10%				$72,299
Total Cost				**$961,574**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
30.	Americanos Boulevard: North Panhandle, SP Boundary to Douglas Road (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 4,130 LF				
	Clearing and Grubbing	198,240	SF	$0.15	$29,736
	Roadway Excavation	13,461	CY	$12.00	$161,532
	Curb (Type 5)	8,260	LF	$25.00	$206,500
	6" Asphalt Concrete	5,461	TON	$52.00	$283,972
	14" Aggregate Base	12,742	TON	$23.00	$293,066
	Striping	4,130	LF	$6.00	$24,780
	Median Landscape (13' Corridor)	53,690	SF	$3.50	$187,915
	Roadside Ditch	8,260	LF	$5.00	$41,300
	Construction Subtotal				$1,228,801
	Right of Way Acquisition				$429,980
	Traffic Control and Staging, 2%				$24,576
	Storm Water Pollution Prevention, 1%				$12,288
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$245,760
	Contingency, 10%				$122,880
	Total Cost				**$2,064,285**
31.	Americanos Boulevard: South of Douglas Road to SP Boundary (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 2,450 LF				
	Signal Interconnector	2,450	LF	$10.00	$24,500
	Clearing and Grubbing	117,600	SF	$0.15	$17,640
	Roadway Excavation	7,985	CY	$12.00	$95,820
	Curb (Type 5)	4,900	LF	$25.00	$122,500
	6" Asphalt Concrete	3,239	TON	$52.00	$168,428
	14" Aggregate Base	7,559	TON	$23.00	$173,857
	Striping	2,450	LF	$6.00	$14,700
	Median Landscape (13' Corridor)	31,850	SF	$3.50	$111,475
	Roadside Ditch	4,900	LF	$5.00	$24,500
	Construction Subtotal				$753,420
	Traffic Control and Staging, 2%				$15,068
	Storm Water Pollution Prevention, 1%				$7,534
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$150,684
	Contingency, 10%				$75,342
	Total Cost				**$1,002,049**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
32.	Americanos Boulevard: SP Boundary to Chrysanthy Boulevard (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 2,100 LF				
	Signal Interconnector	2,100	LF	$10.00	$21,000
	Clearing and Grubbing	100,800	SF	$0.15	$15,120
	Roadway Excavation	6,844	CY	$12.00	$82,128
	Curb (Type 5)	4,200	LF	$25.00	$105,000
	6" Asphalt Concrete	2,777	TON	$52.00	$144,404
	14" Aggregate Base	6,479	TON	$23.00	$149,017
	Striping	2,100	LF	$6.00	$12,600
	Median Landscape (13' Corridor)	27,300	SF	$3.50	$95,550
	Roadside Ditch	4,200	LF	$5.00	$21,000
	Construction Subtotal				$645,819
	Traffic Control and Staging, 2%				$12,916
	Storm Water Pollution Prevention, 1%				$6,458
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$129,164
	Contingency, 10%				$64,582
	Total Cost				**$858,939**
33.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 6,060 LF				
	Signal Interconnector	6,060	LF	$10.00	$60,600
	Clearing and Grubbing	290,880	SF	$0.15	$43,632
	Roadway Excavation	19,751	CY	$12.00	$237,012
	Curb (Type 5)	12,120	LF	$25.00	$303,000
	6" Asphalt Concrete	8,013	TON	$52.00	$416,676
	14" Aggregate Base	17,806	TON	$23.00	$409,538
	Striping	6,060	LF	$6.00	$36,360
	Median Landscape (13' Corridor)	78,780	SF	$3.50	$275,730
	Roadside Ditch	12,120	LF	$5.00	$60,600
	Construction Subtotal				$1,843,148
	Traffic Control and Staging, 2%				$36,863
	Storm Water Pollution Prevention, 1%				$18,431
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$368,630
	Contingency, 10%				$184,315
	Total Cost				**$2,451,387**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
34. Kiefer Boulevard: Sunrise Boulevard to Jaeger Road (excluding 450' @ intersections)				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement				
Quantity: 4,410 LF				
Signal Interconnector	4,410	LF	$10.00	$44,100
Clearing and Grubbing	211,680	SF	$0.15	$31,752
Roadway Excavation	14,373	CY	$12.00	$172,476
Curb (Type 5)	8,820	LF	$25.00	$220,500
6" Asphalt Concrete	5,831	TON	$52.00	$303,212
14" Aggregate Base	13,606	TON	$23.00	$312,938
Median Landscape (13' Corridor)	57,330	SF	$3.50	$200,655
Striping	4,410	LF	$6.00	$26,460
Roadside Ditch	6,828	LF	$5.00	$34,140
Construction Subtotal				$1,346,233
Traffic Control and Staging, 2%				$26,925
Storm Water Pollution Prevention, 1%				$13,462
Engineering, Inspection, Testing, and Surveying, 20%				$269,247
Contingency, 10%				$134,623
Total Cost				**$1,790,490**
35. Kiefer Boulevard: Jaeger Road to Americanos Boulevard (excluding 450' @ intersections)				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement				
Quantity: 4,350 LF				
Signal Interconnector	4,350	LF	$10.00	$43,500
Clearing and Grubbing	208,800	SF	$0.15	$31,320
Roadway Excavation	14,178	CY	$12.00	$170,136
Curb (Type 5)	8,700	LF	$25.00	$217,500
6" Asphalt Concrete	5,752	TON	$52.00	$299,104
14" Aggregate Base	13,421	TON	$23.00	$308,683
Striping	4,350	LF	$6.00	$26,100
Median Landscape (13' Corridor)	56,550	SF	$3.50	$197,925
Roadside Ditch	8,700	LF	$5.00	$43,500
Construction Subtotal				$1,337,768
Right of Way Acquisition				$103,245
Traffic Control and Staging, 2%				$26,755
Storm Water Pollution Prevention, 1%				$13,378
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$267,554
Contingency, 10%				$133,777
Total Cost				**$1,882,477**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
36. Kiefer Boulevard: Americanos Boulevard to Grantline Road (excluding 450' @ intersections)				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement				
Quantity: 800 LF				
Signal Interconnector	800	LF	$10.00	$8,000
Clearing and Grubbing	38,400	SF	$0.15	$5,760
Roadway Excavation	2,607	CY	$12.00	$31,284
Curb (Type 5)	1,600	LF	$25.00	$40,000
6" Asphalt Concrete	1,058	TON	$52.00	$55,016
14" Aggregate Base	2,468	TON	$23.00	$56,764
Striping	800	LF	$6.00	$4,800
Median Landscape (13' Corridor)	10,400	SF	$3.50	$36,400
Roadside Ditch	1,600	LF	$5.00	$8,000
Construction Subtotal				$246,024
Right of Way Acquisition				$18,088
Traffic Control and Staging, 2%				$4,920
Storm Water Pollution Prevention, 1%				$2,460
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$49,205
Contingency, 10%				$24,602
Total Cost				**$345,300**
37. Kiefer Boulevard at Jaeger Road (including 450' center and partial frontage roadway improvements)				
4x4 lane 4-way intersection widening and signalization				
Private Improvement				
Quantity: Lump Sum				
Intersection Signalization	1	LS	$170,000.00	$170,000
Signal Interconnector	1,800	LF	$10.00	$18,000
Clearing and Grubbing	137,037	SF	$0.15	$20,556
Roadway Excavation	8,300	CY	$12.00	$99,600
Curb (Type 5)	3,136	LF	$25.00	$78,400
Curb (Type 3)	940	LF	$11.00	$10,340
Curb & Gutter (Type 2)	940	LF	$13.00	$12,220
6" Asphalt Concrete	4,083	TON	$52.00	$212,316
14" Aggregate Base	9,528	TON	$23.00	$219,144
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	900	LF	$22.00	$19,800
Striping & Signage	1	LS	$14,400.00	$14,400
Soundwall (6' high at single family and multi-family)	726	LF	$70.00	$50,820
Sidewalk (6' wide)	5,640	SF	$3.75	$21,150
Bus Pads	1	EA	$735.00	$735
Street Lighting	1	LS	$9,000.00	$9,000
Frontage Landscaping (19' corridor)	14,801	SF	$3.50	$51,804
Median Landscaping (corridor varies)	7,168	SF	$3.50	$25,088
Roadside Ditch	2,178	LF	$5.00	$10,890
Construction Subtotal				$1,044,262
Right of Way Acquisition				$32,099
Traffic Control and Staging, 2%				$20,885
Storm Water Pollution Prevention, 1%				$10,443
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$208,852
Contingency, 10%				$104,426
Total Cost				**$1,420,968**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
38. Kiefer Boulevard at Americanos Boulevard (including 450' center roadway improvements)				
4x4 lane 4-way intersection widening and signalization				
Private Improvement				
Quantity: Lump Sum				
Intersection Signalization	1	LS	$170,000.00	$170,000
Signal Interconnector	1,800	LF	$10.00	$18,000
Clearing and Grubbing	106,902	SF	$0.15	$16,035
Roadway Excavation	9,034	CY	$12.00	$108,408
Curb (Type 5)	3,136	LF	$25.00	$78,400
Curb & Gutter (Type 2)	214	LF	$13.00	$2,782
6" Asphalt Concrete	3,741	TON	$52.00	$194,532
14" Aggregate Base	8,730	TON	$23.00	$200,790
Striping & Signage	1	LS	$10,800.00	$10,800
Sidewalk (6' wide)	1,284	SF	$3.75	$4,815
Median Landscaping (corridor varies)	7,168	SF	$3.50	$25,088
Roadside Ditch	2,904	LF	$5.00	$14,520
Construction Subtotal				$844,170
Right of Way Acquisition				$64,198
Traffic Control and Staging, 2%				$16,883
Storm Water Pollution Prevention, 1%				$8,442
Engineering, Inspection, Testing, and Surveying, 20%				$168,834
Contingency, 10%				$84,417
Total Cost				**$1,186,945**
39. Jaeger Road: Chrysanthy Boulevard to Wetland Preserve (excluding 450' @ intersections)				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement				
Quantity: 1,550 LF				
Signal Interconnector	1,550	LF	$10.00	$15,500
Clearing and Grubbing	74,400	SF	$0.15	$11,160
Roadway Excavation	5,052	CY	$12.00	$60,624
Curb (Type 5)	3,100	LF	$25.00	$77,500
6" Asphalt Concrete	2,049	TON	$52.00	$106,548
14" Aggregate Base	4,782	TON	$23.00	$109,986
Median Landscape (13' Corridor)	20,150	SF	$3.50	$70,525
Striping	1,550	LF	$6.00	$9,300
Roadside Ditch	3,100	LF	$5.00	$15,500
Construction Subtotal				$476,643
Traffic Control and Staging, 2%				$9,533
Storm Water Pollution Prevention, 1%				$4,766
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$95,329
Contingency, 10%				$47,664
Total Cost				**$633,935**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
40.	Jaeger Road: Adjacent to the Wetland Preserve (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 2,831 LF				
	Signal Interconnector	2,831	LF	$10.00	$28,310
	Clearing and Grubbing	135,888	SF	$0.15	$20,383
	Roadway Excavation	9,227	CY	$12.00	$110,724
	Curb (Type 5)	5,662	LF	$25.00	$141,550
	6" Asphalt Concrete	3,743	TON	$52.00	$194,636
	14" Aggregate Base	8,734	TON	$23.00	$200,882
	Median Landscape (13' Corridor)	36,803	SF	$3.50	$128,811
	Striping	2,831	LF	$6.00	$16,986
	Roadside Ditch	2,831	LF	$5.00	$14,155
	Construction Subtotal				$856,437
	Traffic Control and Staging, 2%				$17,129
	Storm Water Pollution Prevention, 1%				$8,564
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$171,287
	Contingency, 10%				$85,644
	Total Cost				**$1,139,061**
41.	Jaeger Road: Wetland Preserve to Kiefer Boulevard (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 3,738 LF				
	Signal Interconnector	3,738	LF	$10.00	$37,380
	Clearing and Grubbing	179,424	SF	$0.15	$26,914
	Roadway Excavation	12,183	CY	$12.00	$146,196
	Curb (Type 5)	7,476	LF	$25.00	$186,900
	6" Asphalt Concrete	4,942	TON	$52.00	$256,984
	14" Aggregate Base	11,534	TON	$23.00	$265,282
	Median Landscape (13' Corridor)	48,594	SF	$3.50	$170,079
	Striping	3,738	LF	$6.00	$22,428
	Roadside Ditch	7,476	LF	$5.00	$37,380
	Construction Subtotal				$1,149,543
	Traffic Control and Staging, 2%				$22,991
	Storm Water Pollution Prevention, 1%				$11,495
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$229,909
	Contingency, 10%				$114,954
	Total Cost				**$1,528,892**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
42.	Jaeger Road: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections) 4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 2,387 LF				
	Signal Interconnector	2,387	LF	$10.00	$23,870
	Clearing and Grubbing	114,576	SF	$0.15	$17,186
	Roadway Excavation	7,780	CY	$12.00	$93,360
	Curb (Type 5)	4,774	LF	$25.00	$119,350
	6" Asphalt Concrete	3,156	TON	$52.00	$164,112
	14" Aggregate Base	7,364	TON	$23.00	$169,372
	Striping & Signage	2,387	LF	$6.00	$14,322
	Median Landscaping (13' corridor)	31,031	SF	$3.50	$108,609
	Roadside Ditch	4,774	LF	$5.00	$23,870
	Construction Subtotal				$734,051
	Traffic Control and Staging, 2%				$14,681
	Storm Water Pollution Prevention, 1%				$7,341
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$146,810
	Contingency, 10%				$73,405
	Total Cost				**$976,288**
43.	Sunrise Boulevard: SP Boundary to Chrysanthy Boulevard (excluding 450' @ intersections) Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk. Private Improvement Quantity: 1,480 LF				
	Clearing and Grubbing	29,600	SF	$0.15	$4,440
	Roadway Excavation	2,193	CY	$12.00	$26,316
	Curb & Gutter (Type 2)	1,480	LF	$13.00	$19,240
	6" Asphalt Concrete	633	TON	$52.00	$32,916
	16" Aggregate Base	1,688	TON	$23.00	$38,824
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,480	LF	$22.00	$32,560
	Sidewalk (6' wide meandering)	8,880	SF	$3.75	$33,300
	Striping & Signage	1,480	LF	$4.00	$5,920
	Street Lighting	1,480	LF	$14.00	$20,720
	Construction Subtotal				$214,236
	Traffic Control and Staging, 4%				$8,569
	Storm Water Pollution Prevention, 1%				$2,142
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$42,847
	Contingency, 10%				$21,424
	Total Cost				**$289,219**
	Portion Funded By Others (15% County TIP)				$43,383
	Total Funded Cost				**$245,836**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
44.	Sunrise Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections) Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk. Private Improvement Quantity: 7,419 LF				
	Clearing and Grubbing	148,380	SF	$0.15	$22,257
	Roadway Excavation	10,991	CY	$12.00	$131,892
	Curb & Gutter (Type 2)	7,419	LF	$13.00	$96,447
	6" Asphalt Concrete	3,174	TON	$52.00	$165,048
	16" Aggregate Base	8,463	TON	$23.00	$194,649
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	7,419	LF	$22.00	$163,218
	Sidewalk (6' wide meandering)	44,514	SF	$3.75	$166,928
	Striping & Signage	7,419	LF	$4.00	$29,676
	Street Lighting	7,419	LF	$14.00	$103,866
	Construction Subtotal				$1,073,981
	Traffic Control and Staging, 4%				$42,959
	Storm Water Pollution Prevention, 1%				$10,740
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$214,796
	Contingency, 10%				$107,398
	Total Cost				**$1,449,874**
	Portion Funded By Others (15% County TIP)				$217,481
	Total Funded Cost				**$1,232,393**
45.	Sunrise Boulevard: Southerly Anatolia II boundary to Kiefer Boulevard (excluding 450' @ intersections) Easterly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk. Private Improvement Quantity: 3,667 LF				
	Clearing and Grubbing	73,340	SF	$0.15	$11,001
	Roadway Excavation	5,433	CY	$12.00	$65,196
	Curb & Gutter (Type 2)	3,667	LF	$13.00	$47,671
	6" Asphalt Concrete	1,569	TON	$52.00	$81,588
	16" Aggregate Base	4,183	TON	$23.00	$96,209
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	3,667	LF	$22.00	$80,674
	Sidewalk (6' wide meandering)	22,002	SF	$3.75	$82,508
	Striping & Signage	3,667	LF	$4.00	$14,668
	Street Lighting	3,667	LF	$14.00	$51,338
	Construction Subtotal				$530,853
	Traffic Control and Staging, 4%				$21,234
	Storm Water Pollution Prevention, 1%				$5,309
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$106,171
	Contingency, 10%				$53,085
	Total Cost				**$716,651**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
46. Kiefer Boulevard: Sunrise Boulevard to Anatolia III Boundary (excluding 450' @ intersections) Northerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk. Private Improvement Quantity: 1,590 LF				
Clearing and Grubbing	31,800	SF	$0.15	$4,770
Roadway Excavation	2,159	CY	$12.00	$25,908
Curb & Gutter (Type 2)	1,590	LF	$13.00	$20,670
6" Asphalt Concrete	680	TON	$52.00	$35,360
14" Aggregate Base	1,587	TON	$23.00	$36,501
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,590	LF	$22.00	$34,980
Sidewalk (6' wide meandering)	9,540	SF	$3.75	$35,775
Striping & Signage	1,590	LF	$4.00	$6,360
Street Lighting	1,590	LF	$14.00	$22,260
Construction Subtotal				$222,584
Traffic Control and Staging, 2%				$4,452
Storm Water Pollution Prevention, 1%				$2,226
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$44,517
Contingency, 10%				$22,258
Total Cost				**$296,037**
47. Jaeger Boulevard: Frontage adjacent to preserve (excluding 450' @ intersections) Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk. Private Improvement Quantity: 2,831 LF				
Clearing and Grubbing	56,620	SF	$0.15	$8,493
Roadway Excavation	3,844	CY	$12.00	$46,128
Curb & Gutter (Type 2)	2,831	LF	$13.00	$36,803
6" Asphalt Concrete	1,211	TON	$52.00	$62,972
14" Aggregate Base	2,826	TON	$23.00	$64,998
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	2,831	LF	$22.00	$62,282
Sidewalk (6' wide meandering)	16,986	SF	$3.75	$63,698
Striping & Signage	2,831	LF	$4.00	$11,324
Street Lighting	2,831	LF	$14.00	$39,634
Construction Subtotal				$396,332
Traffic Control and Staging, 2%				$7,927
Storm Water Pollution Prevention, 1%				$3,963
Engineering, Inspection, Testing, Surveying, and Bonding 20%				$79,266
Contingency, 10%				$39,633
Total Cost				**$527,121**
48. Pyramid Boulevard: Adjacent to Laguna Creek Northerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk. IN PYRAMID AT GRANTLINE ROADWAY IMPROVEMENT 20				

