

**UPDATE OF THE  
SUNRISE DOUGLAS COMMUNITY PLAN  
DEVELOPMENT IMPACT FEE PROGRAM  
NEXUS STUDY**

**Includes an Update of the Supplemental Offsite Water,  
Interim Sewer, and Roadway Fee Components of the  
Sunrise Douglas Community Plan  
Development Impact Fee Program**

**Original SDCP Development Impact  
Fee Program Nexus Study  
Was Adopted By  
The Rancho Cordova City Council  
On June 21, 2004**

**July 22, 2005**

**UPDATE OF THE SUNRISE DOUGLAS COMMUNITY PLAN  
DEVELOPMENT IMPACT FEE PROGRAM NEXUS STUDY**

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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 SDCP 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 Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study (“2004 Nexus Study”), which discussed impact fees that would apply to SRSP development for the facilities mentioned above, was adopted by the City of Rancho Cordova City Council on June 21, 2004. It was noted in the 2004 Nexus Study and applies to this update of the 2004 Nexus Study that 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 Update of the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study (“2005 Updated Study”) updates the facilities costs and fees of three components of the SDCP Development Impact Fee Program. The 2005 Updated Study contains the following changes to the 2004 Nexus Study:

- Roadway facilities costs and fees increase
- Supplemental offsite water facilities costs and fees increase
- Interim sewer facilities costs and fees increase
- Transfer of the Roadway Fee component of the SDCP Development Impact Fee Program (“SDCP Fee Program”) and its associated facilities and fee fund balance into the SDCP Transportation Fee component of the Rancho Cordova Citywide Transportation Impact Fee Program. It should be noted that the transfer of this fee component to the Citywide Transportation Impact Fee Program is an effort by the City to consolidate transportation capital improvement plans and fees. The administration and policies applicable to the

current SDCP Roadway Fee component will not be affected by the transfer of this SDCP fee to the Citywide Transportation Impact Fee Program.

Goodwin Consulting Group, Inc. has prepared this 2005 Updated Study, which is compliant with the regulations set forth in AB 1600 and ensures that a rational nexus exists between future development in the SDCP area and the use and need of the proposed facilities. This 2005 Updated 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 THE 2005 UPDATED STUDY**

The 2004 Nexus Study established development impact fees for roadway, transit, supplemental offsite water, interim sewer, park, library, and fee program update costs. The fees were established to mitigate the impacts on the City from future development in the SRSP. Cost increases as well as the addition of some new facilities to the SDCP Capital Improvement Program (“SDCP CIP”) have created the need to update the 2004 Nexus Study; however, not all of the facilities included in the 2004 Nexus Study have had cost increases beyond the typical annual inflation adjustment. The 2005 Updated Study establishes revised development impact fees for the following facilities:

- Roadway Facilities
- Supplemental Offsite Water Facilities
- Interim Sewer Facilities

#### **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 roadway, water, and sewer components of the SDCP CIP and shows the portion of the costs that will be funded with the fees presented in this report. Infrastructure costs have been primarily developed by 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:

- Existing SDCP Fee Program revenues
- 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

<b>SDCP Capital Improvement Plan</b>		
<b>Facilities</b>	<b>Total SDCP CIP</b>	<b>2005 SDCP Fee-Funded Costs</b>
Roadway Improvements *	\$165,103,761	\$116,536,474
Supplemental Offsite Water	\$10,076,922	\$9,479,110
Interim Sewer	\$7,016,173	\$6,328,183
<b>SDCP Facilities Cost</b>	<b>\$182,196,856</b>	<b>\$132,343,767</b>

\* The Roadway Fee Component of the SDCP Fee Program will be transferred to the Citywide Transportation Impact Fee Program.

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 that are included in the 2005 Updated Study. The SDCP area will be required to contribute fees toward facilities that are either included in the 2004 Nexus Study and do not require the fees to be updated at this time or will be included in a separate nexus study. SDCP Fee Program components not updated in this 2005 Updated Study include transit shuttle facilities, park facilities, library facilities, and fee program updates. A separate nexus study to update the park fee for SDCP is currently underway. The SDCP area will also 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 SDCP Fee Program. This report will address the individual facilities listed in the table above and the associated 2005 SDCP Fee components.

**SUMMARY OF THE 2005 SDCP FEES**

The table below summarizes the water and sewer fee components in the SDCP Fee Program and the SDCP roadway fee component that will be transferred to the Citywide Transportation Impact Fee Program.

	<b>Transportation (Roadways)</b>	<b>Supplemental Offsite Water</b>	<b>Interim Sewer</b>	<b>Total</b>
<b><i>Residential Development</i></b>				
Single Family	\$11,687	\$1,137	\$784	<b>\$13,608</b>
Multifamily	\$7,693	\$853	\$588	<b>\$9,134</b>
<b><i>Non-Residential Development</i></b>				
Office	\$13.36	\$0.35	\$0.16	<b>\$13.87</b>
Commercial	\$19.36	\$0.42	\$0.08	<b>\$19.86</b>

\* The City applies a 3.75% administration fee to the fees in the SDCP Fee Program that the City will administer.

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***

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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 SDCP 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 Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study (“2004 Nexus Study”), which discussed impact fees that would apply to SRSP development for the facilities mentioned above, was adopted by the City of Rancho Cordova City Council on June 21, 2004.

### **PURPOSE OF STUDY**

The Update of the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study (“2005 Updated Study”) updates the facilities costs and fees of three components of the SDCP Development Impact Fee Program. The 2005 Updated Study contains the following changes to the 2004 Nexus Study:

- Roadway facilities costs and fees increase
- Supplemental offsite water facilities costs and fees increase
- Interim sewer facilities costs and fees increase
- Transfer of the Roadway Fee component of the SDCP Development Impact Fee Program (“SDCP Fee Program”) and its associated facilities and fee fund balance into the SDCP Transportation Fee component of the Rancho Cordova Citywide Transportation Impact Fee Program. It should be noted that the transfer of this fee component to the Citywide Transportation Impact Fee Program is an effort by the City to consolidate transportation capital improvement plans and fees. The administration and policies applicable to the current SDCP Roadway Fee component will not be affected by the transfer of this SDCP fee to the Citywide Transportation Impact Fee Program.

Goodwin Consulting Group, Inc. has prepared this 2005 Updated Study, which is compliant with the regulations set forth in AB 1600 and ensures that a rational nexus exists between future development in the SDCP area and the use and need of the proposed facilities. This 2005 Updated 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 2005 Updated Study is to demonstrate that the fees included in this 2005 Updated Study 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 the 2005 Updated 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 fee components in the SDCP Fee Program and the Citywide Transportation Impact Fee Program included in this report.                              |
| Section III    | Defines the land use categories to be used in the application of the fees as well as remaining land uses within the SRSP area.  |
| Section IV     | Defines the infrastructure categories and costs in the SDCP capital improvement plan  |
| Sections V-VII | Provides the details of the individual fee component calculations for roadway, water, and interim sewer fees.   |
| Section VIII   | 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***

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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 as well as existing fee revenues, 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***

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#### **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. As in the 2004 Nexus Study, the 2005 Updated Study includes a land use adjustment to address the potential loss of development to wetland mitigation issues. The calculations used in this report reduce total development projections by 5.0% from those used in the SRSP development and financing plans. Development projections will be updated in future revisions to the 2005 Updated Study as they become available and more certain. Table A-2 in Appendix A shows the residential and non-residential development projections reduced by the 5.0% for the SRSP area. Table A-3 shows the estimated number of building permits issued in SRSP through August 2005 as well as the remaining development.

#### ***IV. INFRASTRUCTURE AND PUBLIC FACILITIES***

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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 roadway, water, and sewer components of 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 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:

- Existing SDCP Fee Program revenues
- 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

<b>SDCP Capital Improvement Plan</b>		
<b>Facilities</b>	<b>Total SDCP CIP</b>	<b>2005 SDCP Fee-Funded Costs</b>
Roadway Improvements *	\$165,103,761	\$116,536,474
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<b>SDCP Facilities Cost</b>	<b>\$182,196,856</b>	<b>\$132,343,767</b>

\* The Roadway Fee Component of the SDCP Fee Program will be transferred to the Citywide Transportation Impact Fee Program.

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 that are included in the 2005 Updated Study. The SDCP area will be required to contribute fees toward facilities that are either included in the 2004 Nexus Study and do not require the fees to be updated at this time or will be included in a separate nexus study. SDCP Fee Program components not updated in this 2005 Updated Study include transit shuttle facilities, park facilities, library facilities, and fee program updates. A separate nexus study to update the park fee for SDCP is currently underway. The SDCP area will also 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 SDCP Fee Program. This report will address the individual facilities listed in the table above and the associated 2005 SDCP Fee components.

***V. ROADWAY FACILITIES AND FEE COMPONENT***

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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 roadway fee component, which the City will transfer from the SDCP Fee Program to the a newly established Citywide Transportation Impact Fee Program. The roadway fee component of the SDCP Fee Program and subsequently the Citywide Transportation Impact Fee Program meets the AB 1600 nexus requirements, as outlined in the table below.

<b>AB 1600 Nexus Test for the Roadway Fee Component of the 2005 SDCP Fee</b>	
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	2005 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

**CHANGES IN THE ROADWAY FEE COMPONENT OF THE SDCP CIP**

The City will transfer the roadway fee component of SDCP Fee Program to the City’s newly established Citywide Transportation Impact Fee Program. This effort will consolidate the City’s roadway/transportation fees into one fee program. The existing revenue in the SDCP roadway fee fund as well as policies regarding credits and reimbursements will also transfer and be applicable in the Citywide Transportation Impact Fee Program. This transfer of the road fee component from one

fee program to another in no way affects the calculation of or nexus issues related to the roadway fee component of the 2005 SDCP Fee. No additional roadway facilities have been added to the SDCP CIP as a result of this change.

In addition to the change mentioned above, increases in roadway costs require that the roadway fee be updated. The engineering firm of Wood Rogers updated the roadway component of the SDCP CIP. The total updated roadway facilities cost is approximately \$165.1 million, an \$18.8 million increase from the 2004 Nexus Study roadway facilities cost of \$146.3 million. The total increase is due mainly to increased costs of roadway facilities planned for the SDCP area; however, three new temporary transition roadway segments have been added to the roadway component of the SDCP CIP. These segments create a temporary transition from a partially completed intersection to an existing roadway segment. One temporary transition will be located at the Douglas Road/Sunrise Boulevard intersection (\$365,763) and the remaining two transitions will be located at the Sunrise Boulevard/Kiefer Boulevard intersection (\$347,010).

Finally, a five percent floating contingency has been applied to the total roadway cost amount minus funding from alternate sources. The floating contingency will be collected, in addition to the ten percent project specific contingency, to avoid a shortage of funds being available for the SDCP road fee component. This contingency will avoid costly updates to the Citywide Transportation Impact Fee Program to adjust for minor cost increases or additions to the facilities being funded through the fee program.

## **FUTURE FACILITY REQUIREMENTS AND COSTS**

Table B-1 of Appendix B identifies 103 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 total cost of these roadway facilities is approximately \$165.1 million; however, funding for \$43.2 million of the total cost will come from sources other than the SRSP Fee Program (see Table A-4 of Appendix A). The amount of the total roadway facilities cost that will be funded by the SRSP area through the SDCP road fee component of the Citywide Transportation Impact Fee Program is approximately \$121.9 million. After adjusting for the additional five percent contingency and an estimated balance of \$11.4 million in the SDCP Fee fund, remaining development in the SRSP will fund \$116,536,474 of roadway facilities. 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 from the SDCP roadway fee account and 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-6 in Appendix A shows the calculation of the updated roadway fee component. The \$116.5 million net 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 in 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-6 shows that utilizing the assigned EDU factors to allocate the \$116.5 million net roadway cost to the remaining land uses within the SRSP yields roadway fees of \$11,687 per SFR, \$7,693 per MFR, and \$13.36 and \$19.36 per building square foot for Office and Commercial land uses, respectively.



***VI. SUPPLEMENTAL OFFSITE WATER FACILITIES & FEE COMPONENT***

The supplemental offsite water facilities component of the 2005 SDCP Fee calculated in this section of the report meets the AB 1600 nexus requirements, as outlined in the table below.

<b>AB 1600 Nexus Test for the Supplemental Offsite Water Component of the SDCP Fee</b>	
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.

**CHANGES IN THE OFFSITE WATER COMPONENT OF THE SDCP CIP**

Wood Rogers also updated the supplemental offsite water component of the SDCP CIP. The total updated offsite water facilities cost that is reimbursable to developers who construct offsite water facilities but for which they are not expected to receive reimbursement from the Zone 40 Water District is approximately \$10.1 million. This is a 132 percent increase from the 2004 Nexus Study water facilities cost of \$4.3 million. Approximately forty percent of the total increase is due to increased costs of the water facilities in the existing SDCP CIP, while the remaining sixty percent of the total cost increase is due to the addition of land costs. The additional expenditures include estimated land costs for the seven Vineyard well fields (\$140,000), the Anatolia groundwater treatment plant (\$2,237,662), and the North Douglas water tank and booster pump station (\$969,000).

**FUTURE FACILITY REQUIREMENTS AND COSTS**

Supplemental offsite water facilities include a groundwater treatment plant, a raw water line along Excelsior Road, seven Vineyard well fields, the Folsom South canal crossing, the cost of water

studies, as well as land costs for the water treatment plant, the water tank and booster pump station, and the seven well fields. The total cost for these facilities is \$36.2 million; however, the 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 \$26.1 million of this total amount from SCWA fee revenue. The remainder, approximately \$10.1 million, will be funded through the SDCP Supplemental Offsite Water Fee.

After adjusting for an estimated balance of \$597,812 in the SDCP supplemental offsite water fee fund, the remaining development in the SRSP area will fund \$9,479,110 of the water facilities cost through the SDCP Fee Program. The City will collect the SDCP water fee and use it to reimburse the developer(s) who constructs these facilities. The \$9.5 million cost is allocated to remaining development in SRSP based on a fair share allocation to all remaining development in the SRSP area.

Since the entire SRSP area primarily benefits from these water improvements, the cost for these facilities and land will be allocated based on EDUs developed for the Sacramento County Water Agency's (SCWA) water development fee program. Table B-2 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-7 in Appendix A shows the calculation of the supplemental offsite water fee component of the SDCP Fee. The \$9.5 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 \$9.5 million cost to the remaining land uses within the SRSP area yields residential fees of \$1,137 per SFR unit, \$853 per MFR unit, and \$0.35 and \$0.42 per building square foot for Office and Commercial land uses, respectively.

***VII. INTERIM SEWER FACILITIES AND FEE COMPONENT***

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Interim sewer improvements include the construction of force mains and lift stations for the SRSP area. The need for the interim sewer facilities 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 Program calculated in this section of the report meets the AB 1600 nexus requirements, as outlined in the table below.

<b>AB 1600 Nexus Test for the Interim Sewer Facilities Component of the SDCP Fee</b>	
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.

**CHANGES IN THE SEWER COMPONENT OF THE SDCP CIP**

Wood Rogers updated the interim sewer component of the SDCP CIP. The total updated sewer facilities cost is approximately \$7.0 million, a \$2.2 million increase from the 2004 Nexus Study sewer facilities cost of \$4.8 million. The total increase is due mainly to increased costs associated with sewer facilities included in the SDCP CIP. While the 2004 Nexus Study costs were based on developer’s estimates, a majority of the updated SDCP CIP sewer facility costs are based on current bid amounts.

**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 \$15.4 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 \$8.4 million of this total amount will be reimbursed by CSD-1. The remainder, approximately \$7.0 million, will be funded through the SDCP interim sewer fee. After applying an estimated balance of \$687,990 in the SDCP interim sewer fee fund, remaining SRSP development will fund \$6,328,183 of the interim sewer facilities cost through the SDCP Fee Program. The SDCP interim sewer fees will be collected by the City and used to reimburse the developer(s) who constructs these 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, the interim sewer facilities cost will be allocated 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-3 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-8 in Appendix A shows the calculation of the interim sewer fee component of the SDCP Fee. The \$6.3 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 2005 Updated 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-8.

Utilizing the EDU factors to allocate the \$6.3 million cost to the remaining land uses within the SRSP yields residential fees of \$784 per SFR unit, \$588 per MFR unit, and \$0.16 and \$0.08 per building square foot for Office and Commercial land uses, respectively.

***VIII. FEE PROGRAM SUMMARY***

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The table below summarizes the water and sewer fee components in the SDCP Fee Program and the SDCP roadway fee component that will be transferred to the Citywide Transportation Impact Fee Program.

	<b>Transportation (Roadways)</b>	<b>Supplemental Offsite Water</b>	<b>Interim Sewer</b>	<b>Total</b>
<b><i>Residential Development</i></b>				
Single Family	\$11,687	\$1,137	\$784	<b>\$13,608</b>
Multifamily	\$7,693	\$853	\$588	<b>\$9,134</b>
<b><i>Non-Residential Development</i></b>				
Office	\$13.36	\$0.35	\$0.16	<b>\$13.87</b>
Commercial	\$19.36	\$0.42	\$0.08	<b>\$19.86</b>

\* The City applies a 3.75% administration fee to the fees in the SDCP Fee Program that the City will administer.

**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 SDCP roadway fee, transit shuttle, supplemental offsite water, interim sewer, and the fee program update fees. The park and library fee components will be collected by the City and passed through to the relevant public agencies that will utilize these 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, on March 1 of 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 2006 adjustment factor shall be computed by dividing the "mean" index as calculated in Step 1 by the "mean" index for April 2005, and, if a new 2005 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 2005 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 2005 Updated Study and relevant fees established herein will be adopted through either a City ordinance or resolution. Once the updated 2005 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**  
**Comparison of SDCP Fee-Funded Costs**

<b>Capital Facility</b>	<b>2004 SDCP Fee- Funded Costs</b>	<b>2005 SDCP Fee- Funded Costs (1)</b>	<b>Difference</b>	<b>Percentage Change</b>
Roadway Improvements	\$104,185,163	\$127,984,098 (2)	\$23,798,935	22.84%
Supplemental Offsite Water	\$4,348,346	\$10,076,922	\$5,728,576	131.74%
Interim Sewer	\$4,864,819	\$7,016,173	\$2,151,354	44.22%
<b>Total Cost</b>	<b>\$113,398,328</b>	<b>\$145,077,193</b>	<b>\$31,678,865</b>	<b>27.94%</b>

(1) Total 2005 SDCP Fee-funded costs prior to any adjustments for balances in existing SDCP Fee funds.

(2) Includes an additional 5.0% floating contingency that has been added to the roadway fee component of the 2005 SDCP Fee-funded costs.

Source: Wood Rogers; Goodwin Consulting Group, Inc.

**Table A-2**  
**Land Uses and Demographics For the SunRidge Specific Plan Area**

<b>Residential Land Uses</b>		<b>Gross Acres</b>	<b>Adjusted Gross Acres (1)</b>	<b>Dwelling Units</b>	<b>Population per Household</b>	<b>Total Population</b>
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
<b>Total</b>		<b>1,802.0</b>	<b>1,711.9</b>	<b>9,392</b>		<b>26,279</b>
<b>Non-Residential Land Uses</b>		<b>Gross Acres</b>	<b>Adjusted Gross Acres (1)</b>	<b>Building Square Footage</b>	<b>Employees per Acre</b>	<b>Total Employees</b>
	<b>Building Intensity (Avg FAR)</b>					
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
<b>Total</b>		<b>143.6</b>	<b>136.4</b>	<b>1,670,798</b>		<b>4,294</b>

(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.

Source: Sunridge Specific Plan Public Facilities Financing Plan; Goodwin Consulting Group, Inc.

**Table A-3**  
**Summary of Existing and Remaining Development in SunRidge Specific Plan**

	Total SRSP		Est. Development Through August 1, 2005		Remaining SRSP		
<b>Residential Land Uses</b>	<b>Adjusted Gross Acres (1)</b>	<b>Dwelling Units (1)</b>	<b>Gross Acres (2)</b>	<b>Dwelling Units</b>	<b>Gross Acres</b>	<b>Dwelling Units</b>	
Single Family Residential	1,640.7	8,170	241.0	1,200	1,399.7	6,970	
Multifamily Residential	71.3	1,222	0.0	0	71.3	1,222	
<b>Total</b>	<b>1,711.9</b>	<b>9,392</b>	<b>241.0</b>	<b>1,200</b>	<b>1,470.9</b>	<b>8,192</b>	
<b>Non-Residential Land Uses</b>	<b>Building Intensity (Avg FAR)</b>	<b>Adjusted Gross Acres (1)</b>	<b>Building Square Footage (1)</b>	<b>Gross Acres</b>	<b>Building Square Footage</b>	<b>Gross Acres</b>	<b>Building Square Footage</b>
Office	0.30	85.0	1,111,107	0.0	0	85.0	1,111,107
Commercial	0.25	51.4	559,692	0.0	0	51.4	559,692
<b>Total</b>		<b>136.4</b>	<b>1,670,798</b>	<b>0.0</b>	<b>0</b>	<b>136.4</b>	<b>1,670,798</b>

(1) Developable acreage, dwelling units and building square footage have been reduced by 5.0% from the amounts in the Public Facilities Financing Plan

(2) for the Sunridge Specific Plan to account for the potential loss due to wetland mitigation.

Assumes an average density of 5 units per acre for single family residential property.

Source: City of Rancho Cordova; Goodwin Consulting Group, Inc.

**Table A-4**  
**Infrastructure Costs and Funding Sources**

	Roadway	Supplemental Offsite Water	Interim Sewer	Total Costs
<b>Total Facilities Cost</b>	<b>\$165,103,761</b>	<b>\$10,076,922</b>	<b>\$7,016,173</b>	<b>\$182,196,856</b>
<b>Less: Other Funding Sources</b>				
Sacramento County TIP	(\$2,896,682)	n/a	n/a	(\$2,896,682)
Mather TIP	(\$2,111,130)	n/a	n/a	(\$2,111,130)
Vineyard CIP	(\$690,923)	n/a	n/a	(\$690,923)
Development Fee/ Measure A	(\$11,112,409)	n/a	n/a	(\$11,112,409)
Future SDCP Development	(\$26,403,000)	n/a	n/a	(\$26,403,000)
Subtotal Other Funding Sources	(\$43,214,144)	\$0	\$0	(\$43,214,144)
<b>SDCP Fee Funded Costs</b>	<b>\$121,889,617</b>	<b>\$10,076,922</b>	<b>\$7,016,173</b>	<b>\$138,982,712</b>
<b>Add: Contingency for Roadway Facilities (1)</b>	<b>\$6,094,481</b>	<b>n/a</b>	<b>n/a</b>	<b>\$6,094,481</b>
<b>Total SDCP Fee Funded Costs</b>	<b>\$127,984,098</b>	<b>\$10,076,922</b>	<b>\$7,016,173</b>	<b>\$145,077,193</b>
<b>Less: SDCP Fee Fund Balance (2)</b>	<b>(\$11,447,624)</b>	<b>(\$597,812)</b>	<b>(\$687,990)</b>	<b>(\$12,733,426)</b>
<b>Remaining SDCP Fee-Funded Costs</b>	<b>\$116,536,474</b>	<b>\$9,479,110</b>	<b>\$6,328,183</b>	<b>\$132,343,767</b>

(1) Includes an additional 5.0% contingency that has been added to the SDCP road fee component of the 2005 SDCP Fee-funded costs.

(2) Estimated SDCP Fee fund balance as of the date that the new fees are expected to take effect.

Source: Wood Rogers; City of Rancho Cordova; Goodwin Consulting Group, Inc.



**Table A-5**  
**Estimated SDCP Fee Fund Balance**

	Roadway	Supplemental Offsite Water	Interim Sewer
<b>Development thru February 28, 2005</b>			
SDCP Fee per SFR unit	\$9,326	\$451	\$519
SFR Units	236	236	236
Subtotal SDCP Fee Balance	\$2,200,936	\$106,436	\$122,484
<b>Development from March 1, 2005 thru Effective Date of New Fee</b>			
SDCP Fee per SFR unit (1)	\$9,592	\$464	\$534
Estimated SFR Units	964	1,059	1,059
Subtotal SDCP Fee Balance	\$9,246,688	\$491,376	\$565,506
<b>Total Development thru Estimated Effective Date of New Fee</b>			
<b>Estimated SFR Units</b>	<b>1,200</b>	<b>1,295</b>	<b>1,295</b>
<b>Estimated SDCP Fee Fund Balance</b>	<b>\$11,447,624</b>	<b>\$597,812</b>	<b>\$687,990</b>

(1) Inflationary fee increase effective March 1, 2005.

Source: City of Rancho Cordova; Goodwin Consulting Group, Inc.