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
49.	Grantline Road: Adjacent to Laguna Creek				
	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.				
	Private Improvement				
	Quantity: 450 LF				
	Clearing and Grubbing	9,000	SF	$0.15	$1,350
	Roadway Excavation	667	CY	$12.00	$8,004
	Curb & Gutter (Type 2)	450	LF	$13.00	$5,850
	6" Asphalt Concrete	193	TON	$52.00	$10,036
	16" Aggregate Base	514	TON	$23.00	$11,822
	Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	450	LF	$22.00	$9,900
	Sidewalk (6' wide meandering)	2,700	SF	$3.75	$10,125
	Striping & Signage	450	LF	$4.00	$1,800
	Street Lighting	450	LF	$14.00	$6,300
	Construction Subtotal				$65,187
	Traffic Control and Staging, 2%				$1,304
	Storm Water Pollution Prevention, 1%				$652
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$13,037
	Contingency, 10%				$6,519
	Total Cost				**$86,699**
50a.	Sunrise Boulevard: Sunrise Park Road to Douglas Boulevard				
	Outside Travel Lanes				
	Private Improvement				
	Quantity: 4,200 LF				
	Intersection Signalization (Monier Intersection Signal)	1	LS	$170,000.00	$170,000
	Clearing and Grubbing	134,400	SF	$0.15	$20,160
	Roadway Excavation	9,956	CY	$12.00	$119,472
	Curb & Gutter (Type 2)	8,400	LF	$13.00	$109,200
	2" AC Overlay	2,940	TON	$52.00	$152,880
	6" Asphalt Concrete	2,287	TON	$52.00	$118,924
	16" Aggregate Base	6,097	TON	$23.00	$140,231
	Striping & Signage	4,200	LF	$16.00	$67,200
	Sidewalk (6' wide)	50,400	SF	$3.75	$189,000
	Street Lighting	4,200	LF	$28.00	$117,600
	Pavement Removal	16,800	SF	$1.50	$25,200
	Roadside Ditch	8,400	LF	$5.00	$42,000
	Construction Subtotal				$1,271,867
	Right of Way Acquisition				$7,785
	Traffic Control and Staging, 4%				$50,875
	Storm Water Pollution Prevention, 1%				$12,719
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$254,373
	Contingency, 10%				$127,187
	Total Cost				**$1,724,806**
50b.	Folsom South Canal Trail Access				
	Connect bike trail at Douglas Boulevard and install pedestrian signal at Sunrise Boulevard				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LS	$200,000.00	$200,000
	Total Cost (flat carry over from EPS PFFP)				**$200,000**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
50c.	Folsom South Canal Trail Access Connect bike trail at Kiefer Boulevard and install pedestrian signal at Sunrise Boulevard Private Improvement Quantity: Lump Sum				
	Improvements	1	LS	$200,000.00	$200,000
	Total Cost (flat carry over from EPS PFFP)				**$200,000**
51.	Douglas Boulevard: 1500' East of Sunrise Blvd. to Sunrise Blvd. (excl. 450' @ intersections) 6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage) Private Improvement Quantity: 1,050 LF				
	Signal Interconnector	1,050	LF	$10.00	$10,500
	Clearing and Grubbing	63,000	SF	$0.15	$9,450
	Roadway Excavation	4,667	CY	$12.00	$56,004
	Curb (Type 5)	2,100	LF	$25.00	$52,500
	6" Asphalt Concrete	1,960	TON	$52.00	$101,920
	16" Aggregate Base	5,227	TON	$23.00	$120,221
	Striping	1,050	LF	$8.00	$8,400
	Median Landscape (11' Corridor)	11,550	SF	$3.50	$40,425
	Pavement Removal	22,050	SF	$1.50	$33,075
	Roadside Ditch	2,100	LF	$5.00	$10,500
	Construction Subtotal				$442,995
	Right of Way Acquisition				$89,741
	Traffic Control and Staging, 4%				$17,720
	Storm Water Pollution Prevention, 1%				$4,430
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$88,599
	Contingency, 10%				$44,300
	Total Cost				**$687,784**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
52.	SR 16 at Bradshaw Road 6x4 lane 4-way intersection widening and signalization Public Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	90,828	SF	$0.15	$13,624
	Roadway Excavation	4,448	CY	$25.00	$111,200
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	214	LF	$17.00	$3,638
	2" AC Overlay	620	TON	$62.00	$38,440
	6" Asphalt Concrete	2,328	TON	$62.00	$144,336
	14" Aggregate Base	1,896	TON	$23.00	$43,608
	16" Aggregate Base	4,041	TON	$23.00	$92,943
	Striping & Signage	1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)	1,284	SF	$5.00	$6,420
	Median Landscaping (corridor varies)	7,168	SF	$8.00	$57,344
	Pavement Removal	15,712	SF	$1.50	$23,568
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$828,641
	Right of Way Acquisition				$179,710
	Traffic Control and Staging, 4%				$33,146
	Storm Water Pollution Prevention, 1%				$8,286
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$372,889
	Total Cost				**$1,463,922**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
53.	SR 16 at Eagle's Nest Road 6x4 lane 4-way intersection widening and signalization Public Improvement Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	108,230	SF	$0.15	$16,235
	Roadway Excavation	5,760	CY	$25.00	$144,000
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	214	LF	$17.00	$3,638
	2" AC Overlay	317	TON	$62.00	$19,654
	6" Asphalt Concrete	3,080	TON	$62.00	$190,960
	14" Aggregate Base	3,649	TON	$23.00	$83,927
	16" Aggregate Base	4,041	TON	$23.00	$92,943
	Striping & Signage	1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)	1,284	SF	$5.00	$6,420
	Median Landscaping (corridor varies)	7,168	SF	$8.00	$57,344
	Pavement Removal	25,264	SF	$1.50	$37,896
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$946,537
	Right of Way Acquisition				$55,669
	Traffic Control and Staging, 4%				$37,861
	Storm Water Pollution Prevention, 1%				$9,465
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$425,941
	Total Cost				**$1,516,724**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
54.	SR 16 at Excelsior Road				
	6x4 lane 4-way intersection widening and signalization				
	Public Improvement				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Signal Interconnector	1,800	LF	$10.00	$18,000
	Clearing and Grubbing	108,230	SF	$0.15	$16,235
	Roadway Excavation	5,760	CY	$25.00	$144,000
	Curb (Type 5)	3,136	LF	$25.00	$78,400
	Curb & Gutter (Type 2)	214	LF	$17.00	$3,638
	2" AC Overlay	317	TON	$62.00	$19,654
	6" Asphalt Concrete	3,080	TON	$62.00	$190,960
	14" Aggregate Base	3,649	TON	$23.00	$83,927
	16" Aggregate Base	4,041	TON	$23.00	$92,943
	Striping & Signage	1	LS	$12,600.00	$12,600
	Sidewalk (6' wide)	1,284	SF	$5.00	$6,420
	Median Landscaping (corridor varies)	7,168	SF	$8.00	$57,344
	Pavement Removal	25,264	SF	$1.50	$37,896
	Roadside Ditch	2,904	LF	$5.00	$14,520
	Construction Subtotal				$946,537
	Right of Way Acquisition				$58,314
	Traffic Control and Staging, 4%				$37,861
	Storm Water Pollution Prevention, 1%				$9,465
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$425,941
	Total Cost				**$1,519,369**
55.	Mather Field at Folsom Boulevard				
	Add Eastbound through-lane and dual exclusive left-turn lanes on N & S approaches.				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LF	$431,200.00	$431,200
	Total Cost (flat carry over from EPS PFFP)				**$431,200**
56.	Sunrise Boulevard at Florin Road				
	Intersection widening and signalization (incl. Protected left-turn lanes on Sunrise)				
	Private Improvement				
	Quantity: Lump Sum				
	Improvements	1	LF	$645,836.80	$645,837
	Total Cost (flat carry over from EPS PFFP)				**$645,837**
	Portion Funded By Others (100% County TIP)				$645,837

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
	Total Funded Cost				**$0**
57.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard Signalization at local collectors (2 3-way intersections) Private Improvement Quantity: Lump Sum				
	Intersection Signalization	2	LS	$150,000.00	$300,000
	Construction Subtotal				$300,000
	Traffic Control and Staging, 4%				$12,000
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$60,000
	Contingency, 10%				$30,000
	Total Cost				**$402,000**
58.	Douglas Road: Sunrise Boulevard to Grantline Road Signalization at local collectors (3 3-way intersections) Private Improvement Quantity: Lump Sum				
	3-way Intersection Signalization	3	LS	$150,000.00	$450,000
	Construction Subtotal				$450,000
	Traffic Control and Staging, 4%				$18,000
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$90,000
	Contingency, 10%				$45,000
	Total Cost				**$603,000**
59.	Jaeger Road: Douglas Road to Kiefer Signalization at local collectors (2 3-way & 2 4-way intersections) Private Improvement Quantity: Lump Sum				
	3-way Intersection Signalization	2	LS	$150,000.00	$300,000
	4-way Intersection Signalization	2	LS	$170,000.00	$340,000
	Construction Subtotal				$640,000
	Traffic Control and Staging, 2%				$12,800
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$128,000
	Contingency, 10%				$64,000
	Total Cost				**$844,800**
60.	Americanos Boulevard: Douglas Road to Kiefer Boulevard Signalization at local collectors (3 3-way & 1 4-way intersections) Private Improvement Quantity: Lump Sum				
	3-way Intersection Signalization	3	LS	$150,000.00	$450,000
	4-way Intersection Signalization	1	LS	$170,000.00	$170,000
	Construction Subtotal				$620,000
	Traffic Control and Staging, 2%				$12,400
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$124,000
	Contingency, 10%				$62,000
	Total Cost				**$818,400**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
61.	Grantline Road: Douglas Road to Chrysanthy Boulevard				
	Signalization at local collectors (2 3-way intersections)				
	Private Improvement				
	Quantity: Lump Sum				
	3-way Intersection Signalization	2	LS	$150,000.00	$300,000
	Construction Subtotal				$300,000
	Traffic Control and Staging, 4%				$12,000
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$60,000
	Contingency, 10%				$30,000
	Total Cost				**$402,000**
62.	Chrysanthy Boulevard: Sunrise Boulevard to Grantline Road				
	Signalization at local collectors (2 3-way & 2 4-way intersections)				
	Private Improvement				
	Quantity: Lump Sum				
	3-way Intersection Signalization	2	LS	$150,000.00	$300,000
	4-way Intersection Signalization	2	LS	$170,000.00	$340,000
	Subtotal				$640,000
	Traffic Control and Staging, 2%				$12,800
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$128,000
	Contingency, 10%				$64,000
	Total Cost				**$844,800**
63a.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$1,000.00	$98,000
	Construction Subtotal				$98,000
	Traffic Control and Staging, 2%				$1,960
	Storm Water Pollution Prevention, 1%				$980
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$19,600
	Contingency, 10%				$9,800
	Total Cost				**$130,340**
63b.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	$200.00	$19,600
	Construction Subtotal				$19,600
	Traffic Control and Staging, 2%				$392
	Storm Water Pollution Prevention, 1%				$196
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$3,920
	Contingency, 10%				$1,960
	Total Cost				**$26,068**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
63c.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	$500.00	$49,000
	Construction Subtotal				$49,000
	Traffic Control and Staging, 2%				$980
	Storm Water Pollution Prevention, 1%				$490
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$9,800
	Contingency, 10%				$4,900
	Total Cost				**$65,170**
64.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$1,000.00	$98,000
	Construction Subtotal				$98,000
	Traffic Control and Staging, 2%				$1,960
	Storm Water Pollution Prevention, 1%				$980
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$19,600
	Contingency, 10%				$9,800
	Total Cost				**$130,340**
65a.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	$500.00	$49,000
	Construction Subtotal				$49,000
	Traffic Control and Staging, 2%				$980
	Storm Water Pollution Prevention, 1%				$490
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$9,800
	Contingency, 10%				$4,900
	Total Cost				**$65,170**
65b.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	$200.00	$19,600
	Construction Subtotal				$19,600
	Traffic Control and Staging, 2%				$392
	Storm Water Pollution Prevention, 1%				$196
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$3,920
	Contingency, 10%				$1,960
	Total Cost				**$26,068**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
65c.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	$200.00	$19,600
	Construction Subtotal				$19,600
	Traffic Control and Staging, 2%				$392
	Storm Water Pollution Prevention, 1%				$196
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$3,920
	Contingency, 10%				$1,960
	Total Cost				**$26,068**
65d.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$1,000.00	$98,000
	Construction Subtotal				$98,000
	Traffic Control and Staging, 2%				$1,960
	Storm Water Pollution Prevention, 1%				$980
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$19,600
	Contingency, 10%				$9,800
	Total Cost				**$130,340**
66.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$1,000.00	$98,000
	Construction Subtotal				$98,000
	Traffic Control and Staging, 2%				$1,960
	Storm Water Pollution Prevention, 1%				$980
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$19,600
	Contingency, 10%				$9,800
	Total Cost				**$130,340**
67a.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	$500.00	$49,000
	Construction Subtotal				$49,000
	Traffic Control and Staging, 2%				$980
	Storm Water Pollution Prevention, 1%				$490
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$9,800
	Contingency, 10%				$4,900
	Total Cost				**$65,170**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
67b.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard Drainage Culverts over existing water courses Private Improvement Quantity: 98 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	$200.00	$19,600
	Construction Subtotal				$19,600
	Traffic Control and Staging, 2%				$392
	Storm Water Pollution Prevention, 1%				$196
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$3,920
	Contingency, 10%				$1,960
	Total Cost				**$26,068**
67c.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard Drainage Culverts over existing water courses Private Improvement Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$1,000.00	$98,000
	Construction Subtotal				$98,000
	Traffic Control and Staging, 2%				$1,960
	Storm Water Pollution Prevention, 1%				$980
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$19,600
	Contingency, 10%				$9,800
	Total Cost				**$130,340**
67d.	Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard Drainage Culverts over existing water courses Private Improvement Quantity: 98 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$1,000.00	$98,000
	Construction Subtotal				$98,000
	Traffic Control and Staging, 2%				$1,960
	Storm Water Pollution Prevention, 1%				$980
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$19,600
	Contingency, 10%				$9,800
	Total Cost				**$130,340**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
70a. SR 16: Bradshaw Road to Excelsior Road (excluding 1000' @ Bradshaw/SR16 intersection)				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Public Improvement				
Quantity: 10,250 LF				
Signal Interconnector	10,250	LF	$10.00	$102,500
Clearing and Grubbing	492,000	SF	$0.15	$73,800
Roadway Excavation	36,444	CY	$25.00	$911,100
Curb (Type 5)	20,500	LF	$25.00	$512,500
2" AC Overlay	2,657	TON	$62.00	$164,734
6" Asphalt Concrete	14,350	TON	$62.00	$889,700
16" Aggregate Base	38,267	TON	$23.00	$880,141
Striping	10,250	LF	$8.00	$82,000
Median Landscape (11' Corridor)	112,750	SF	$8.00	$902,000
Pavement Removal	164,000	SF	$1.50	$246,000
Roadside Ditch	20,500	LF	$5.00	$102,500
Construction Subtotal				$4,866,975
Right of Way Acquisition				$426,334
Traffic Control and Staging, 4%				$194,679
Storm Water Pollution Prevention, 1%				$48,670
CEQA Enviromental Document				$10,000
CalTrans Study				$31,250
Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$2,190,139
Total Cost				**$7,768,047**
Portion Funded By Others (76% Development Fee Measure A)				$5,903,716
Total Funded Cost				**$1,864,331**
70b. SR 16: Excelsior Road to Sunrise Boulevard (excluding 450' @ Eagles Nest/Sunrise intersections)				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Public Improvement				
Quantity: 14,700 LF				
Signal Interconnector	14,700	LF	$10.00	$147,000
Clearing and Grubbing	705,600	SF	$0.15	$105,840
Roadway Excavation	52,267	CY	$25.00	$1,306,675
Curb (Type 5)	29,400	LF	$25.00	$735,000
2" AC Overlay	3,811	TON	$62.00	$236,282
6" Asphalt Concrete	20,580	TON	$62.00	$1,275,960
16" Aggregate Base	54,880	TON	$23.00	$1,262,240
Striping	14,700	LF	$8.00	$117,600
Median Landscape (11' Corridor)	161,700	SF	$8.00	$1,293,600
Pavement Removal	235,200	SF	$1.50	$352,800
Roadside Ditch	29,400	LF	$5.00	$147,000
Construction Subtotal				$6,979,997
Right of Way Acquisition				$620,244
Traffic Control and Staging, 4%				$279,200
Storm Water Pollution Prevention, 1%				$69,800
CEQA Enviromental Document				$10,000
CalTrans Study				$31,250
Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$3,140,999
Total Cost				**$11,131,490**
Portion Funded By Others (Mather Field CIP)				$554,580
Total Funded Cost				**$10,576,910**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
70c.	SR 16: Sunrise to Grantline Road (excluding 450' @ intersections)				
	6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Public Improvement				
	Quantity: 4,700 LF				
	Signal Interconnector	4,700	LF	$10.00	$47,000
	Clearing and Grubbing	225,600	SF	$0.15	$33,840
	Roadway Excavation	16,711	CY	$25.00	$417,775
	Curb (Type 5)	9,400	LF	$25.00	$235,000
	2" AC Overlay	1,219	TON	$62.00	$75,578
	6" Asphalt Concrete	6,580	TON	$62.00	$407,960
	16" Aggregate Base	17,547	TON	$23.00	$403,581
	Striping & Signage	4,700	LF	$8.00	$37,600
	Median Landscape (11' Corridor)	51,700	SF	$8.00	$413,600
	Pavement Removal	84,600	SF	$1.50	$126,900
	Roadside Ditch	9,400	LF	$5.00	$47,000
	Construction Subtotal				$2,245,834
	Right of Way Acquisition				$142,044
	Traffic Control and Staging, 4%				$89,833
	Storm Water Pollution Prevention, 1%				$22,458
	CEQA Enviromental Document				$10,000
	CalTrans Study				$31,250
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$1,010,625
	Total Cost				**$3,552,045**
	Portion Funded By Others (67% Development Fee Measure A)				$2,379,870
	Total Funded Cost				**$1,172,175**
71.	Kiefer Boulevard: Eagles Nest to Sunrise (excluding 450' @ intersections)				
	Widen 2-lane aterial				
	Private Improvement				
	Quantity: 4,650 LF				
	Improvements	1	LS	$1,371,750.00	$1,371,750
	Total Cost (flat carry over from EPS PFFP)				**$1,371,750**
	Portion Funded By Others (Mather Field CIP)				$1,371,750
	Total Funded Cost				**$0**
72a.	Alta Sunrise reliever: Douglas Road to US 50 - Initial planning and environmental work				
	Public Improvement				
	Quantity: 20,200 LF				
	Initial Planning and environmental work	1	LS	$1,000,000.00	$1,000,000
	Total Cost (flat carry over from EPS PFFP)				**$1,000,000**
72b.	Alta Sunrise reliever: Douglas Road to US 50				
	4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
	Private Improvement				
	Quantity: 20,200 LF				
	Improvements	1	LS	$26,403,000.00	$26,403,000
	Total Cost (flat carry over from EPS PFFP)				**$26,403,000**
	Portion Funded By Others (100% Others)				$26,403,000
	Total Funded Cost				**$0**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
73.	Zinfandel Drive at International Drive				
	Intersection Signalization - 4-way Signalization				
	Private Improvement				
	Quantity: Lump Sum				
	Intersection Signalization	1	LS	$170,000.00	$170,000
	Construction Subtotal				$170,000
	Traffic Control and Staging, 4%				$6,800
	Storm Water Pollution Prevention, 1%				$1,700
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$34,000
	Contingency, 10%				$17,000
	Total Cost				**$229,500**
74a.	Remaining Culverts Across Major Roads				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$1,000.00	$118,000
	Construction Subtotal				$118,000
	Traffic Control and Staging, 4%				$4,720
	Storm Water Pollution Prevention, 1%				$1,180
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$23,600
	Contingency, 10%				$11,800
	Total Cost				**$159,300**
74b.	Remaining Culverts Across Major Roads				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 118 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	118	LF	$500.00	$59,000
	Construction Subtotal				$59,000
	Traffic Control and Staging, 4%				$2,360
	Storm Water Pollution Prevention, 1%				$590
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$11,800
	Contingency, 10%				$5,900
	Total Cost				**$79,650**
74c.	Remaining Culverts Across Major Roads				
	Drainage Culverts over existing water courses				
	Private Improvement				
	Quantity: 98 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	$500.00	$49,000
	Construction Subtotal				$49,000
	Traffic Control and Staging, 4%				$1,960
	Storm Water Pollution Prevention, 1%				$490
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$9,800
	Contingency, 10%				$4,900
	Total Cost				**$66,150**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
74d.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$1,000.00	$118,000
	Construction Subtotal				$118,000
	Traffic Control and Staging, 4%				$4,720
	Storm Water Pollution Prevention, 1%				$1,180
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$23,600
	Contingency, 10%				$11,800
	Total Cost				**$159,300**
74e.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$1,000.00	$118,000
	Construction Subtotal				$118,000
	Traffic Control and Staging, 4%				$4,720
	Storm Water Pollution Prevention, 1%				$1,180
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$23,600
	Contingency, 10%				$11,800
	Total Cost				**$159,300**
74f.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement Quantity: 118 LF				
	Drainage Culvert (200> x >100 CFS, incl. Headwall)	118	LF	$500.00	$59,000
	Construction Subtotal				$59,000
	Traffic Control and Staging, 4%				$2,360
	Storm Water Pollution Prevention, 1%				$590
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$11,800
	Contingency, 10%				$5,900
	Total Cost				**$79,650**
74g.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement Quantity: 118 LF				
	Drainage Culvert (<100 CFS, incl. Headwall)	118	LF	$200.00	$23,600
	Construction Subtotal				$23,600
	Traffic Control and Staging, 4%				$944
	Storm Water Pollution Prevention, 1%				$236
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$4,720
	Contingency, 10%				$2,360
	Total Cost				**$31,860**