**Table A-6**  
**SDCP Roadway Fee Calculation**

<b>Net Roadway Cost:</b>								<b>\$116,536,474</b>
<b>Land Use</b>	<b>Remaining Acres (1)</b>	<b>Remaining Units (1)</b>	<b>EDU Factor (2)</b>	<b>Total EDUs</b>	<b>Percent Allocation</b>	<b>Cost Allocation</b>	<b>SDCP Roadway Fee (4)</b>	
<b>Residential</b>			<i>per acre</i>				<i>per unit</i>	
Single Family Residential	1,399.7	6,970	4.50	6,299	69.9%	\$81,458,239	\$11,687	
Multifamily Residential	71.3	1,222	10.20	727	8.1%	\$9,398,983	\$7,693	
<b>Nonresidential</b>		<i>Bldg SF (3)</i>	<i>per acre</i>				<i>per Bldg SF</i>	
Office	85.0	1,111,107	13.50	1,148	12.7%	\$14,844,865	\$13.36	
Commercial	51.4	559,692	16.30	838	9.3%	\$10,834,386	\$19.36	
<b>Total</b>	1,607.3	-	-	9,011	100.0%	\$116,536,474	-	

- (1) Remaining developable acreage, dwelling units, and building square footage have been reduced by: (1) 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, and (2) anticipated development through the estimated date that the Road fee will take effect.
- (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.
- (4) The SDCP Roadway Fee component will be transferred from the SDCP Fee Program to the Citywide Transportation Impact Fee Program.

Source: Goodwin Consulting Group, Inc.

**Table A-7**  
**SDCP Supplemental Offsite Water Fee Calculation**

Land Use	Remaining Acres (1)	Remaining Units (1)	EDU Factor (2)	Total EDUs	Percent Allocation	Cost Allocation	SDCP Offsite Water Fee
<b>Net Offsite Water Cost: \$9,479,110</b>							
<b>Residential</b>			<i>per unit</i>				<i>per unit</i>
Single Family Residential	1,380.6	6,875	1.00	6,875	82.5%	\$7,816,869	\$1,137
Multifamily Residential	71.3	1,222	0.75	916	11.0%	\$1,041,804	\$853
<b>Nonresidential</b>		<i>Bldg SF (3)</i>	<i>per acre</i>				<i>per Bldg SF</i>
Office	85.0	1,111,107	4.00	340	4.1%	\$386,693	\$0.35
Commercial	51.4	559,692	4.00	206	2.5%	\$233,744	\$0.42
<b>Total</b>	1,588.3	-	-	8,337	100.0%	\$9,479,110	-

- (1) Remaining developable acreage, dwelling units, and building square footage have been reduced by: (1) 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, and (2) anticipated development through the estimated date that the Water fee will take effect.
- (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.

Source: Goodwin Consulting Group, Inc.

**Table A-8**  
**SDCP Interim Sewer Fee Calculation**

<b>Net Interim Sewer Cost:</b>		<b>\$6,328,183</b>					
Land Use	Remaining Acres (1)	Remaining Units (1)	EDU Factor (2)	Total EDUs	Percent Allocation	Cost Allocation	SDCP Interim Sewer Fee
<b>Residential</b>			<i>per unit</i>				<i>per unit</i>
Single Family Residential	1,380.6	6,875	1.00	6,875	85.2%	\$5,391,467	\$784
Multifamily Residential	71.3	1,222	0.75	916	11.4%	\$718,555	\$588
<b>Nonresidential</b>		<i>Bldg SF (3)</i>	<i>per acre</i>				<i>per Bldg SF</i>
Office	85.0	1,111,107	2.61	222	2.8%	\$174,269	\$0.16
Commercial	51.4	559,692	1.09	56	0.7%	\$43,892	\$0.08
<b>Total</b>	1,588.3	-	-	8,069	100.0%	\$6,328,183	-

- (1) Remaining developable acreage, dwelling units, and building square footage have been reduced by: (1) 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, and (2) anticipated development through the estimated date that the Sewer fee will take effect.
- (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, Inc.

# ***APPENDIX B***

## ***Facilities Cost Summaries***

**TABLE B-1**  
**ROADWAY IMPROVEMENTS**  
 FEE PROGRAM UPDATE 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	\$777	\$3,475,293			\$0	\$3,475,293	\$3,475,293
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	\$736	\$3,975,541			\$0	\$3,975,541	\$7,450,833
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	\$756	\$2,535,646			\$0	\$2,535,646	\$9,986,479
4.	Douglas Road at Sunrise Boulevard	6x6 lane 4-way intersection widening and signalization: Anatolia MRI portion	ON	1	LS	\$2,055,181	\$2,055,181			\$0	\$2,055,181	\$12,041,660
4A.	Douglas Road at Sunrise Boulevard; Portion Remaining after Anatolia MRI	6x6 lane 4-way intersection widening and signalization: remaining portion	ON	1	LS	\$1,135,331	\$1,135,331			\$0	\$1,135,331	\$13,176,991
4B.	Douglas Road at Sunrise Boulevard: Westerly Temporary transition	Transition from partially completed intersection west to existing 2-lane road	ON	1	LS	\$365,763	\$365,763			\$0	\$365,763	\$13,542,754
5.	Douglas Road at Americanos Boulevard	6x4 lane 4-way intersection widening and signalization	ON	1	LS	\$2,986,731	\$2,986,731			\$0	\$2,986,731	\$16,529,485
6.	Douglas Road at Jaeger Road: Portion Remaining After Anatolia MRI	6x4 lane 3-way intersection widening and signalization: remaining portion	ON	1	LS	\$2,070,817	\$2,070,817			\$0	\$2,070,817	\$18,600,302
6A.	Douglas Road at Jaeger Road: Portion included in Anatolia MRI	6x4 lane 3-way intersection widening and signalization: Anatolia MRI portion	ON	1	LS	\$225,454	\$225,454			\$0	\$225,454	\$18,825,757
7.	Douglas Road at Grantline Road	6x6 lane 3-way intersection widening and signalization	ON	1	LS	\$1,565,684	\$1,565,684			\$0	\$1,565,684	\$20,391,440
8.	Douglas Road at Zinfandel	Add through lanes on north and southbound approaches	OFF	1	LS	\$141,120	\$141,120			\$0	\$141,120	\$20,532,560
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	\$717	\$2,224,182	15%	County TIP	\$333,627	\$1,890,554	\$22,423,115
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	\$746	\$5,517,806	15%	County TIP	\$827,671	\$4,690,135	\$27,113,250
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	\$801	\$4,768,187	15%	County TIP	\$715,228	\$4,052,959	\$31,166,209
12.	Sunrise Boulevard at Chrysanthy Boulevard: Anatolia MRI Portion	6x4 lane 3-way intersection widening and signalization: Anatolia MRI portion	ON	1	LS	\$1,251,227	\$1,251,227			\$0	\$1,251,227	\$32,417,435
12A.	Sunrise Boulevard at Chrysanthy Boulevard: Anatolia Chrysanthy Boulevard Portion	6x4 lane 3-way intersection widening and signalization: Anatolia Chry. Blvd. portion	ON	1	LS	\$393,377	\$393,377			\$0	\$393,377	\$32,810,813
12B.	Sunrise Boulevard at Chrysanthy Boulevard: Remaining Portion	6x4 lane 3-way intersection widening and signalization: remaining portion	ON	1	LS	\$922,049	\$922,049			\$0	\$922,049	\$33,732,862
13.	Sunrise Boulevard at Kiefer Boulevard	6x4 lane 4-way intersection widening and signalization	ON	1	LS	\$1,749,487	\$1,749,487	FLAT	Mather Field Tip	\$98,550	\$1,650,937	\$35,383,798
13A.	Sunrise Boulevard at Kiefer Boulevard: Southerly Temporary Transition	Transition from partially completed intersection south to existing 2-lane road	ON	1	LS	\$259,229	\$259,229			\$0	\$259,229	\$35,643,027
13B.	Sunrise Boulevard at Kiefer Boulevard: Westerly Temporary Transition	Transition from partially completed intersection west to existing 2-lane road	ON	1	LS	\$87,781	\$87,781			\$0	\$87,781	\$35,730,808
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	\$35,730,808
15.	Sunrise Boulevard at Grant Line Road	6x6 lane 3-way intersection widening and signalization (incl. 2 lane stub to south)	OFF	1	LS	\$1,870,989	\$1,870,989	FLAT	Vineyard CIP	\$690,923	\$1,180,066	\$36,910,874
16.	Sunrise Boulevard at Folsom Boulevard	Add free right-turn lane on eastbound approach	OFF	1	LS	\$134,400	\$134,400			\$0	\$134,400	\$37,045,274
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	\$697	\$2,997,748			\$0	\$2,997,748	\$40,043,021
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	\$709	\$6,028,132			\$0	\$6,028,132	\$46,071,153
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	\$626	\$5,418,441			\$0	\$5,418,441	\$51,489,594
20.	Grantline Road at Chrysanthy Boulevard	6x4 lane 3-way intersection widening and signalization	ON	1	LS	\$1,309,358	\$1,309,358			\$0	\$1,309,358	\$52,798,951

**TABLE B-1**  
**ROADWAY IMPROVEMENTS**  
 FEE PROGRAM UPDATE 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
21.	Grantline Road at Kiefer Boulevard	6x4x2 lane 4-way intersection widening and signalization	ON	1	LS	\$1,039,818	\$1,039,818			\$0	\$1,039,818	\$53,838,770
22.	Grantline Road at SR 16	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	\$1,707,218	\$1,707,218	100%	Dev. Fee Meas. A	\$1,707,218	\$0	\$53,838,770
23.	Grantline Road at White Rock Road	Add additional exclusive left turn lane (White Rock Road) and signalization	OFF	1	LS	\$257,681	\$257,681			\$0	\$257,681	\$54,096,450
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	\$459	\$2,090,112			\$0	\$2,090,112	\$56,186,562
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	\$459	\$2,287,640			\$0	\$2,287,640	\$58,474,202
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	\$459	\$2,012,837			\$0	\$2,012,837	\$60,487,039
27.	Chrysanthy Boulevard at Jaeger Road	4x4 lane 4-way intersection widening and signalization	ON	1	LS	\$1,988,151	\$1,988,151			\$0	\$1,988,151	\$62,475,190
28.	Chrysanthy Boulevard at Americanos Boulevard	4x4 lane 4-way intersection widening and signalization	ON	1	LS	\$1,561,544	\$1,561,544			\$0	\$1,561,544	\$64,036,735
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	\$446	\$1,083,536			\$0	\$1,083,536	\$65,120,271
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	\$550	\$2,271,571			\$0	\$2,271,571	\$67,391,842
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	\$459	\$1,125,413			\$0	\$1,125,413	\$68,517,255
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	\$459	\$964,679			\$0	\$964,679	\$69,481,934
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	\$455	\$2,756,192			\$0	\$2,756,192	\$72,238,126
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	\$456	\$2,012,383			\$0	\$2,012,383	\$74,250,510
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	\$483	\$2,101,514			\$0	\$2,101,514	\$76,352,023
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	\$482	\$385,581			\$0	\$385,581	\$76,737,604
37.	Kiefer Boulevard at Jaeger Road	4x4 lane 4-way intersection widening and signalization	ON	1	LS	\$1,660,958	\$1,660,958			\$0	\$1,660,958	\$78,398,563
38.	Kiefer Boulevard at Americanos Boulevard	4x4 lane 4-way intersection widening and signalization	OFF	1	LS	\$1,229,949	\$1,229,949			\$0	\$1,229,949	\$79,628,512
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	\$459	\$711,983			\$0	\$711,983	\$80,340,495
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	\$453	\$1,281,380			\$0	\$1,281,380	\$81,621,874
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	\$459	\$1,717,111			\$0	\$1,717,111	\$83,338,985
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	\$459	\$1,096,481			\$0	\$1,096,481	\$84,435,466