TABLE C-1
ROADWAY IMPROVEMENT COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES
BASED ON PUBLIC FACILITIES FINANCING PLAN FOR SUNRIDGE SPECIFIC PLAN
TABLE A-3 DATED 7/18/02

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
74h.	Remaining Culverts Across Major Roads Drainage Culverts over existing water courses Private Improvement Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	$1,000.00	$98,000
	Construction Subtotal				$98,000
	Traffic Control and Staging, 4%				$3,920
	Storm Water Pollution Prevention, 1%				$980
	Engineering, Inspection, Testing, Surveying, and Bonding 20%				$19,600
	Contingency, 10%				$9,800
	Total Cost				**$132,300**
76a.	SR16: Bradshaw Road to Grantline Road Drainage Culverts over existing water courses Public Improvement Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$1,000.00	$118,000
	Construction Subtotal				$118,000
	Traffic Control and Staging, 4%				$4,720
	Storm Water Pollution Prevention, 1%				$1,180
	CEQA Enviromental Document				$10,000
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$53,100
	Total Cost				**$187,000**
76b.	SR16: Bradshaw Road to Grantline Road Drainage Culverts over existing water courses Public Improvement Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$1,000.00	$118,000
	Construction Subtotal				$118,000
	Traffic Control and Staging, 4%				$4,720
	Storm Water Pollution Prevention, 1%				$1,180
	CEQA Enviromental Document				$10,000
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$53,100
	Total Cost				**$187,000**
76c.	SR16: Bradshaw Road to Grantline Road Drainage Culverts over existing water courses Public Improvement Quantity: 118 LF				
	Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	$1,000.00	$118,000
	Construction Subtotal				$118,000
	Traffic Control and Staging, 4%				$4,720
	Storm Water Pollution Prevention, 1%				$1,180
	CEQA Enviromental Document				$10,000
	Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				$53,100
	Total Cost				**$187,000**