**TABLE B-1**  
**ROADWAY IMPROVEMENTS**  
 FEE PROGRAM UPDATE 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	\$280	\$415,015	15%	County TIP	\$62,252	\$352,763	\$84,788,229
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	\$280	\$2,080,447	15%	County TIP	\$312,067	\$1,768,380	\$86,556,609
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	\$280	\$1,028,331			\$0	\$1,028,331	\$87,584,940
46.	Kiefer Boulevard: Sunrise Boulevard to Jaeger Boulevard	Northerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.	ON	1,590	LF	\$236	\$375,814			\$0	\$375,814	\$87,960,754
47.	Jaeger Boulevard: Frontage adjacent to preserve	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	2,831	LF	\$236	\$669,165			\$0	\$669,165	\$88,629,919
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	\$88,629,919
49.	Grantline Road: Adjacent to Laguna Creek (450' contained in Improvement 20)	Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.	ON	450	LF	\$243	\$109,539			\$0	\$109,539	\$88,739,458
50a.	Sunrise Boulevard: Sunrise Park Road to Douglas Boulevard	Outside Travel Lanes	OFF	4,200	LF	\$518	\$2,176,046			\$0	\$2,176,046	\$90,915,504
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	\$91,115,504
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	\$91,315,504
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	\$745	\$781,852			\$0	\$781,852	\$92,097,356
52.	SR 16 at Bradshaw Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	\$1,714,063	\$1,714,063			\$0	\$1,714,063	\$93,811,419
53.	SR 16 at Eagle's Nest Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	\$1,587,561	\$1,587,561			\$0	\$1,587,561	\$95,398,980
54.	SR 16 at Excelsior Road	6x4 lane 4-way intersection widening and signalization	OFF	1	LS	\$1,590,206	\$1,590,206			\$0	\$1,590,206	\$96,989,186
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	\$97,420,386
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	\$97,420,386
57.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (1 3-way intersection), Herodian Drive	ON	1	LS	\$202,200	\$202,200			\$0	\$202,200	\$97,622,586
57A.	Sunrise Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (1 3-way intersection) Bosphorous Drive	ON	1	LS	\$202,200	\$202,200			\$0	\$202,200	\$97,824,786
58.	Douglas Road: Sunrise Boulevard to Grantline Road	Signalization at local collectors (3 3-way intersections)	ON	1	LS	\$606,600	\$606,600			\$0	\$606,600	\$98,431,386
59.	Jaeger Road: Douglas Road to Kiefer	Signalization at local collectors (2 3-way & 2 4-way intersections)	ON	1	LS	\$847,360	\$847,360			\$0	\$847,360	\$99,278,746
60.	Americanos Boulevard: Douglas Road to Kiefer Boulevard	Signalization at local collectors (3 3-way & 1 4-way intersections)	ON	1	LS	\$820,880	\$820,880			\$0	\$820,880	\$100,099,626
61.	Grantline Road: Douglas Road to Chrysanthy Boulevard	Signalization at local collectors (2 3-way intersections)	ON	1	LS	\$404,400	\$404,400			\$0	\$404,400	\$100,504,026
62.	Chrysanthy Boulevard: Sunrise Boulevard to Grantline Road	Signalization at local collectors (2 3-way & 2 4-way intersections)	ON	1	LS	\$847,360	\$847,360			\$0	\$847,360	\$101,351,386
63a.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	\$2,660	\$260,680			\$0	\$260,680	\$101,612,066
63b.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	\$404	\$39,581			\$0	\$39,581	\$101,651,647
63c.	Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard	Drainage Culverts over existing water courses	ON	98	LF	\$808	\$79,162			\$0	\$79,162	\$101,730,810



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**ROADWAY IMPROVEMENTS**  
 FEE PROGRAM UPDATE 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
64.	Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	\$2,693	\$263,875			\$0	\$263,875	\$101,994,685
65a.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	\$808	\$79,162			\$0	\$79,162	\$102,073,847
65b.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	\$404	\$39,581			\$0	\$39,581	\$102,113,428
65c.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	\$404	\$39,581			\$0	\$39,581	\$102,153,010
65d.	Chrysanthy Boulevard: Americanos Boulevard to Grantline Road	Drainage Culverts over existing water courses	ON	98	LF	\$2,693	\$263,875			\$0	\$263,875	\$102,416,884
66.	Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	\$2,693	\$263,875			\$0	\$263,875	\$102,680,759
67a.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	\$808	\$79,162			\$0	\$79,162	\$102,759,922
67b.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	\$404	\$39,581			\$0	\$39,581	\$102,799,503
67c.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	\$2,693	\$263,875			\$0	\$263,875	\$103,063,378
67d.	Jaeger Road: Chrysanthy Blvd. to Kiefer Boulevard	Drainage Culverts over existing water courses	OFF	98	LF	\$2,693	\$263,875			\$0	\$263,875	\$103,327,252
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	\$396	\$8,360,937	76%	Dev. Fee, Meas. A	\$6,354,312	\$2,006,625	\$105,333,877
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	\$847	\$11,981,798	FLAT	Mather Field CIP	\$554,580	\$11,427,218	\$116,761,096
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	\$814	\$3,824,072	67%	Dev. Fee, Meas. A	\$2,562,128	\$1,261,944	\$118,023,039
71.	Kiefer Boulevard: Eagles Nest to Sunrise	Widen 2-lane arterial	OFF	4,650	LF	\$295	\$1,371,750	FLAT	Mather Field CIP	\$1,371,750	\$0	\$118,023,039
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	\$119,023,039
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	\$119,023,039
73.	Zinfandel Drive at International Drive	Intersection Signalization - 4-way Signalization	OFF	1	LS	\$232,985	\$232,985			\$0	\$232,985	\$119,256,024
74a.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	\$2,693	\$317,727			\$0	\$317,727	\$119,573,751
74b.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	\$808	\$95,318			\$0	\$95,318	\$119,669,069
74c.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	98	LF	\$808	\$79,162			\$0	\$79,162	\$119,748,231
74d.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	\$2,693	\$317,727			\$0	\$317,727	\$120,065,958
74e.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	\$2,693	\$317,727			\$0	\$317,727	\$120,383,685
74f.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	\$808	\$95,318			\$0	\$95,318	\$120,479,003
74g.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	118	LF	\$404	\$47,659			\$0	\$47,659	\$120,526,662
74h.	Remaining Culverts Across Major Roads	Drainage Culverts over existing water courses	OFF	98	LF	\$2,693	\$263,875			\$0	\$263,875	\$120,790,537
76a.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	\$3,105	\$366,360			\$0	\$366,360	\$121,156,897
76b.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	\$3,105	\$366,360			\$0	\$366,360	\$121,523,257
76c.	SR16: Bradshaw Road to Grantline Road	Drainage Culverts over existing water courses	OFF	118	LF	\$3,105	\$366,360			\$0	\$366,360	\$121,889,617
	5% Floating Contingency										\$6,094,481	\$127,984,098
	<b>Total Roadway Program Cost</b>											<b>\$127,984,098</b>

**TABLE B-2**  
**OFFSITE WATER**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES

Improvement	Quantity	Unit	Unit Cost	Total Cost
<b>1. Vineyard Well Field (Wells 1-3)</b>				
Quantity: Lump Sum				
Well Field Cost <sup>1</sup>	1	LS	\$2,640,000.00	\$2,640,000
<b>Total Cost</b>				<b>\$2,640,000</b>
Zone 40 Reimbursement (Developer reported amount)				\$2,367,491
<b>Total Funded Cost</b>				<b>\$272,509</b>
<b>2. Vineyard Well Field (Wells 4-7)</b>				
Quantity: Lump Sum				
Well Field Cost	1	LS	\$3,520,000.00	\$3,520,000
<b>Total Cost</b>				<b>\$3,520,000</b>
Zone 40 Reimbursement (Developer reported amount)				\$3,168,000
<b>Total Funded Cost</b>				<b>\$352,000</b>
<b>3. Vineyard Well Field Land Cost (Wells 1-7)</b>				
Quantity: Lump Sum				
Well Field Cost	7	LS	\$20,000.00	\$140,000
<b>Total Cost</b>				<b>\$140,000</b>
Zone 40 Reimbursement (Estimated amount)				\$0
<b>Total Funded Cost</b>				<b>\$140,000</b>
<b>4. Excelsior Raw Water Line</b>				
Quantity: Lump Sum				
Raw Water Line Cost <sup>1</sup>	1	LS	\$9,985,525.00	\$9,985,525
<b>Total Cost</b>				<b>\$9,985,525</b>
Zone 40 Reimbursement (Developer reported amount)				\$6,902,997
<b>Total Funded Cost</b>				<b>\$3,082,528</b>
<b>5. Anatolia Groundwater Treatment Plant</b>				
Quantity: Lump Sum				
Treatment Plant Cost <sup>1</sup>	1	LS	\$13,703,250.00	\$13,703,250
<b>Total Cost</b>				<b>\$13,703,250</b>
Zone 40 Reimbursement (Developer reported amount)				\$11,229,861
<b>Total Funded Cost</b>				<b>\$2,473,389</b>
<b>6. Anatolia Groundwater Treatment Plant Land</b>				
Quantity: Lump Sum				
Treatment Plant Cost <sup>1</sup>	1	LS	\$3,037,662.00	\$3,037,662
<b>Total Cost</b>				<b>\$3,037,662</b>
Zone 40 Reimbursement (Estimated amount)				\$800,000
<b>Total Funded Cost</b>				<b>\$2,237,662</b>

**TABLE B-2**  
**OFFSITE WATER**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES

<u>Improvement</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
<b>7. Folsom South Canal Crossing: Water Costs</b>				
Quantity: Lump Sum				
Construction Costs (Based on Bid)	1	LS	\$1,186,805.00	\$1,186,805
Subtotal				<u>\$1,186,805</u>
Storm Water Pollution Prevention, 2%				\$23,736
Engineering, Staking and Construction Management, 20%				\$237,361
Cost Contingency, 10%				<u>\$118,681</u>
<b>Total Cost</b>				<b>\$1,566,583</b>
Zone 40 Reimbursement (Estimated amount)				<u>\$1,281,749</u>
<b>Total Funded Cost</b>				<b>\$284,834</b>
<b>8. Water Studies</b>				
Quantity: Lump Sum				
Water Study Cost <sup>1</sup>	1	LS	\$265,000.00	\$265,000
<b>Total Cost</b>				<b>\$265,000</b>
<b>9. North Douglas Tank Site Land</b>				
Quantity: Lump Sum				
Tank Site land Cost (2)	1	LS	\$1,386,000.00	\$1,386,000
<b>Total Cost</b>				<b>\$1,386,000</b>
Zone 40 Reimbursement (2)				<u>\$417,000</u>
<b>Total Funded Cost</b>				<b>\$969,000</b>
<b><u>Total Offsite Water Improvements</u></b>				
1. Vineyard Well Field (Wells 1-3)				\$272,509
2. Vineyard Well Field (Wells 4-7)				\$352,000
3. Vineyard Well Field Land Cost (Wells 1-7)				\$140,000
4. Excelsior Raw Water Line				\$3,082,528
5. Anatolia Groundwater Treatment Plant				\$2,473,389
6. Anatolia Groundwater Treatment Plant Land				\$2,237,662
7. Folsom South Canal Crossing: Water Costs				\$284,834
8. Water Studies				\$265,000
9. North Douglas Tank Site Land				<u>\$969,000</u>
<b>Total Cost</b>				<b>\$10,076,922</b>

Notes:

1. Based on developer reported actual costs.
2. Based on developer reported estimated cost. The site is 2.78 acres. Developer estimate of actual is \$498,500 per acre. Developer estimate of anticipated reimbursement is \$150,000 per acre.

**TABLE B-3**  
**INTERIM SEWER**  
**FEE PROGRAM UPDATE PROJECT COST ESTIMATES**

Improvement	Quantity	Unit	Unit Cost	Total Cost
<b>1. 8" Sewer Force Main: Kiefer Boulevard lift station to Chrysanthy Boulevard outfall</b>				
Quantity: 11,200 LF				
8" Sewer Force Main (Based on Wood Rodgers Est.)	14,090	LF	\$95.00	\$1,338,550
Subtotal				<u>\$1,338,550</u>
Storm Water Pollution Prevention, 2%				\$26,771
Engineering, Staking and Construction Management, 20%				\$267,710
Cost Contingency, 10%				\$133,855
<b>Total Cost</b>				<u><b>\$1,766,886</b></u>
<b>2. Kiefer Boulevard Lift Station: 0.94 MGD capacity</b>				
Quantity: Lump Sum				
Lift Station (Based on Bid)	1	LS	\$1,084,303.00	\$1,084,303
Subtotal				<u>\$1,084,303</u>
Storm Water Pollution Prevention, 2%				\$21,686
Engineering, Staking and Construction Management, 20%				\$216,861
Cost Contingency, 10%				\$108,430
<b>Total Cost</b>				<u><b>\$1,431,280</b></u>
<b>3. 18" Sewer Force Main: Chrysanthy Boulevard lift station to Mayhew Road outfall</b>				
Quantity: Lump Sum				
Force Main Cost (Based on Bid, Includes 32% soft costs)	1	LS	\$5,802,192.00	\$5,802,192
<b>Total Cost</b>				<u><b>\$5,802,192</b></u>
CSD-1 Reimbursement				<u>\$4,811,000</u>
<b>Total Funded Cost</b>				<u><b>\$991,192</b></u>
<b>4. Chrysanthy Boulevard Lift Station: 5.75 MGD capacity</b>				
Quantity: Lump Sum				
Lift Station Cost ( Based on Bid, includes 32% soft cost)	1	LS	\$1,466,569.00	\$1,466,569
<b>Total Cost</b>				<u><b>\$1,466,569</b></u>
CSD-1 Reimbursement				<u>\$1,239,000</u>
<b>Total Funded Cost</b>				<u><b>\$227,569</b></u>
<b>5. 6" Sewer Force Main: Douglas Boulevard lift station to Chrysanthy Boulevard outfall</b>				
Quantity: 5,100 LF				
6" Sewer Force Main (Based on Bid)	5,268	LF	\$95.00	\$500,460
Subtotal				<u>\$500,460</u>
Storm Water Pollution Prevention, 2%				\$10,009
Engineering, Staking and Construction Management, 20%				\$100,092
Cost Contingency, 10%				\$50,046
<b>Total Cost</b>				<u><b>\$660,607</b></u>

**TABLE B-3**  
**INTERIM SEWER**  
**FEE PROGRAM UPDATE PROJECT COST ESTIMATES**

<b>Improvement</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>6. Douglas Boulevard Lift Station: 0.28 MGD capacity</b>				
Quantity: Lump Sum				
Lift Station (Based on Wood Rodgers Estimate)	1	LS	\$900,000.00	\$900,000
Subtotal				<u>\$900,000</u>
Storm Water Pollution Prevention, 2%				\$18,000
Engineering, Staking and Construction Management, 20%				\$180,000
Cost Contingency, 10%				\$90,000
<b>Total Cost</b>				<b><u>\$1,188,000</u></b>
<b>7. Folsom South Canal Crossing: Sewer Costs</b>				
Quantity: Lump Sum				
Construction Costs (Based on Bid)	1	LS	\$1,171,205.00	\$1,171,205
Subtotal				<u>\$1,171,205</u>
Storm Water Pollution Prevention, 2%				\$23,424
Engineering, Staking and Construction Management, 20%				\$234,241
Cost Contingency, 10%				\$117,121
<b>Total Cost</b>				<b><u>\$1,545,991</u></b>
CSD-1 Reimbursement				<u>\$1,247,333</u>
<b>Total Funded Cost</b>				<b><u>\$298,658</u></b>
<b>8. Chrysanthy Boulevard Trunk Sewer</b>				
Quantity: Lump Sum				
Trunk Sewer Costs (Based on Bid)	1	LS	\$1,141,330.00	\$1,141,330
Subtotal				<u>\$1,141,330</u>
Storm Water Pollution Prevention, 2%				\$22,827
Engineering, Staking and Construction Management, 20%				\$228,266
Cost Contingency, 10%				\$114,133
<b>Total Cost</b>				<b><u>\$1,506,556</u></b>
CSD-1 Reimbursement				<u>\$1,084,574</u>
<b>Total Funded Cost</b>				<b><u>\$421,982</u></b>
<b>9. Sewer Studies</b>				
Quantity: Lump Sum				
Sewer Studies	1	LS	\$30,000.00	\$30,000
<b>Total Cost</b>				<b><u>\$30,000</u></b>
<b><u>Total Offsite Interim Sewer Improvements</u></b>				
1. Kiefer 8" Sewer Force Main				\$1,766,886
2. Kiefer Boulevard Lift Station				\$1,431,280
3. 18" Sewer Force Main				\$991,192
4. Chrysanthy Boulevard Lift Station				\$227,569
5. Sunrise 6" Force Main				\$660,607
6. Douglas Boulevard Lift Station				\$1,188,000
7. Folsom South Canal Crossing (Sewer)				\$298,658
8. Chrysanthy Trunk Sewer				\$421,982
9. Sewer Studies				\$30,000
<b>Total Cost</b>				<b><u>\$7,016,173</u></b>

Notes:

1. Based on developer estimate, cost includes anticipated soft costs.

# ***APPENDIX C***

## ***Detailed Roadway and Land Acquisition Costs***

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>1. Douglas Road: Sunrise Boulevard to Jaeger Road (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement With Existing Roadway Impacts				
Quantity: 4,475 LF				
Intersection Signalization (Fire Station Signal)	1	LS	\$170,000.00	\$170,000
Clearing and Grubbing	296,028	SF	\$0.30	\$88,808
Traffic Signal Interconnect	4,475	LF	\$10.00	\$44,750
Roadway Excavation	21,928	CY	\$20.00	\$438,560
Curb (Type 5)	8,950	LF	\$13.00	\$116,350
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	\$7.00	\$344,575
Pavement Removal	98,450	SF	\$1.50	\$147,675
Roadside Ditch	8,950	LF	\$5.00	\$44,750
Construction Subtotal				\$2,535,784
Right of Way Acquisition				\$0
Traffic Control and Staging, 4%				\$101,431
Storm Water Pollution Prevention, 1% (field work)				\$25,358
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$559,140
Contingency, 10%				\$253,578
<b>Total Cost</b>				<b>\$3,475,293</b>
<b>2. Douglas Road: Jaeger Road to Americanos Road (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 5,405 LF				
Clearing and Grubbing	357,548	SF	\$0.30	\$107,264
Traffic Signal Interconnect	5,405	LF	\$10.00	\$54,050
Roadway Excavation	26,485	CY	\$20.00	\$529,700
Curb (Type 5)	10,810	LF	\$13.00	\$140,530
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	\$7.00	\$416,185
Pavement Removal	135,125	SF	\$1.50	\$202,688
Roadside Ditch	10,810	LF	\$5.00	\$54,050
Construction Subtotal				\$2,881,746
Right of Way Acquisition				\$26,108
Traffic Control and Staging, 4%				\$115,270
Storm Water Pollution Prevention, 1% (field work)				\$28,817
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$635,425
Contingency, 10%				\$288,175
<b>Total Cost</b>				<b>\$3,975,541</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
**FEE PROGRAM UPDATE PROJECT COST ESTIMATES**  
**BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN**  
**TABLE A-3 DATED 7/18/02**

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>3. Douglas Road: Americanos Boulevard to Grantline Road (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 3,355 LF				
Clearing and Grubbing	228,140	SF	\$0.30	\$68,442
Traffic Signal Interconnect	3,355	LF	\$10.00	\$33,550
Roadway Excavation	16,899	CY	\$20.00	\$337,980
Curb (Type 5)	6,710	LF	\$13.00	\$87,230
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	\$7.00	\$258,335
Pavement Removal	80,520	SF	\$1.50	\$120,780
Roadside Ditch	6,710	LF	\$5.00	\$33,550
Construction Subtotal				\$1,794,751
Right of Way Acquisition				\$75,939
Traffic Control and Staging, 4%				\$71,790
Storm Water Pollution Prevention, 1% (field work)				\$17,948
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$395,743
Contingency, 10%				\$179,475
<b>Total Cost</b>				<b>\$2,535,646</b>
<b>4. Douglas Road at Sunrise Boulevard (including 450' center and frontage roadway improvements)</b>				
6x6 lane 4-way intersection widening and signalization Anatolia MRI Portion Only				
Private Improvement With Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	1.00	LS	\$170,000.00	\$170,000
Traffic Signal Interconnect	1,332	LF	\$10.00	\$13,320
Clearing and Grubbing	291,627	SF	\$0.30	\$87,488
Roadway Excavation	19,125	CY	\$20.00	\$382,500
Curb (Type 5)	2,321	LF	\$13.00	\$30,173
Curb (Type 3)	1,233	LF	\$13.00	\$16,029
Curb & Gutter (Type 2)	1,233	LF	\$20.00	\$24,660
2" AC Overlay	453	TON	\$75.00	\$33,975
6" Asphalt Concrete	4,365	TON	\$52.00	\$226,980
16" Aggregate Base	11,639	TON	\$23.00	\$267,697
Storm Drain (DI, MH & DI lead @ 500', 1lf 12"D/lf Road)	1,332	LF	\$50.00	\$66,600
Striping & Signage	0.74	LS	\$21,600.00	\$15,984
Sidewalk (6' wide)	7,397	SF	\$4.75	\$35,136
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	0.74	LS	\$22,500.00	\$16,650
Frontage Landscaping (29' corridor)	0	SF	\$7.00	\$0
Median Landscaping (corridor varies)	0	SF	\$7.00	\$0
Pavement Removal	41,245	SF	\$1.50	\$61,868
Roadside Ditch	1,074	LF	\$5.00	\$5,370
Construction Subtotal				\$1,459,429
Right of Way Acquisition				\$55,033
Traffic Control and Staging, 4%				\$58,377
Storm Water Pollution Prevention, 1% (field work)				\$14,594
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$321,804
Contingency, 10%				\$145,943
<b>Total Cost</b>				<b>\$2,055,181</b>