TABLE C-2
BIKE TRAIL COST ESTIMATES
FEE PROGRAM PROJECT COST ESTIMATES

	Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
1.	Bike Trail: Adjacent to Anatolia II Drainage Channel 12' bike trail with 3' (each side) decomposed granite shoulder Private Improvement Quantity: 5,724 LF				
	Clearing and Grubbing	103,032	SF	$0.15	$15,455
	Roadway Excavation	2,544	CY	$25.00	$63,600
	2" Asphalt Concrete	890	TON	$78.00	$69,420
	6" Aggregate Base	2,671	TON	$34.50	$92,150
	8" Decomposed Granite	1,781	TON	$34.50	$61,445
	Bike Trail Striping	5,724	LF	$2.00	$11,448
	Fencing	11,448	LF	$10.00	$114,480
	Construction Subtotal				$427,997
	Storm Water Pollution Prevention, 1%				$4,280
	Engineering, Inspection, Testing, and Surveying, 20%				$85,599
	Contingency, 10%				$42,800
	Total Cost				**$550,512**
2.	Bike Trail: Through Wetland Preserve connecting Anatolia II and III 12' bike trail with 3' (each side) decomposed granite shoulder Private Improvement Quantity: 3,200 LF				
	Pedestrian Bridge #1 (14' wide, 120 LF)	1,680	SF	$100.00	$168,000
	Pedestrian Bridge #2 (14' wide, 50 LF)	700	SF	$100.00	$70,000
	Pedestrian Bridge #3 (14' wide, 50 LF)	700	SF	$100.00	$70,000
	Clearing and Grubbing	57,120	SF	$0.15	$8,568
	Roadway Excavation	1,369	CY	$25.00	$34,225
	2" Asphalt Concrete	501	TON	$78.00	$39,078
	6" Aggregate Base	1,503	TON	$34.50	$51,854
	8" Decomposed Granite	958	TON	$34.50	$33,051
	Bike Trail Striping	3,200	LF	$2.00	$6,400
	Fencing	6,400	LF	$10.00	$64,000
	Drain Culverts (over existing water courses)	5	EA	$7,000.00	$35,000
	Construction Subtotal				$580,176
	Storm Water Pollution Prevention, 1%				$5,802
	Engineering, Inspection, Testing, and Surveying, 20%				$116,035
	Contingency, 10%				$58,018
	Total Cost				**$750,030**

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
1.	**Douglas Road**									
	072-037-071	SPA Special Planning Area (Elliott)	40	14	1,497	0.48	$0	N/A	$0	$0
	072-037-070	SPA Special Planning Area (Aerojet)	40	14	2,978	0.96	$0	N/A	$0	$0
					TOTAL =	**1.44**				**$0**
2.	**Douglas Road**									
	072-037-070	SPA Special Planning Area (Aerojet)	40	14	2,432	0.78	$0	N/A	$0	$0
	072-037-075	SPA Special Planning Area (Vacant/Industrial)	40	14	577	0.19	$130,000	N/A	$2,000	$26,108
					TOTAL =	**0.97**				**$26,108**
3.	**Douglas Road**									
N	067-004-003	AG80 Permanent Agriculture (Pasture)	30	24	3,355	1.85	$20,000	$20,000	$2,000	$75,939
					TOTAL =	**1.85**				**$75,939**
4.	**Douglas Road/Sunrise Boulevard**									
NE	072-037-071	SPA Special Planning Area (Elliott)	40	14	450	0.14	$0	N/A	$0	$0
NW	067-003-002	MI Light Industrial (Special District)	20	34	450	0.35	$130,000	N/A	$2,000	$47,661
	067-003-002	MI Light Industrial (Special District)	50	4	450	0.04	$130,000	N/A	$2,000	$7,372
					TOTAL =	**0.54**				**$55,033**
5.	**Douglas Road/Americanos Boulevard**									
NW	072-037-075	SPA Special Planning Area (Vacant/Industrial)	0	44	450	0.45	$130,000	N/A	$2,000	$61,091
	072-037-075	SPA Special Planning Area (Vacant/Industrial)	30	24	450	0.25	$130,000	N/A	$2,000	$34,231
					TOTAL =	**0.70**				**$95,322**
6.	**Douglas Road/Jaeger Road**									
	072-037-070	SPA Special Planning Area (Aerojet)	40	14	900	0.29	$0	N/A	$0	$0
					TOTAL =	**0.29**				**$0**
7.	**Douglas Road/Grantline Road**									
NE	073-001-007	AG80 Permanent Agriculture (Pasture)	20	34	450	0.35	$20,000	$20,000	$2,000	$16,050
	073-001-007	AG80 Permanent Agriculture (Pasture)	0	54	450	0.56	$20,000	$20,000	$2,000	$24,314
SE	073-001-007	AG80 Permanent Agriculture (Pasture)	20	34	450	0.35	$20,000	$20,000	$2,000	$16,050
	073-001-007	AG80 Permanent Agriculture (Pasture)	0	54	450	0.56	$20,000	$20,000	$2,000	$24,314
NW	067-004-003	AG80 Permanent Agriculture (Pasture)	40	14	450	0.14	$20,000	$20,000	$2,000	$7,785
	067-004-003	AG80 Permanent Agriculture (Pasture)	30	24	450	0.25	$20,000	$20,000	$2,000	$11,917
					TOTAL =	**2.21**				**$100,430**
10.	**Sunrise Boulevard**									
	067-009-028	O Recreation (Federal Use)	42	12	3,667	1.01	$20,000	N/A	$2,000	$22,204
					TOTAL =	**1.01**				**$22,204**
11.	**Sunrise Boulevard**									
W	067-009-018	O Recreation (Federal Use)	40	14	4,772	1.53	$20,000	N/A	$2,000	$32,674
	067-012-018	O Recreation (Federal Use)	40	14	761	0.24	$20,000	N/A	$2,000	$6,892
	067-012-059	AG20 Permanent Agriculture (Ind/Min)	40	14	417	0.13	$20,000	$20,000	$2,000	$7,361
					TOTAL =	**1.91**				**$46,927**

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
13.	**Sunrise Boulevard/Kiefer Boulevard**									
SW	067-009-018	O Recreation (Federal Use)	40	14	450	0.14	$20,000	N/A	$2,000	$4,893
	067-009-018	O Recreation (Federal Use)	30	14	450	0.14	$20,000	N/A	$2,000	$4,893
					TOTAL =	**0.29**				**$9,785**
15.	**Sunrise Boulevard/Grantline Road**									
NE	126-031-004	A2 Agriculture, Interim/Obsolete (Single Family Rural)	40	14	132	0.04	$20,000	$20,000	$2,000	$3,697
	126-031-003	A2 Agriculture, Interim/Obsolete (Single Family Rural)	40	14	290	0.09	$20,000	$20,000	$2,000	$5,728
	126-031-002	A2 Agriculture, Interim/Obsolete (Single Family Rural)	40	14	28	0.01	$20,000	$20,000	$2,000	$2,360
SE	126-031-028	A2 Agriculture, Interim/Obsolete (Single Family Rural)	40	14	440	0.14	$20,000	$20,000	$2,000	$7,657
SW	067-012-051	AG160 Permanent Agriculture (Pasture)	40	14	900	0.29	$20,000	$20,000	$2,000	$13,570
NW	067-012-015	AG160 Permanent Agriculture (Pasture)	30	24	900	0.50	$20,000	$20,000	$2,000	$21,835
					TOTAL =	**1.07**				**$54,847**
17.	**Grantline Road**									
E	073-001-007	AG80 Permanent Agriculture (Pasture)	20	34	1,555	1.21	$20,000	$20,000	$2,000	$50,549
	073-004-021	AG80 Permanent Agriculture (Vacant/Residential)	20	34	2,499	1.95	$20,000	$20,000	$2,000	$80,022
					TOTAL =	**3.16**				**$130,571**
18.	**Grantline Road**									
E	067-010-003	AG80 Permanent Agriculture (County Use)	40	14	1,256	0.40	$0	N/A	$0	$0
	067-010-009	AG80 Permanent Agriculture (County Use)	40	14	4,407	1.42	$0	N/A	$0	$0
	067-010-010	AG20 Permanent Agriculture (County Use)	40	14	2,275	0.73	$0	N/A	$0	$0
W	073-004-023	AG80 Permanent Agriculture (Vacant/Residential)	20	34	2,683	2.09	$20,000	$20,000	$2,000	$85,767
	073-004-006	AG80 Permanent Agriculture (Pasture)	20	34	72	0.06	$20,000	$20,000	$2,000	$4,248
	073-004-013	AG80 Permanent Agriculture (Vacant/Residential)	20	34	2,130	1.66	$20,000	$20,000	$2,000	$68,501
	126-009-001	AG80 Permanent Agriculture (County Use)	20	34	2,241	1.75	$0	N/A	$0	$0
	126-009-016	AG80 Permanent Agriculture (County Use)	20	34	929	0.73	$0	N/A	$0	$0
	126-009-017	AG80 Permanent Agriculture (County Use)	20	34	467	0.36	$0	N/A	$0	$0
	126-009-018	AG80 Permanent Agriculture (County Use)	20	34	507	0.40	$0	N/A	$0	$0
	126-009-019	AG80 Permanent Agriculture (County Use)	20	34	560	0.44	$0	N/A	$0	$0
	126-009-020	AG80 Permanent Agriculture (County Use)	20	34	633	0.49	$0	N/A	$0	$0
	126-009-021	AG80 Permanent Agriculture (County Use)	20	34	868	0.68	$0	N/A	$0	$0
					TOTAL =	**11.21**				**$158,516**
19.	**Grantline Road**									