**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>4A. Douglas Road at Sunrise Boulevard (including 450' center and frontage roadway improvements)</b>				
6x6 lane 4-way intersection widening and signalization - Portion Remaining After Anatolia MRI				
Private Improvement With Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	0.00	LS	\$170,000.00	\$0
Traffic Signal Interconnect	468	LF	\$10.00	\$4,680
Clearing and Grubbing	102,463	SF	\$0.30	\$30,739
Roadway Excavation	6,719	CY	\$20.00	\$134,380
Curb (Type 5)	815	LF	\$13.00	\$10,595
Curb (Type 3)	433	LF	\$13.00	\$5,629
Curb & Gutter (Type 2)	433	LF	\$20.00	\$8,660
2" AC Overlay	159	TON	\$75.00	\$11,925
6" Asphalt Concrete	1,533	TON	\$52.00	\$79,716
16" Aggregate Base	4,089	TON	\$23.00	\$94,047
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	468	LF	\$50.00	\$23,400
Striping & Signage	0.26	LS	\$21,600.00	\$5,616
Sidewalk (6' wide)	2,599	SF	\$4.75	\$12,345
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	0.26	LS	\$22,500.00	\$5,850
Frontage Landscaping (29' corridor)	45,205	SF	\$7.00	\$316,435
Median Landscaping (corridor varies)	7,168	SF	\$7.00	\$50,176
Pavement Removal	14,491	SF	\$1.50	\$21,737
Roadside Ditch	378	LF	\$5.00	\$1,890
Construction Subtotal				<u>\$822,820</u>
Right of Way Acquisition				\$7,657
Traffic Control and Staging, 4%				\$32,913
Storm Water Pollution Prevention, 1% (field work)				\$8,228
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$181,432
Contingency, 10%				<u>\$82,282</u>
<b>Total Cost</b>				<b>\$1,135,331</b>
<b>4B. Douglas Road Transition to Existing Roadway</b>				
Road Transition from Ultimate 6-lane Road at Sta 17+34 to Match Existing 2-lane Road at Sta 7+00				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Clearing and Grubbing	47,000	SF	\$0.30	\$14,100
Roadway Excavation	1,900	CY	\$20.00	\$38,000
6" Asphalt Concrete	1,554	TON	\$52.00	\$80,808
16" Aggregate Base	3,825	TON	\$23.00	\$87,975
Striping & Signage	1	LS	\$6,000.00	\$6,000
Pavement Removal	20,000	SF	\$1.50	\$30,000
Roadside Ditch	2,000	LF	\$5.00	\$10,000
Construction Subtotal				<u>\$266,883</u>
Right of Way Acquisition				\$0
Traffic Control and Staging, 4%				\$10,675
Storm Water Pollution Prevention, 1% (field work)				\$2,669
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$58,848
Contingency, 10%				<u>\$26,688</u>
<b>Total Cost</b>				<b>\$365,763</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. 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 with Existing Roadway Impacts				
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	\$0.30	\$76,954
Roadway Excavation	12,117	CY	\$20.00	\$242,340
Curb (Type 5)	3,136	LF	\$13.00	\$40,768
Curb (Type 3)	2,392	LF	\$13.00	\$31,096
Curb & Gutter (Type 2)	2,392	LF	\$20.00	\$47,840
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	\$50.00	\$180,000
Striping & Signage	1	LS	\$27,000.00	\$27,000
Soundwall ( 6' high at single family and multi-family)	726	LF	\$90.00	\$65,340
Sidewalk (6' wide)	14,754	SF	\$4.75	\$70,082
Bus Pads	4	EA	\$5,000.00	\$20,000
Street Lighting	1	LS	\$45,000.00	\$45,000
Frontage Landscaping (19' corridor)	14,809	SF	\$7.00	\$103,663
Frontage Landscaping (29' corridor)	45,205	SF	\$7.00	\$316,435
Median Landscaping (corridor varies)	7,168	SF	\$7.00	\$50,176
Pavement Removal	22,500	SF	\$1.50	\$33,750
Construction Subtotal				\$2,109,747
Right of Way Acquisition				\$95,322
Traffic Control and Staging, 4%				\$84,390
Storm Water Pollution Prevention, 1% (field work)				\$21,097
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$465,199
Contingency, 10%				\$210,975
<b>Total Cost</b>				<b>\$2,986,731</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>6. Douglas Road at Jaeger Road (including 450' center and partial frontage roadway improvements)</b>				
6x4 lane 3-way intersection widening and signalization - Portion remaining After Anatolia MRI				
Private Improvement with Existing Roadway Impacts				
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	135,635	SF	\$0.30	\$40,691
Roadway Excavation	7,946	CY	\$20.00	\$158,928
Curb (Type 5)	2,352	LF	\$13.00	\$30,576
Curb (Type 3)	1,666	LF	\$13.00	\$21,658
Curb & Gutter (Type 2)	1,666	LF	\$20.00	\$33,320
6" Asphalt Concrete	3,451	TON	\$75.00	\$258,840
14" Aggregate Base	2,573	TON	\$23.00	\$59,179
16" Aggregate Base	6,329	TON	\$23.00	\$145,562
Storm Drain (DI, MH & DI lead @ 500', 1lf 12"D/lf Road)	1,800	LF	\$50.00	\$90,000
Striping & Signage	1	LS	\$17,100.00	\$17,100
Soundwall (6' high at single family and multi-family)	1,452	LF	\$90.00	\$130,680
Sidewalk (6' wide)	9,996	SF	\$4.75	\$47,481
Bus Pads	2	EA	\$5,000.00	\$10,000
Street Lighting	1	LS	\$33,750.00	\$33,750
Frontage Landscaping (19' corridor)	29,621	SF	\$7.00	\$207,347
Median Landscaping (corridor varies)	5,376	SF	\$7.00	\$37,632
Pavement Removal	13,500	SF	\$1.50	\$20,250
Roadside Ditch	900	LF	\$5.00	\$4,500
Construction Subtotal				\$1,510,994
Right of Way Acquisition				\$0
Traffic Control and Staging, 4%				\$60,440
Storm Water Pollution Prevention, 1% (field work)				\$15,110
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$333,174
Contingency, 10%				\$151,099
<b>Total Cost</b>				<b>\$2,070,817</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>6A. Douglas Road at Jaeger Road (including 450' center and partial frontage roadway improvements)</b>				
6x4 lane 3-way intersection widening and signalization - Portion Included in Anatolia MRI				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	0	LS	\$150,000.00	\$0
Traffic Signal Interconnect	0	LF	\$10.00	\$0
Clearing and Grubbing	33,909	SF	\$0.30	\$10,173
Roadway Excavation	1,987	CY	\$20.00	\$39,732
Curb (Type 5)	0	LF	\$13.00	\$0
Curb (Type 3)	0	LF	\$13.00	\$0
Curb & Gutter (Type 2)	0	LF	\$20.00	\$0
6" Asphalt Concrete	863	TON	\$75.00	\$64,710
14" Aggregate Base	0	TON	\$23.00	\$0
16" Aggregate Base	1,582	TON	\$23.00	\$36,391
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	0	LF	\$50.00	\$0
Striping & Signage	0	LS	\$17,100.00	\$0
Soundwall (6' high at single family and multi-family)	0	LF	\$90.00	\$0
Sidewalk (6' wide)	0	SF	\$4.75	\$0
Bus Pads	0	EA	\$5,000.00	\$0
Street Lighting	0	LS	\$33,750.00	\$0
Frontage Landscaping (19' corridor)	0	SF	\$7.00	\$0
Median Landscaping (corridor varies)	0	SF	\$7.00	\$0
Pavement Removal	9,000	SF	\$1.50	\$13,500
Roadside Ditch	0	LF	\$5.00	\$0
Construction Subtotal				\$164,505
Right of Way Acquisition				\$0
Traffic Control and Staging, 4%				\$6,580
Storm Water Pollution Prevention, 1% (field work)				\$1,645
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$36,273
Contingency, 10%				\$16,451
<b>Total Cost</b>				<b>\$225,454</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>7. Douglas Road at Grantline Road (including 450' center and partial frontage roadway improvements)</b>				
6x6 lane 3-way intersection widening and signalization				
Private Improvement with Existing Roadway Impacts				
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	\$0.30	\$31,941
Roadway Excavation	6,791	CY	\$20.00	\$135,820
Curb (Type 5)	2,352	LF	\$13.00	\$30,576
Curb (Type 3)	832	LF	\$13.00	\$10,816
Curb & Gutter (Type 2)	832	LF	\$20.00	\$16,640
2" AC Overlay	256	TON	\$75.00	\$19,200
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	\$50.00	\$45,000
Striping & Signage	1	LS	\$14,400.00	\$14,400
Soundwall ( 6' high at single family and multi-family)	726	LF	\$90.00	\$65,340
Sidewalk (6' wide)	4,994	SF	\$4.75	\$23,722
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	1	LS	\$11,250.00	\$11,250
Frontage Landscaping (19' corridor)	14,801	SF	\$7.00	\$103,607
Median Landscaping (corridor varies)	5,376	SF	\$7.00	\$37,632
Pavement Removal	7,184	SF	\$1.50	\$10,776
Construction Subtotal				<u>\$1,069,138</u>
Right of Way Acquisition				\$100,430
Traffic Control and Staging, 4%				\$42,766
Storm Water Pollution Prevention, 1% (field work)				\$10,691
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$235,745
Contingency, 10%				<u>\$106,914</u>
<b>Total Cost</b>				<b><u>\$1,565,684</u></b>
<b>8. Douglas Road at Zinfandel</b>				
Add through lanes on north and southbound approaches				
Private Improvement				
Improvements	1	LS	\$141,120.00	\$141,120
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b><u>\$141,120</u></b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
**FEE PROGRAM UPDATE PROJECT COST ESTIMATES**  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>9. Sunrise Boulevard: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 3,100 LF				
Traffic Signal Interconnect	3,100	LF	\$10.00	\$31,000
Clearing and Grubbing	210,800	SF	\$0.30	\$63,240
Roadway Excavation	15,615	CY	\$20.00	\$312,300
Curb (Type 5)	6,200	LF	\$13.00	\$80,600
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	\$7.00	\$238,700
Pavement Removal	105,400	SF	\$1.50	\$158,100
Roadside Ditch	6,200	LF	\$5.00	\$31,000
Construction Subtotal				<u>\$1,622,898</u>
Traffic Control and Staging, 4%				\$64,916
Storm Water Pollution Prevention, 1% (field work)				\$16,229
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$357,849
Contingency, 10%				<u>\$162,290</u>
<b>Total Cost</b>				<b><u>\$2,224,182</u></b>
Portion Funded By Others (15% County TIP)				<u>\$333,627</u>
<b>Total Funded Cost</b>				<b><u>\$1,890,554</u></b>
<b>10. Sunrise Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 7,400 LF				
Traffic Signal Interconnect	7,400	LF	\$10.00	\$74,000
Clearing and Grubbing	489,510	SF	\$0.30	\$146,853
Roadway Excavation	36,260	CY	\$20.00	\$725,200
Curb (Type 5)	14,800	LF	\$13.00	\$192,400
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	\$7.00	\$569,800
Pavement Removal	266,400	SF	\$1.50	\$399,600
Roadside Ditch	3,283	LF	\$5.00	\$16,415
Construction Subtotal				<u>\$4,009,925</u>
Right of Way Acquisition				\$22,204
Traffic Control and Staging, 4%				\$160,397
Storm Water Pollution Prevention, 1% (field work)				\$40,099
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$884,188
Contingency, 10%				<u>\$400,993</u>
<b>Total Cost</b>				<b><u>\$5,517,806</u></b>
Portion Funded By Others (15% County TIP)				<u>\$827,671</u>
<b>Total Funded Cost</b>				<b><u>\$4,690,135</u></b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>11. Sunrise Boulevard: Kiefer Boulevard to SR 16 (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 6,230 LF				
Traffic Signal Interconnect	6,230	LF	\$10.00	\$62,300
Clearing and Grubbing	423,640	SF	\$0.30	\$127,092
Roadway Excavation	31,380	CY	\$20.00	\$627,600
Curb (Type 5)	12,460	LF	\$13.00	\$161,980
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	\$7.00	\$479,710
Pavement Removal	224,280	SF	\$1.50	\$336,420
Roadside Ditch	12,460	LF	\$5.00	\$62,300
Construction Subtotal				<u>\$3,444,918</u>
Right of Way Acquisition				\$46,927
Traffic Control and Staging, 4%				\$137,797
Storm Water Pollution Prevention, 1% (field work)				\$34,449
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$759,604
Contingency, 10%				<u>\$344,492</u>
<b>Total Cost</b>				<b><u>\$4,768,187</u></b>
Portion Funded By Others (15% County TIP)				<u>\$715,228</u>
<b>Total Funded Cost</b>				<b><u>\$4,052,959</u></b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>12. Sunrise Boulevard at Chrysanthy Boulevard (including 450' center and frontage roadway improvements)</b>				
6x4 lane 3-way intersection widening and signalization - Portion included with Anatolia MRI				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	1	LS	\$150,000.00	\$150,000
Signal Interconnector	851	LF	\$10.00	\$8,505
Clearing and Grubbing	127,854	SF	\$0.30	\$38,356
Roadway Excavation	6,236	CY	\$20.00	\$124,715
Curb (Type 5)	1,482	LF	\$13.00	\$19,263
Curb (Type 3)	1,549	LF	\$13.00	\$20,139
Curb & Gutter (Type 2)	1,549	LF	\$20.00	\$30,983
6" Asphalt Concrete	2,742	TON	\$52.00	\$142,604
14" Aggregate Base	1,685	TON	\$23.00	\$38,746
16" Aggregate Base	5,387	TON	\$23.00	\$123,904
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	1,701	LF	\$50.00	\$85,050
Striping & Signage	0.63	LS	\$20,700.00	\$13,041
Soundwall (6' high at single family and multi-family)	0	LF	\$90.00	\$0
Sidewalk (6' wide meandering)	9,295	SF	\$4.75	\$44,151
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	0.63	LS	\$33,750.00	\$21,263
Frontage Landscaping (19' corridor)	0	SF	\$7.00	\$0
Frontage Landscaping (29' corridor)	0	SF	\$7.00	\$0
Median Landscaping (corridor varies)	0	SF	\$7.00	\$0
Pavement Removal	31,500	SF	\$1.50	\$47,250
Construction Subtotal				<u>\$912,971</u>
Traffic Control and Staging, 4%				\$36,519
Storm Water Pollution Prevention, 1% (field work)				\$9,130
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$201,310
Contingency, 10%				<u>\$91,297</u>
<b>Total Cost</b>				<b><u>\$1,251,227</u></b>