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
E	067-010-008	AG80 Permanent Agriculture (Pasture)	40	14	1,370	0.44	$20,000	$20,000	$2,000	$19,612
	067-010-005	AG80 Permanent Agriculture (Field Crop)	40	14	3,161	1.02	$20,000	$20,000	$2,000	$42,637
	067-012-064	AG80 Permanent Agriculture (Pasture)	40	14	4,650	1.49	$20,000	$20,000	$2,000	$61,780
	067-013-015	AG160 Permanent Agriculture (Pasture)	30	24	2,354	1.30	$20,000	$20,000	$2,000	$53,879
	067-013-014	AG160 Permanent Agriculture (Pasture)	30	24	1,683	0.93	$20,000	$20,000	$2,000	$39,091
	067-014-002	AG160 Permanent Agriculture (Pasture)	30	24	2,696	1.49	$20,000	$20,000	$2,000	$61,416
	067-012-015	AG160 Permanent Agriculture (Pasture)	30	24	407	0.22	$20,000	$20,000	$2,000	$10,970
W	126-008-002	AG80 Permanent Agriculture (County Use)	20	34	3,555	2.77	$0	N/A	$0	$0
	126-008-022	AG80 Permanent Agriculture (County Use)	20	34	3,034	2.37	$0	N/A	$0	$0
	126-007-009	A2 Agriculture, Interim/Obsolete (Single Family Rural)	20	34	361	0.28	$20,000	$20,000	$2,000	$13,271
	126-007-010	A2 Agriculture, Interim/Obsolete (Single Family Rural)	20	34	361	0.28	$20,000	$20,000	$2,000	$13,271
					TOTAL =	**12.59**				**$315,927**
20.	**Grantline Road/Chrysanthy Boulevard**									
NE	073-004-021	AG80 Permanent Agriculture (Vacant/Residential)	20	34	450	0.35	$20,000	$20,000	$2,000	$16,050
	073-004-021	AG80 Permanent Agriculture (Vacant/Residential)	0	44	450	0.45	$20,000	$20,000	$2,000	$20,182
SE	073-004-023	AG80 Permanent Agriculture (Vacant/Residential)	20	34	450	0.35	$20,000	$20,000	$2,000	$16,050
	073-004-023	AG80 Permanent Agriculture (Vacant/Residential)	0	44	450	0.45	$20,000	$20,000	$2,000	$20,182
					TOTAL =	**1.61**				**$72,463**
21.	**Grantline Road/Kiefer Boulevard**									
NW	067-010-010	AG20 Permanent Agriculture (County Use)	40	14	450	0.14	$0	N/A	$0	$0
	067-010-010	AG20 Permanent Agriculture (County Use)	30	14	450	0.14	$0	N/A	$0	$0
SW	067-010-008	AG80 Permanent Agriculture (Pasture)	40	14	450	0.14	$20,000	$20,000	$2,000	$7,785
	067-010-008	AG80 Permanent Agriculture (Pasture)	30	14	450	0.14	$20,000	$20,000	$2,000	$7,785
NE	126-009-021	AG80 Permanent Agriculture (County Use)	20	34	450	0.35	$0	N/A	$0	$0
	126-009-021	AG80 Permanent Agriculture (County Use)	30	14	450	0.14	$0	N/A	$0	$0
SE	126-008-002	AG80 Permanent Agriculture (County Use)	20	34	450	0.35	$0	N/A	$0	$0
	126-008-002	AG80 Permanent Agriculture (County Use)	30	14	450	0.14	$0	N/A	$0	$0
					TOTAL =	**1.57**				**$15,570**
22.	**Grantline Road/SR 16**									
NE	126-007-085	A2 Agriculture, Interim/Obsolete (Single Family Rural)	30	24	374	0.21	$20,000	$20,000	$6,000	$14,242

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
	126-007-087	A2 Agriculture, Interim/Obsolete (State Use)	30	24	80	0.04	$0	N/A	$0	$0
	126-007-087	A2 Agriculture, Interim/Obsolete (State Use)	30	24	450	0.25	$0	N/A	$0	$0
SE	126-006-038	AG20 Permanent Agriculture (State Use)	30*	14	450	0.14	$0	N/A	$0	$0
	126-006-039	AG20 Permanent Agriculture (Pasture)	30*	10	450	0.10	$20,000	$20,000	$6,000	$10,132
	126-006-039	AG20 Permanent Agriculture (Pasture)	30	24	450	0.25	$20,000	$20,000	$6,000	$15,917
NW	067-012-064	AG80 Permanent Agriculture (Pasture)	40	14	450	0.14	$20,000	$20,000	$6,000	$11,785
	067-012-065	AG80 Permanent Agriculture (State Use)	30	24	450	0.25	$0	N/A	$0	$0
SW	067-013-015	AG160 Permanent Agriculture (Pasture)	30	24	450	0.25	$20,000	$20,000	$6,000	$15,917
	067-013-015	AG160 Permanent Agriculture (Pasture)	30	24	450	0.25	$20,000	$20,000	$6,000	$15,917
					TOTAL =	**1.88**				**$83,912**
29.	**Americanos Boulevard**									
W	072-037-070	SPA Special Planning Area (Aerojet)	0	44	2,430	2.45	$0	N/A	$0	$0
					TOTAL =	**2.45**				**$0**
30.	**Americanos Boulevard**									
W	072-037-070	SPA Special Planning Area (Aerojet)	0	44	886	0.89	$0	N/A	$0	$0
	072-037-075	SPA Special Planning Area (Vacant/Industrial)	0	44	2,819	2.85	$130,000	N/A	$2,000	$372,172
	067-004-004	Z00 Multiple Zone Combination (Pasture)	0	44	425	0.43	$130,000	N/A	$2,000	$57,808
					TOTAL =	**4.17**				**$429,980**
35.	**Kiefer Boulevard**									
S	067-010-005	AG80 Permanent Agriculture (Field Crop)	20	24	4,594	2.53	$20,000	$20,000	$2,000	$103,245
					TOTAL =	**2.53**				**$103,245**

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
36.	**Kiefer Boulevard**									
N	067-010-010	AG20 Permanent Agriculture (County Use)	42	2	730	0.03	$0	N/A	$0	$0
S	067-010-008	AG80 Permanent Agriculture (Pasture)	20	24	730	0.40	$20,000	$20,000	$2,000	$18,088
					TOTAL =	**0.44**				**$18,088**
37.	**Kiefer Boulevard/Jaeger Road**									
SE	067-010-005	AG80 Permanent Agriculture (Field Crop)	20	24	450	0.25	$20,000	$20,000	$2,000	$11,917
	067-010-005	AG80 Permanent Agriculture (Field Crop)	0	44	450	0.45	$20,000	$20,000	$2,000	$20,182
					TOTAL =	**0.70**				**$32,099**
38.	**Kiefer Boulevard/Americanos Boulevard**									
SE	067-010-008	AG80 Permanent Agriculture (Pasture)	20	24	450	0.25	$20,000	$20,000	$2,000	$11,917
	067-010-008	AG80 Permanent Agriculture (Pasture)	0	44	450	0.45	$20,000	$20,000	$2,000	$20,182
SW	067-010-005	AG80 Permanent Agriculture (Field Crop)	20	24	450	0.25	$20,000	$20,000	$2,000	$11,917
	067-010-005	AG80 Permanent Agriculture (Field Crop)	0	44	450	0.45	$20,000	$20,000	$2,000	$20,182
					TOTAL =	**1.40**				**$64,198**
50a.	**Sunrise Boulevard**									
	072-037-009	O Recreation (Federal Use)	40	14	900	0.29	$20,000	N/A	$2,000	$7,785
					TOTAL =	**0.29**				**$7,785**
51.	**Douglas Road**									
N	067-003-002	MI Light Industrial (Special District)	Varies	Varies	1,050	0.67	$130,000	N/A	$2,000	$89,741
					TOTAL =	**0.67**				**$89,741**
52.	**SR 16/Bradshaw Road**									
SE	063-020-001	GC General Commercial (Service Station)	40	14	185	0.06	$500,000	N/A	$6,000	$35,729
	063-020-001	GC General Commercial (Service Station)	30	14	185	0.06	$500,000	N/A	$6,000	$35,729
	063-020-002	GC General Commercial (Vacant/Office Site)	40	14	258	0.08	$300,000	N/A	$6,000	$30,876
	063-020-002	GC General Commercial (Vacant/Office Site)	38	6	258	0.04	$300,000	N/A	$6,000	$16,661
NE	063-004-057	Z00 Multiple Zone Combination (Service Station)	44	0	324	0.00	$500,000	N/A	$0	$0
NW	063-003-005	IR Industrial Reserve (Two Single Family Units)	40	4	185	0.02	$40,000	N/A	$6,000	$6,680
	063-003-012	IR Industrial Reserve (Vacant/Retail Site)	40	4	88	0.01	$40,000	N/A	$6,000	$6,323
	063-003-013	IR Industrial Reserve (SFR, Non-Subdivision)	40	4	12	0.00	$40,000	N/A	$6,000	$6,044
	063-003-006	IR Industrial Reserve (Vacant/Industrial)	40	14	230	0.07	$40,000	N/A	$6,000	$8,957
	063-003-007	IR Industrial Reserve (Vacant/Ofiice Site)	40	14	180	0.06	$40,000	N/A	$6,000	$8,314
SW	063-007-007	GC General Commercial (Agriculture)	40	4	173	0.02	$300,000	N/A	$6,000	$10,766
	063-007-008	GC General Commercial (Vacant/Retail Site)	40	4	277	0.03	$300,000	N/A	$6,000	$13,631
					TOTAL =	**0.44**				**$179,710**
53.	**SR 16/Eagle's Nest Road**									
NW	067-011-067	AG160 Permanent Agriculture (State Use)	30	24	450	0.25	$0	N/A	$0	$0

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
	067-011-067	AG160 Permanent Agriculture (State Use)	30	14	230	0.07	$0	N/A	$0	$0
	067-011-066	AG160 Permanent Agriculture (Industrial/Mining)	30	14	220	0.07	$20,000	$20,000	$6,000	$8,828
SW	067-011-068	AG160 Permanent Agriculture (State Use)	30	24	450	0.25	$0	N/A	$0	$0
	067-011-068	AG160 Permanent Agriculture (State Use)	30	14	402	0.13	$0	N/A	$0	$0
	067-011-069	AG160 Permanent Agriculture (Industrial/Mining)	30	14	48	0.02	$20,000	$20,000	$6,000	$6,617
NE	067-012-066	AG160 Permanent Agriculture (State Use)	30	14	72	0.02	$0	N/A	$0	$0
	067-012-067	AG160 Permanent Agriculture (Industrial/Mining)	30	14	285	0.09	$20,000	$20,000	$6,000	$9,664
	067-009-021	AG160 Permanent Agriculture (Pasture)	30	14	93	0.03	$20,000	$20,000	$6,000	$7,196
	067-012-066	AG160 Permanent Agriculture (State Use)	30	24	72	0.04	$0	N/A	$0	$0
	067-012-067	AG160 Permanent Agriculture (Industrial/Mining)	30	24	378	0.21	$20,000	$20,000	$6,000	$14,331
SE	067-012-068	AG160 Permanent Agriculture (State Use)	30	24	450	0.25	$0	N/A	$0	$0
	067-012-068	AG160 Permanent Agriculture (State Use)	30	14	214	0.07	$0	N/A	$0	$0
	067-012-069	AG160 Permanent Agriculture (Industrial/Mining)	30	14	236	0.08	$20,000	$20,000	$6,000	$9,034
					TOTAL =	**1.57**				**$55,669**
54.	**SR 16/Excelsior Road**									
NE	067-006-004	AG80 Permanent Agriculture (Vacant/Residential)	40	4	450	0.04	$20,000	$20,000	$6,000	$7,653
	067-006-004	AG80 Permanent Agriculture (Vacant/Residential)	40	14	450	0.14	$20,000	$20,000	$6,000	$11,785
SE	067-005-039	AG160 Permanent Agriculture (Single Family Rural)	40	4	450	0.04	$20,000	$20,000	$6,000	$7,653
	067-005-039	AG160 Permanent Agriculture (Single Family Rural)	40	14	450	0.14	$20,000	$20,000	$6,000	$11,785

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
SW	063-015-028	AG160 Permanent Agriculture (Single Family Rural)	40	4	450	0.04	$20,000	$20,000	$6,000	$7,653
	063-005-028	AG160 Permanent Agriculture (Single Family Rural)	40	14	450	0.14	$20,000	$20,000	$6,000	$11,785
					TOTAL =	**0.56**				**$58,314**
70a.	**SR 16**									
S	063-019-039	MI Light Industrial (Vacant/Industrial)	50	4	633	0.06	$130,000	N/A	$6,000	$13,556
	063-019-027	AG160 Permanent Agriculture (Pasture)	50	4	690	0.06	$20,000	$20,000	$6,000	$8,534
	063-017-020	AG160 Permanent Agriculture (Vacant/Industrial)	40	14	1,899	0.61	$20,000	$20,000	$6,000	$30,413
	063-017-009	AG160 Permanent Agriculture (Vacant/Residential)	40	14	308	0.10	$20,000	$20,000	$6,000	$9,960
	063-017-008	AG80 Permanent Agriculture (Single Family Rural)	40	14	413	0.13	$20,000	$20,000	$6,000	$11,309
	063-017-007	AG160 Permanent Agriculture (Vacant/Residential)	40	14	469	0.15	$20,000	$20,000	$6,000	$12,029
	063-017-006	AG160 Permanent Agriculture (Vacant/Residential)	40	14	520	0.17	$20,000	$20,000	$6,000	$12,685
	063-017-005	AG160 Permanent Agriculture (Residential/Mobilehome)	40	14	392	0.13	$20,000	$20,000	$6,000	$11,039
	063-015-024	AG160 Permanent Agriculture (Single Family Rural)	40	14	765	0.25	$20,000	$20,000	$6,000	$15,835
	063-015-009	AG160 Permanent Agriculture (Pasture)	40	14	938	0.30	$20,000	$20,000	$6,000	$18,059
	063-015-028	AG160 Permanent Agriculture (Single Family Rural)	40	14	509	0.16	$20,000	$20,000	$6,000	$12,544
N	063-004-057	Z00 Multiple Zone Combination (Auto Yard)	40	14	716	0.23	$130,000	N/A	$6,000	$35,916
	063-004-060	Z00 Multiple Zone Combination (Light Industrial)	40	14	50	0.02	$130,000	N/A	$6,000	$8,089
	063-004-038	IR Industrial Reserve (Two Single Family Units)	40	14	777	0.25	$40,000	N/A	$6,000	$15,989
	063-004-037	IR Industrial Reserve (Vacant/Recreational)	40	14	208	0.07	$40,000	N/A	$6,000	$8,674
	063-004-070	Z00 Multiple Zone Combination (Industrial/Mining)	40	14	63	0.02	$130,000	N/A	$6,000	$8,632
	063-004-018	IR Industrial Reserve (Industrial/Mining)	40	14	488	0.16	$40,000	N/A	$6,000	$12,274
	063-004-067	M2 Heavy Industrial (Industrial/Mining)	40	14	1,281	0.41	$130,000	N/A	$6,000	$59,522
	063-017-001	AG80 Permanent Agriculture (Industrial/Mining)	40	14	2,042	0.66	$20,000	$20,000	$6,000	$32,252
	063-017-018	AG80 Permanent Agriculture (Cemetery)	40	14	150	0.05	$20,000	$20,000	$6,000	$7,928
	063-017-019	AG80 Permanent Agriculture (Cemetery)	40	14	150	0.05	$20,000	$20,000	$6,000	$7,928
	063-017-012	AG80 Permanent Agriculture (Cemetery)	40	14	577	0.19	$20,000	$20,000	$6,000	$13,418

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
	063-017-014	AG80 Permanent Agriculture (Cemetery)	40	14	95	0.03	$20,000	$20,000	$6,000	$7,221
	063-017-018	AG80 Permanent Agriculture (Cemetery)	40	14	514	0.17	$20,000	$20,000	$6,000	$12,608
	063-017-003	AG80 Permanent Agriculture (Cemetery)	40	14	266	0.09	$20,000	$20,000	$6,000	$9,420
	063-017-004	AG80 Permanent Agriculture (Vacant/Industrial)	40	14	1,100	0.35	$20,000	$20,000	$6,000	$20,141
	063-015-013	AG80 Permanent Agriculture (Light Industrial)	40	14	339	0.11	$20,000	$20,000	$6,000	$10,358
					TOTAL =	**4.95**				**$426,334**
70b.	**SR 16**									
S	067-005-039	AG160 Permanent Agriculture (Single Family Rural)	40	14	336	0.11	$20,000	$20,000	$6,000	$10,320
	067-005-040	AG160 Permanent Agriculture (Single Family Rural)	40	14	6,194	1.99	$20,000	$20,000	$6,000	$85,629
	067-005-035	AG160 Permanent Agriculture (Single Family Rural)	40	14	2,436	0.78	$20,000	$20,000	$6,000	$37,317
	067-005-037	AG160 Permanent Agriculture (Vacant/Residential)	40	14	616	0.20	$20,000	$20,000	$6,000	$13,919
	067-005-050	AG160 Permanent Agriculture (Vacant/Residential)	40	14	620	0.20	$20,000	$20,000	$6,000	$13,971
	067-011-061	AG160 Permanent Agriculture (Single Family Rural)	30*	14	150	0.05	$20,000	$20,000	$6,000	$7,928
	067-011-060	AG160 Permanent Agriculture (State Use)	30*	10	150	0.03	$0	N/A	$0	$0
	067-011-056	AG160 Permanent Agriculture (Single Family Residential)	30*	14	200	0.06	$20,000	$20,000	$6,000	$8,571
	067-011-057	AG160 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	200	0.05	$20,000	$20,000	$6,000	$7,837
	067-011-071	AG160 Permanent Agriculture (Single Family Rural)	30*	14	194	0.06	$20,000	$20,000	$6,000	$8,494
	067-011-070	AG160 Permanent Agriculture (State Use)	30*	10	194	0.04	$0	N/A	$0	$0
	067-011-052	AG20 Permanent Agriculture (Pasture)	30*	14	1,661	0.53	$20,000	$20,000	$6,000	$27,354
	067-011-053	AG20 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	1,661	0.38	$20,000	$20,000	$6,000	$21,253
	067-011-065	AG20 Permanent Agriculture (Industrial/Mining)	30*	14	522	0.17	$20,000	$20,000	$6,000	$12,711
	067-011-063	AG20 Permanent Agriculture (State Use)	30*	10	522	0.12	$0	N/A	$0	$0
	067-011-062	AG20 Permanent Agriculture (Industrial/Mining)	30*	14	559	0.18	$20,000	$20,000	$6,000	$13,186
	067-011-064	AG20 Permanent Agriculture (State Use)	30*	10	559	0.13	$0	N/A	$0	$0
	067-011-058	AG160 Permanent Agriculture (Industrial/Mining)	30*	14	357	0.11	$20,000	$20,000	$6,000	$10,590

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
	067-011-059	AG160 Permanent Agriculture (State Use)	30*	10	357	0.08	$0	N/A	$0	$0
	067-011-068	AG160 Permanent Agriculture (State Use)	40	14	657	0.21	$0	N/A	$0	$0
	067-012-068	AG160 Permanent Agriculture (State Use)	30	24	3,950	2.18	$0	N/A	$0	$0
	067-012-069	AG160 Permanent Agriculture (Industrial/Mining)	30	24	600	0.33	$20,000	$20,000	$6,000	$19,223
	067-012-042	O Recreation (Federal Use)	30	24	250	0.14	$20,000	N/A	$6,000	$8,755
	067-012-049	AG160 Permanent Agriculture (Industrial/Mining)	30	24	50	0.03	$20,000	$20,000	$6,000	$7,102
N	067-006-004	AG80 Permanent Agriculture (Vacant/Residential)	40	14	491	0.16	$20,000	$20,000	$6,000	$12,312
	067-006-005	AG80 Permanent Agriculture (SFR, Non-Subdivision)	40	14	252	0.08	$20,000	$20,000	$6,000	$9,240
	067-005-027	AG80 Permanent Agriculture (Pasture)	40	14	500	0.16	$20,000	$20,000	$6,000	$12,428
	067-005-028	AG80 Permanent Agriculture (Vacant/Residential)	40	14	650	0.21	$20,000	$20,000	$6,000	$14,356
	067-005-029	AG80 Permanent Agriculture (Single Family Rural)	40	14	468	0.15	$20,000	$20,000	$6,000	$12,017
	067-005-051	AG80 Permanent Agriculture (Pasture/Field Crop)	40	14	2,291	0.74	$20,000	$20,000	$6,000	$35,453
	067-007-002	AG80 Permanent Agriculture (SFR, Non-Subdivision)	40	14	492	0.16	$20,000	$20,000	$6,000	$12,325
	067-008-061	AG80 Permanent Agriculture (Single Family Rural)	40	14	221	0.07	$20,000	$20,000	$6,000	$8,841
	067-008-032	AG80 Permanent Agriculture (Single Family Rural)	40	14	300	0.10	$20,000	$20,000	$6,000	$9,857
	067-008-052	AG80 Permanent Agriculture (State Use)	30*	10	110	0.03	$0	N/A	$0	$0
	067-008-048	AG80 Permanent Agriculture (SFR, Non-Subdivision)	30*	14	110	0.04	$20,000	$20,000	$6,000	$7,414
	067-008-053	AG80 Permanent Agriculture (State Use)	30*	10	135	0.03	$0	N/A	$0	$0
	067-008-049	AG80 Permanent Agriculture (Vacant/Residential)	30*	14	135	0.04	$20,000	$20,000	$6,000	$7,736
	067-008-054	AG80 Permanent Agriculture (State Use)	30*	10	55	0.01	$0	N/A	$0	$0
	067-008-050	AG80 Permanent Agriculture (Vacant/Residential)	30*	14	55	0.02	$20,000	$20,000	$6,000	$6,707
	067-008-055	AG80 Permanent Agriculture (Private Road)	30*	10	195	0.04	$20,000	$20,000	$6,000	$7,791
	067-008-051	AG80 Permanent Agriculture (Vacant/Residential)	30*	14	195	0.06	$20,000	$20,000	$6,000	$8,507
	067-008-058	AG80 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	171	0.04	$20,000	$20,000	$6,000	$7,570