**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>12A. Sunrise Boulevard at Chrysanthy Boulevard (including 450' center and frontage roadway improvements)</b>				
6x4 lane 3-way intersection widening and signalization - Portion included with the Chrysanthy Boulevard plans				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	0	LS	\$150,000.00	\$0
Signal Interconnector	338	LF	\$10.00	\$3,375
Clearing and Grubbing	50,736	SF	\$0.30	\$15,221
Roadway Excavation	2,475	CY	\$20.00	\$49,490
Curb (Type 5)	588	LF	\$13.00	\$7,644
Curb (Type 3)	615	LF	\$13.00	\$7,992
Curb & Gutter (Type 2)	615	LF	\$20.00	\$12,295
6" Asphalt Concrete	1,088	TON	\$52.00	\$56,589
14" Aggregate Base	669	TON	\$23.00	\$15,376
16" Aggregate Base	2,138	TON	\$23.00	\$49,168
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	675	LF	\$50.00	\$33,750
Striping & Signage	0.25	LS	\$20,700.00	\$5,175
Soundwall (6' high at single family and multi-family)	0	LF	\$90.00	\$0
Sidewalk (6' wide meandering)	3,689	SF	\$4.75	\$17,520
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	0.25	LS	\$33,750.00	\$8,438
Frontage Landscaping (19' corridor)	0	SF	\$7.00	\$0
Frontage Landscaping (29' corridor)	0	SF	\$7.00	\$0
Median Landscaping (corridor varies)	0	SF	\$7.00	\$0
Pavement Removal	0	SF	\$1.50	\$0
Construction Subtotal				<u>\$287,032</u>
Traffic Control and Staging, 4%				\$11,481
Storm Water Pollution Prevention, 1% (field work)				\$2,870
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$63,291
Contingency, 10%				<u>\$28,703</u>
<b>Total Cost</b>				<b><u>\$393,377</u></b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>12B. Sunrise Boulevard at Chrysanthy Boulevard (including 450' center and frontage roadway improvements)</b>				
6x4 lane 3-way intersection widening and signalization - Portion remaining after Anatolia MRI and Chrysanthy Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	0	LS	\$150,000.00	\$0
Signal Interconnector	162	LF	\$10.00	\$1,620
Clearing and Grubbing	24,353	SF	\$0.30	\$7,306
Roadway Excavation	1,188	CY	\$20.00	\$23,755
Curb (Type 5)	282	LF	\$13.00	\$3,669
Curb (Type 3)	295	LF	\$13.00	\$3,836
Curb & Gutter (Type 2)	295	LF	\$20.00	\$5,902
6" Asphalt Concrete	522	TON	\$23.00	\$12,014
14" Aggregate Base	321	TON	\$23.00	\$7,380
16" Aggregate Base	1,026	TON	\$23.00	\$23,601
Storm Drain (DI,MH & DI lead @ 500', 1lf 12"D/lf Road)	324	LF	\$50.00	\$16,200
Striping & Signage	0.12	LS	\$20,700.00	\$2,484
Soundwall (6' high at single family and multi-family)	726	LF	\$90.00	\$65,340
Sidewalk (6' wide meandering)	1,770	SF	\$4.75	\$8,410
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	0.12	LS	\$33,750.00	\$4,050
Frontage Landscaping (19' corridor)	14,809	SF	\$7.00	\$103,663
Frontage Landscaping (29' corridor)	48,703	SF	\$7.00	\$340,921
Median Landscaping (corridor varies)	5,376	SF	\$7.00	\$37,632
Pavement Removal	0	SF	\$1.50	\$0
Construction Subtotal				<u>\$672,783</u>
Traffic Control and Staging, 4%				\$26,911
Storm Water Pollution Prevention, 1% (field work)				\$6,728
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$148,349
Contingency, 10%				<u>\$67,278</u>
<b>Total Cost</b>				<b><u>\$922,049</u></b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>13. Sunrise Boulevard at Kiefer Boulevard (including 450' center and partial frontage roadway improvements)</b>				
6x4 lane 4-way intersection widening and signalization				
Private Improvement with Existing Roadway Impacts				
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	\$0.30	\$43,382
Roadway Excavation	10,290	CY	\$20.00	\$205,800
Curb (Type 5)	3,136	LF	\$13.00	\$40,768
Curb & Gutter (Type 2)	1,302	LF	\$20.00	\$26,040
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	\$50.00	\$67,500
Striping & Signage	1	LS	\$16,200.00	\$16,200
Sidewalk (6' wide)	7,812	SF	\$4.75	\$37,107
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	1	LS	\$16,875.00	\$16,875
Median Landscaping (corridor varies)	7,168	SF	\$7.00	\$50,176
Pavement Removal	31,500	SF	\$1.50	\$47,250
Roadside Ditch	2,178	LF	\$5.00	\$10,890
Construction Subtotal				\$1,269,392
Right of Way Acquisition				\$9,785
Traffic Control and Staging, 4%				\$50,776
Storm Water Pollution Prevention, 1% (field work)				\$12,694
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$279,901
Contingency, 10%				\$126,939
<b>Total Cost</b>				<b>\$1,749,487</b>
Portion Funded By Others (Mather Field TIP)				\$98,550
<b>Total Funded Cost</b>				<b>\$1,650,937</b>
<b>13A. Sunrise Boulevard Transition to Existing Roadway South of Kiefer Road</b>				
Road Transition from Permanent Road, Estimate 630 lf				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Clearing and Grubbing	19,000	SF	\$0.30	\$5,700
Roadway Excavation	860	CY	\$20.00	\$17,200
6" Asphalt Concrete	1,173	TON	\$52.00	\$60,996
16" Aggregate Base	2,889	TON	\$23.00	\$66,447
Striping & Signage	1	LS	\$1,900.00	\$1,900
Pavement Removal	22,824	SF	\$1.50	\$34,236
Roadside Ditch	534	LF	\$5.00	\$2,670
Construction Subtotal				\$189,149
Right of Way Acquisition				\$0
Traffic Control and Staging, 4%				\$7,566
Storm Water Pollution Prevention, 1% (field work)				\$1,891
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$41,707
Contingency, 10%				\$18,915
<b>Total Cost</b>				<b>\$259,229</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>13B. Kiefer Road Transition to Existing Roadway west of Sunrise Boulevard</b>				
Road Transition from Permanent Road, Estimate 210 lf				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Clearing and Grubbing	6,300	SF	\$0.30	\$1,890
Roadway Excavation	290	CY	\$20.00	\$5,800
6" Asphalt Concrete	390	TON	\$52.00	\$20,280
16" Aggregate Base	960	TON	\$23.00	\$22,080
Striping & Signage	1	LS	\$600.00	\$600
Pavement Removal	7,600	SF	\$1.50	\$11,400
Roadside Ditch	400	LF	\$5.00	\$2,000
Construction Subtotal				\$64,050
Right of Way Acquisition				\$0
Traffic Control and Staging, 4%				\$2,562
Storm Water Pollution Prevention, 1% (field work)				\$641
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$14,123
Contingency, 10%				\$6,405
<b>Total Cost</b>				<b>\$87,781</b>
<b>14. Sunrise Boulevard at SR 16 (including 450' center roadway improvements)</b>				
6x6 lane 4-way intersection widening and signalization				
Public Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Improvements	1	LS	\$575,000.00	\$575,000
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$575,000</b>
Portion Funded By Others (Development Fee Measure A/Mather CIP)				\$575,000
<b>Total Funded Cost</b>				<b>\$0</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>15. Sunrise Boulevard at Grant Line Road (including 450' center roadway improvements)</b>				
6x6 lane 3-way intersection widening and signalization (incl. 2 lane stub to the south)				
Private Improvement with Existing Roadway Impacts				
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	\$0.30	\$24,029
Roadway Excavation	4,242	CY	\$20.00	\$84,840
Curb (Type 5)	2,352	LF	\$13.00	\$30,576
Curb (Type 3)	214	LF	\$13.00	\$2,782
Curb & Gutter (Type 2)	214	LF	\$20.00	\$4,280
2" AC Overlay	801	TON	\$75.00	\$60,075
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	\$50.00	\$135,000
Striping & Signage	1	LS	\$10,800.00	\$10,800
Sidewalk (6' wide meandering)	1,284	SF	\$4.75	\$6,099
Median Landscaping (corridor varies)	5,376	SF	\$7.00	\$37,632
Pavement Removal	12,428	SF	\$1.50	\$18,642
Roadside Ditch	2,178	LF	\$5.00	\$10,890
Construction Subtotal				<u>\$853,023</u>
Interim Improvements (Vineyard CIP)				\$690,923
Right of Way Acquisition				\$54,847
Traffic Control and Staging, 4%				\$27,637
Storm Water Pollution Prevention, 1% (field work)				\$6,909
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$152,349
Contingency, 10%				<u>\$85,302</u>
<b>Total Cost</b>				<b><u>\$1,870,989</u></b>
Portion Funded By Others (Vineyard CIP)				<u>\$690,923</u>
<b>Total Funded Cost</b>				<b><u>\$1,180,066</u></b>
<b>16. Sunrise Boulevard at Folsom Boulevard</b>				
Add free right-turn lane on eastbound approach				
Private Improvement				
Quantity: Lump Sum				
Improvements	1	LS	\$134,400.00	\$134,400
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b><u>\$134,400</u></b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>17. Grantline Road: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 4,300 LF				
Signal Interconnector	4,300	LF	\$10.00	\$43,000
Clearing and Grubbing	258,000	SF	\$0.30	\$77,400
Roadway Excavation	19,111	CY	\$20.00	\$382,220
Curb (Type 5)	8,600	LF	\$13.00	\$111,800
2" AC Overlay	780	TON	\$75.00	\$58,500
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	\$7.00	\$331,100
Pavement Removal	68,800	SF	\$1.50	\$103,200
Roadside Ditch	8,150	LF	\$5.00	\$40,750
Construction Subtotal				\$2,092,066
Right of Way Acquisition				\$130,571
Traffic Control and Staging, 4%				\$83,683
Storm Water Pollution Prevention, 1% (field work)				\$20,921
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$461,301
Contingency, 10%				\$209,207
<b>Total Cost</b>				<b>\$2,997,748</b>
<b>18. Grantline Road: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 9,500 LF				
Signal Interconnector	9,500	LF	\$10.00	\$95,000
Clearing and Grubbing	541,500	SF	\$0.30	\$162,450
Roadway Excavation	38,000	CY	\$20.00	\$760,000
Curb (Type 5)	19,000	LF	\$13.00	\$247,000
2" AC Overlay	1,724	TON	\$75.00	\$129,300
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	\$7.00	\$731,500
Pavement Removal	152,000	SF	\$1.50	\$228,000
Roadside Ditch	19,000	LF	\$5.00	\$95,000
Construction Subtotal				\$4,282,828
Right of Way Acquisition				\$158,516
Traffic Control and Staging, 4%				\$171,313
Storm Water Pollution Prevention, 1% (field work)				\$42,828
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$944,364
Contingency, 10%				\$428,283
<b>Total Cost</b>				<b>\$6,028,132</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>19. Grantline Road: Kiefer Boulevard to SR 16 (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 8,275 LF				
Signal Interconnector	8,275	LF	\$10.00	\$82,750
Clearing and Grubbing	446,850	SF	\$0.30	\$134,055
Roadway Excavation	33,100	CY	\$20.00	\$662,000
Curb (Type 5)	16,550	LF	\$13.00	\$215,150
2" AC Overlay	1,502	TON	\$75.00	\$112,650
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	\$7.00	\$637,175
Pavement Removal	132,384	SF	\$1.50	\$198,576
Roadside Ditch	16,550	LF	\$5.00	\$82,750
Construction Subtotal				\$3,723,104
Right of Way Acquisition				\$315,927
Traffic Control and Staging, 4%				\$148,924
Storm Water Pollution Prevention, 1% (field work)				\$37,231
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$820,944
Contingency, 10%				\$372,310
<b>Total Cost</b>				<b>\$5,418,441</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>20. Grantline Road at Chrysanthy Boulevard (including 450' center and partial frontage roadway improvements)</b>				
6x4 lane 3-way intersection widening and signalization				
Private Improvement with Existing Roadway Impacts				
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	\$0.30	\$28,289
Roadway Excavation	6,559	CY	\$20.00	\$131,180
Curb (Type 5)	2,352	LF	\$13.00	\$30,576
Curb (Type 3)	100	LF	\$13.00	\$1,300
Curb & Gutter (Type 2)	833	LF	\$20.00	\$16,660
2" AC Overlay	163	TON	\$75.00	\$12,225
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	\$50.00	\$45,000
Striping & Signage	1	LS	\$11,700.00	\$11,700
Soundwall (6' high at single family and multi-family)	100	LF	\$90.00	\$9,000
Sidewalk (6' wide)	4,998	SF	\$4.75	\$23,741
Bus Pads	1	EA	\$5,000.00	\$5,000
Street Lighting	1	LS	\$11,250.00	\$11,250
Frontage Landscaping (19' corridor)	1,900	SF	\$7.00	\$13,300
Median Landscaping (corridor varies)	5,376	SF	\$7.00	\$37,632
Pavement Removal	7,184	SF	\$1.50	\$10,776
Roadside Ditch	1,626	LF	\$5.00	\$8,130
Construction Subtotal				<u>\$902,514</u>
Right of Way Acquisition				\$72,463
Traffic Control and Staging, 4%				\$36,101
Storm Water Pollution Prevention, 1% (field work)				\$9,025
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$199,004
Contingency, 10%				<u>\$90,251</u>
<b>Total Cost</b>				<b>\$1,309,358</b>



**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>21. Grantline Road at Kiefer Boulevard (including 450' center roadway improvements)</b>				
6x4x2 lane 4-way intersection widening and signalization				
Private Improvement with Existing Roadway Impacts				
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	\$0.30	\$22,450
Roadway Excavation	5,312	CY	\$20.00	\$106,240
Curb (Type 5)	2,352	LF	\$13.00	\$30,576
Curb & Gutter (Type 2)	214	LF	\$20.00	\$4,280
2" AC Overlay	247	TON	\$75.00	\$18,525
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	\$4.75	\$6,099
Median Landscaping (corridor varies)	5,376	SF	\$7.00	\$37,632
Pavement Removal	10,408	SF	\$1.50	\$15,612
Roadside Ditch	2,904	LF	\$5.00	\$14,520
Construction Subtotal				\$747,354
Right of Way Acquisition				\$15,570
Traffic Control and Staging, 4%				\$29,894
Storm Water Pollution Prevention, 1% (field work)				\$7,474
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$164,791
Contingency, 10%				\$74,735
<b>Total Cost</b>				<b>\$1,039,818</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>22. Grantline Road at SR 16 (including 450' center roadway improvements)</b>				
6x6 lane 4-way intersection widening and signalization				
Public Improvement with Existing Roadway Impacts				
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	\$0.30	\$35,987
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	\$24.00	\$5,136
2" AC Overlay	493	TON	\$85.00	\$41,905
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	\$6.00	\$7,704
Median Landscaping (corridor varies)	7,168	SF	\$10.00	\$71,680
Pavement Removal	15,760	SF	\$1.50	\$23,640
Roadside Ditch	2,904	LF	\$5.00	\$14,520
Construction Subtotal				<u>\$1,032,000</u>
Right of Way Acquisition				\$83,912
Traffic Control and Staging, 4%				\$41,280
Storm Water Pollution Prevention, 1% (field work)				\$10,320
CEQA Environmental Document				\$10,000
CalTrans Study				\$31,250
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				<u>\$498,456</u>
<b>Total Cost</b>				<b><u>\$1,707,218</u></b>
Portion Funded By Others (100% Development Fee Measure A)				<u>\$1,707,218</u>
<b>Total Funded Cost</b>				<b>\$0</b>
<b>23. Grantline Road at White Rock Road</b>				
Add additional exclusive left turn lane (White Rock Road) and signalization				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	1	LS	\$100,000.00	\$100,000
Clearing and Grubbing	5,015	SF	\$0.30	\$1,505
Roadway Excavation	356	CY	\$20.00	\$7,120
Curb (Type 5)	800	LF	\$13.00	\$10,400
2" AC Overlay	254	TON	\$75.00	\$19,050
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				<u>\$188,020</u>
Traffic Control and Staging, 4%				\$7,521
Storm Water Pollution Prevention, 1% (field work)				\$1,880
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$41,458
Contingency, 10%				<u>\$18,802</u>
<b>Total Cost</b>				<b><u>\$257,681</u></b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>24. Chrysanthy Boulevard: Sunrise Boulevard to Jaeger Boulevard</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 4,550 LF				
Signal Interconnector	4,550	LF	\$10.00	\$45,500
Clearing and Grubbing	218,400	SF	\$0.20	\$43,680
Roadway Excavation	14,830	CY	\$15.00	\$222,450
Curb (Type 5)	9,100	LF	\$13.00	\$118,300
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	\$7.00	\$414,050
Roadside Ditch	9,100	LF	\$5.00	\$45,500
Construction Subtotal				\$1,552,486
Traffic Control and Staging, 2%				\$31,050
Storm Water Pollution Prevention, 1% (field work)				\$15,525
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$335,803
Contingency, 10%				\$155,249
<b>Total Cost</b>				<b>\$2,090,112</b>
<b>25. Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 4,980 LF				
Signal Interconnector	4,980	LF	\$10.00	\$49,800
Clearing and Grubbing	239,040	SF	\$0.20	\$47,808
Roadway Excavation	16,231	CY	\$15.00	\$243,465
Curb (Type 5)	9,960	LF	\$13.00	\$129,480
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	\$7.00	\$453,180
Roadside Ditch	9,960	LF	\$5.00	\$49,800
Construction Subtotal				\$1,699,205
Traffic Control and Staging, 2%				\$33,984
Storm Water Pollution Prevention, 1% (field work)				\$16,992
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$367,538
Contingency, 10%				\$169,921
<b>Total Cost</b>				<b>\$2,287,640</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
**FEE PROGRAM UPDATE PROJECT COST ESTIMATES**  
**BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN**  
**TABLE A-3 DATED 7/18/02**