TABLE C-3
LAND AQUISITION
FEE PROGRAM PROJECT COST ESTIMATES

PROJECT NUMBER	APN	ZONING (LAND USE)	EXISTING ROW (LF)	NEEDED ROW (LF)	LENGTH (LF)	AREA (AC)	PRICE ($/AC)	AG LAND CONTINGENCY 100% ($/AC)	ACQUISITION COST ($/PARCEL)	TOTAL COST ($)
	067-008-059	AG80 Permanent Agriculture (Single Family Rural)	30*	14	171	0.05	$20,000	$20,000	$6,000	$8,198
	067-008-038	AG80 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	159	0.04	$20,000	$20,000	$6,000	$7,460
	067-008-039	AG80 Permanent Agriculture (Single Family Rural)	30*	14	159	0.05	$20,000	$20,000	$6,000	$8,044
	067-008-041	AG80 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	512	0.12	$20,000	$20,000	$6,000	$10,702
	067-008-040	AG80 Permanent Agriculture (Single Family Rural)	30*	14	512	0.16	$20,000	$20,000	$6,000	$12,582
	067-008-056	AG80 Permanent Agriculture (State Use)	30*	10	330	0.08	$0	N/A	$0	$0
	067-008-057	AG80 Permanent Agriculture (Two Single Family Units)	30*	14	330	0.11	$20,000	$20,000	$6,000	$10,242
	067-008-043	AG80 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	37	0.01	$20,000	$20,000	$6,000	$6,340
	067-008-042	AG80 Permanent Agriculture (Single Family Rural)	30*	14	37	0.01	$20,000	$20,000	$6,000	$6,476
	067-008-044	AG80 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	988	0.23	$20,000	$20,000	$6,000	$15,073
	067-008-045	AG80 Permanent Agriculture (Single Family Rural)	30*	14	988	0.32	$20,000	$20,000	$6,000	$18,702
	067-008-046	AG80 Permanent Agriculture (State Use)	30*	10	208	0.05	$0	N/A	$0	$0
	067-008-047	AG80 Permanent Agriculture (Four Single Family Units)	30*	14	208	0.07	$20,000	$20,000	$6,000	$8,674
	067-011-067	AG160 Permanent Agriculture (State Use)	30*	10	1,170	0.27	$0	N/A	$0	$0
	067-011-066	AG160 Permanent Agriculture (Industrial/Mining)	30*	14	1,170	0.38	$20,000	$20,000	$6,000	$21,041
					TOTAL =	**12.23**				**$620,244**
70c.	**SR 16**									
S	067-013-014	AG160 Permanent Agriculture (Pasture)	40	14	882.00	0.28	$20,000	$20,000	$6,000	$17,339
	067-013-015	AG160 Permanent Agriculture (Pasture)	30	24	1,993	1.10	$20,000	$20,000	$6,000	$49,923
N	067-012-063	AG80 Permanent Agriculture (Pasture)	30	24	3,121	1.72	$20,000	$20,000	$6,000	$74,782
	063-012-065	AG80 Permanent Agriculture (State Use)	30	24	1,579	0.87	$0	N/A	$0	$0
					TOTAL =	**3.97**				**$142,044**

OVERALL = **$3,491,006**

TABLE C-4
GLOBAL PRICES
FEE PROGRAM PROJECT COST ESTIMATES

ITEM	UNIT	PRIVATE COST	PUBLIC COST
Minor Intersection Signalization	LS	$100,000.00	$100,000.00
4-Way Intersection Signalization	LS	$170,000.00	$170,000.00
3-Way Intersection Signalization	LS	$150,000.00	$150,000.00
Traffic Signal Interconnect	LF	$10.00	$10.00
Clearing and Grubbing	SF	$0.15	$0.15
Roadway Excavation	CY	$12.00	$25.00
Bike Trail Excavation (w/in Wetland)	CY	$25.00	$25.00
Curb (Type 5)	LF	$25.00	$25.00
Curb (Type 3)	LF	$11.00	$11.00
Curb & Gutter (Type 2)	LF	$13.00	$17.00
2" AC Overlay	TON	$52.00	$62.00
6" Asphalt Concrete	TON	$52.00	$62.00
14" Aggregate Base	TON	$23.00	$23.00
16" Aggregate Base	TON	$23.00	$23.00
Decomposed Granite	TON	$23.00	$23.00
Bike Trail Asphalt Concrete (w/in Wetland)	TON	$78.00	$78.00
Bike Trail Aggregate Base (w/in Wetland)	TON	$34.50	$34.50
Bike Trail Decomposed Granite (w/in Wetland)	TON	$34.50	$34.50
Storm Drain (2 DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	LF	$22.00	$22.00
Sidewalk (6' wide)	SF	$3.75	$5.00
Bus Pads	EA	$735.00	$735.00
Frontage Landscaping	SF	$3.50	$3.50
Median Landscaping	SF	$3.50	$8.00
Pavement Removal	SF	$1.50	$1.50
Roadside Ditch	LF	$5.00	$5.00
Soundwall	LF	$70.00	$70.00
76' ROW Center Striping	LF	$6.00	$6.00
96' ROW Center Striping	LF	$8.00	$8.00
96' ROW Full Section Striping	LF	$16.00	$16.00
Frontage Striping	LF	$4.00	$4.00
Bike Trail Striping	LF	$2.00	$2.00
Bike Trail Fencing	LF	$10.00	$10.00
Each Frontage Street Lighting	LF	$14.00	$14.00
Bike Trail Culvert	EA	$2,000.00	$2,000.00
Drainage Culvert (<100 CFS, incl. Headwall)	LF	$200.00	$200.00
Drainage Culvert (200> x >100 CFS, incl. Headwall)	LF	$500.00	$500.00
Drainage Culvert (>200 CFS, incl. Headwall)	LF	$1,000.00	$1,000.00
Land Cost	AC	$150,000.00	$150,000.00
Right of Way Aquisition (AG)	AC	$20,000.00	$20,000.00
AG Land Contingency	AC	$20,000.00	$20,000.00
Right of Way Aquisition (USBR O)	AC	$20,000.00	$20,000.00
Right of Way Aquisition (IR)	AC	$40,000.00	$40,000.00
Right of Way Aquisition (SPA)	AC	$130,000.00	$130,000.00
Right of Way Aquisition (ZOO)	AC	$130,000.00	$130,000.00
Right of Way Aquisition (M1 or M2)	AC	$130,000.00	$130,000.00
Right of Way Aquisition (GC)	AC	$300,000.00	$300,000.00
Right of Way Aquisition (GC/Service Station)	AC	$500,000.00	$500,000.00
Acquisition Cost	PARCEL	$2,000.00	$6,000.00
Soft Cost/Contingency		31%	45%

NOTES:
1. Intersection street lighting, striping, and traffic control and staging have too many variables so they do not have principal unit prices - prices were determined per intersection.
2. Traffic Control center section is estimated at approx. $10/LF for existing roads.
3. Traffic Signal for item 24 is a minor signalization.

TABLE C-5
NOTES
FEE PROGRAM PROJECT COST ESTIMATES

1 Street lights at intersections corners are assumed to be on the traffic signal poles.
2 Landscape corridors are assumed 29' wide adjacent to commercial property and 19' wide adjacent to residential property.
3 Arterial streets are assumed 88' wide (BOW to BOW).
4 Thoroughfare streets are assumed 108' wide (BOW to BOW)
5 Grantline Road pavement assumed salvageable and 30' wide. Cost included for widening and overlay only.
6 Jackson Highway (SR16) and Bradshaw Boulevard pavement assumed salvageable and 36' wide. Cost included for widening and overlay only.
7 Eagles Nest Road and Excelsior Boulecard pavement assumed NOT salvageable due to narrow width and poor condition.
8 Douglas Road pavement assumed not salvageable due to narrow width and poor condition.
9 Striping Costs: $8 for thoroughfare center lanes and $4 for each thoroughfare frontage; $6 for arterial center lanes and $4 for each arterial frontage.
10 Intersection improvements include frontage adjacent to properties within the Sunridge Specific Plan area only. Frontage is included in intersections for all curb returns.
11 Project 18 includes reconstruction of existing road through curve to radius=2000'. Length of reconstruction estimated at 1800 LF.
12 Sunrise Boulevard pavement assumed not salvageable due to horizontal location and need to raise road to mitigate for existing flooding problems.
13 Quantities for projects 24, 31, and 32 revised per specific plan map lengths.
14 Partial quantity for projects 43, 44, 45, 46, and 49 included in intersection improvements 12, 13, and 20.
15 Costs for improvement 8 are carried over from the Public Facilities Financing Plan (PFFP) per conversation with Paul Philleo. The Douglas/Zinfandel intersection is fully funded in the Mather CIP as a 6x4 intersection widening and signalization.
16 Costs for improvement 55 are carried over from the PFFP. Assumed improved by others with contribution from Sunridge Specific Plan for amount shown.
17 Improvements 14, 56, 68, 69, 71, 72b are 100% funded by others per PFFD. Costs of these improvements are carried over from the PFFD b/c those costs are assumed to be previously determined by the funding party. Right of Way Acquisition costs assumed to be included in carry over costs.
18 Improvement 22 is fully funded by others. An updated cost estimate was completed to ensure accuracy. The intersection is 6x6 instead of 6x4.
19 Carried over costs were directly carried over from the EPS PFFP (not adjusted) to avoid cost discrepancies.
20 Culverts assumed to extend 5 LF beyond the back of walk. All culvert improvements replace any previously existing culvert or pipe crossings. Unit cost includes headwall cost. Necessary culvert size determined on the basis of shed area and runoff estimation from Sacramento County Drainage Manual and the examination of previously prepared plan area drainage maps.
21 Improvement 15 quantities based on preliminary improvement plans provided by sacramento county for interim improvements to Grantline/Sunrise intersection. Quantities reflect means necessary to improve intersection to 6x6 intx.
22 Right of Way Acquisition requirements are only rough estimates and should be used as such. Quantities are based on accessor maps. Survey's must be completed for individual projects in order to determine the exact quantity of right of way needed to complete improvements. Costs do not take into consideration widening at intersections. Costs provide only a rough estimate could change significantly when individual project surveys are completed.
23 The Right of Way Acquistion costs represent the full right of way required at buildout, therefore the costs contain excess right of way needed during interim improvements. Moreover, this provides approximately 30% contingeny to cover future cost changes.
24 State Use land alond SR16 assumed to be previously acquired right of way. Therefore, assumed to be dedicated at no cost.
25 County Use land assumed to be dedicated at no cost.

TABLE C-5
NOTES
FEE PROGRAM PROJECT COST ESTIMATES

26 Breakdown of Soft Costs and Contingency

Private	Public
3% Design surveys and construction staking	9% Inspection
7% Engineering	2% Materials Testing
4% Construction Management	20% Engineering & Preliminary Surveying
5% Inspection and Materials Testing	4% Construction Surveying
10% Cost Contingency	10% Cost Contingency
1% Bonding	