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>26. Chrysanthy Boulevard: Americanos Boulevard to Grantline Road (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 4,387 LF				
Signal Interconnector	4,387	LF	\$10.00	\$43,870
Clearing and Grubbing	210,576	SF	\$0.20	\$42,115
Roadway Excavation	14,298	CY	\$15.00	\$214,470
Curb (Type 5)	8,774	LF	\$13.00	\$114,062
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	\$7.00	\$399,217
Roadside Ditch	8,415	LF	\$5.00	\$42,075
Construction Subtotal				\$1,495,088
Traffic Control and Staging, 2%				\$29,902
Storm Water Pollution Prevention, 1% (field work)				\$14,951
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$323,388
Contingency, 10%				\$149,509
<b>Total Cost</b>				<b>\$2,012,837</b>
<b>27. Chrysanthy Boulevard at Jaeger Road (including 450' center and partial frontage roadway improvements)</b>				
4x4 lane 4-way intersection widening and signalization				
Private Improvement without Existing Roadway Impacts				
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	\$0.20	\$33,246
Roadway Excavation	9,276	CY	\$15.00	\$139,140
Curb (Type 5)	3,136	LF	\$13.00	\$40,768
Curb (Type 3)	1,666	LF	\$13.00	\$21,658
Curb & Gutter (Type 2)	1,666	LF	\$20.00	\$33,320
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	\$40.00	\$72,000
Striping & Signage	1	LS	\$18,000.00	\$18,000
Soundwall (6' high at single family and multi-family)	1,452	LF	\$90.00	\$130,680
Sidewalk (6' wide)	9,996	SF	\$4.00	\$39,984
Bus Pads	2	EA	\$2,500.00	\$5,000
Street Lighting	1	LS	\$22,500.00	\$22,500
Frontage Landscaping (19' corridor)	29,621	SF	\$7.00	\$207,347
Median Landscaping (corridor varies)	7,168	SF	\$7.00	\$50,176
Roadside Ditch	1,452	LF	\$5.00	\$7,260
Construction Subtotal				\$1,476,752
Traffic Control and Staging, 2%				\$29,535
Storm Water Pollution Prevention, 1% (field work)				\$14,768
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$319,421
Contingency, 10%				\$147,675
<b>Total Cost</b>				<b>\$1,988,151</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>28. Chrysanthy Blvd at Americanos Blvd (including 450' center and partial frontage roadway improvements)</b>				
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	\$0.20	\$27,407
Roadway Excavation	8,300	CY	\$15.00	\$124,500
Curb (Type 5)	3,136	LF	\$13.00	\$40,768
Curb (Type 3)	940	LF	\$13.00	\$12,220
Curb & Gutter (Type 2)	940	LF	\$20.00	\$18,800
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	\$40.00	\$36,000
Striping & Signage	1	LS	\$14,400.00	\$14,400
Soundwall (6' high at single family and multi-family)	726	LF	\$90.00	\$65,340
Sidewalk (6' wide)	5,640	SF	\$4.00	\$22,560
Bus Pads	1	EA	\$2,500.00	\$2,500
Street Lighting	1	LS	\$11,250.00	\$11,250
Frontage Landscaping (19' corridor)	14,801	SF	\$7.00	\$103,607
Median Landscaping (corridor varies)	7,168	SF	\$7.00	\$50,176
Roadside Ditch	2,178	LF	\$5.00	\$10,890
Construction Subtotal				\$1,159,878
Traffic Control and Staging, 2%				\$23,198
Storm Water Pollution Prevention, 1% (field work)				\$11,599
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$250,882
Contingency, 10%				\$115,988
<b>Total Cost</b>				<b>\$1,561,544</b>
<b>29. Americanos Boulevard: North Panhandle, CP Boundary to SP Boundary (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway impacts				
Quantity: 2,430 LF				
Clearing and Grubbing	116,640	SF	\$0.20	\$23,328
Roadway Excavation	7,920	CY	\$15.00	\$118,800
Curb (Type 5)	4,860	LF	\$13.00	\$63,180
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	\$7.00	\$221,130
Roadside Ditch	4,860	LF	\$5.00	\$24,300
Construction Subtotal				\$804,825
Right of Way Acquisition				\$0
Traffic Control and Staging, 2%				\$16,097
Storm Water Pollution Prevention, 1% (field work)				\$8,048
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$174,084
Contingency, 10%				\$80,483
<b>Total Cost</b>				<b>\$1,083,536</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>30. Americanos Boulevard: North Panhandle, SP Boundary to Douglas Road (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 4,130 LF				
Clearing and Grubbing	198,240	SF	\$0.20	\$39,648
Roadway Excavation	13,461	CY	\$15.00	\$201,915
Curb (Type 5)	8,260	LF	\$13.00	\$107,380
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	\$7.00	\$375,830
Roadside Ditch	8,260	LF	\$5.00	\$41,300
Construction Subtotal				\$1,367,891
Right of Way Acquisition				\$429,980
Traffic Control and Staging, 2%				\$27,358
Storm Water Pollution Prevention, 1% (field work)				\$13,679
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$295,875
Contingency, 10%				\$136,789
<b>Total Cost</b>				<b>\$2,271,571</b>
<b>31. Americanos Boulevard: South of Douglas Road to SP Boundary (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 2,450 LF				
Signal Interconnector	2,450	LF	\$10.00	\$24,500
Clearing and Grubbing	117,600	SF	\$0.20	\$23,520
Roadway Excavation	7,985	CY	\$15.00	\$119,775
Curb (Type 5)	4,900	LF	\$13.00	\$63,700
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	\$7.00	\$222,950
Roadside Ditch	4,900	LF	\$5.00	\$24,500
Construction Subtotal				\$835,930
Traffic Control and Staging, 2%				\$16,719
Storm Water Pollution Prevention, 1% (field work)				\$8,359
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$180,812
Contingency, 10%				\$83,593
<b>Total Cost</b>				<b>\$1,125,413</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>32. Americanos Boulevard: SP Boundary to Chrysanthy Boulevard (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 2,100 LF				
Signal Interconnector	2,100	LF	\$10.00	\$21,000
Clearing and Grubbing	100,800	SF	\$0.20	\$20,160
Roadway Excavation	6,844	CY	\$15.00	\$102,660
Curb (Type 5)	4,200	LF	\$13.00	\$54,600
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	\$7.00	\$191,100
Roadside Ditch	4,200	LF	\$5.00	\$21,000
Construction Subtotal				\$716,541
Traffic Control and Staging, 2%				\$14,331
Storm Water Pollution Prevention, 1% (field work)				\$7,165
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$154,988
Contingency, 10%				\$71,654
<b>Total Cost</b>				<b>\$964,679</b>
<b>33. Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 6,060 LF				
Signal Interconnector	6,060	LF	\$10.00	\$60,600
Clearing and Grubbing	290,880	SF	\$0.20	\$58,176
Roadway Excavation	19,751	CY	\$15.00	\$296,265
Curb (Type 5)	12,120	LF	\$13.00	\$157,560
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	\$7.00	\$551,460
Roadside Ditch	12,120	LF	\$5.00	\$60,600
Construction Subtotal				\$2,047,235
Traffic Control and Staging, 2%				\$40,945
Storm Water Pollution Prevention, 1% (field work)				\$20,472
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$442,817
Contingency, 10%				\$204,724
<b>Total Cost</b>				<b>\$2,756,192</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>34. Kiefer Boulevard: Sunrise Boulevard to Jaeger Road (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 4,410 LF				
Signal Interconnector	4,410	LF	\$10.00	\$44,100
Clearing and Grubbing	211,680	SF	\$0.20	\$42,336
Roadway Excavation	14,373	CY	\$15.00	\$215,595
Curb (Type 5)	8,820	LF	\$13.00	\$114,660
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	\$7.00	\$401,310
Striping	4,410	LF	\$6.00	\$26,460
Roadside Ditch	6,828	LF	\$5.00	\$34,140
Construction Subtotal				\$1,494,751
Traffic Control and Staging, 2%				\$29,895
Storm Water Pollution Prevention, 1% (field work)				\$14,948
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$323,315
Contingency, 10%				\$149,475
<b>Total Cost</b>				<b>\$2,012,383</b>
<b>35. Kiefer Boulevard: Jaeger Road to Americanos Boulevard (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 4,350 LF				
Signal Interconnector	4,350	LF	\$10.00	\$43,500
Clearing and Grubbing	208,800	SF	\$0.20	\$41,760
Roadway Excavation	14,178	CY	\$15.00	\$212,670
Curb (Type 5)	8,700	LF	\$13.00	\$113,100
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	\$7.00	\$395,850
Roadside Ditch	8,700	LF	\$5.00	\$43,500
Construction Subtotal				\$1,484,267
Right of Way Acquisition				\$103,245
Traffic Control and Staging, 2%				\$29,685
Storm Water Pollution Prevention, 1% (field work)				\$14,843
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$321,047
Contingency, 10%				\$148,427
<b>Total Cost</b>				<b>\$2,101,514</b>



**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
**FEE PROGRAM UPDATE PROJECT COST ESTIMATES**  
**BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN**  
**TABLE A-3 DATED 7/18/02**

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>36. Kiefer Boulevard: Americanos Boulevard to Grantline Road (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 800 LF				
Signal Interconnector	800	LF	\$10.00	\$8,000
Clearing and Grubbing	38,400	SF	\$0.20	\$7,680
Roadway Excavation	2,607	CY	\$15.00	\$39,105
Curb (Type 5)	1,600	LF	\$13.00	\$20,800
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	\$7.00	\$72,800
Roadside Ditch	1,600	LF	\$5.00	\$8,000
Construction Subtotal				\$272,965
Right of Way Acquisition				\$18,088
Traffic Control and Staging, 2%				\$5,459
Storm Water Pollution Prevention, 1% (field work)				\$2,730
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$59,042
Contingency, 10%				\$27,297
<b>Total Cost</b>				<b>\$385,581</b>
<b>37. Kiefer Boulevard at Jaeger Road (including 450' center and partial frontage roadway improvements)</b>				
4x4 lane 4-way intersection widening and signalization				
Private Improvement without Existing Roadway Impacts				
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	\$0.20	\$27,407
Roadway Excavation	8,300	CY	\$15.00	\$124,500
Curb (Type 5)	3,136	LF	\$13.00	\$40,768
Curb (Type 3)	940	LF	\$13.00	\$12,220
Curb & Gutter (Type 2)	940	LF	\$20.00	\$18,800
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	\$40.00	\$36,000
Striping & Signage	1	LS	\$14,400.00	\$14,400
Soundwall (6' high at single family and multi-family)	726	LF	\$90.00	\$65,340
Sidewalk (6' wide)	5,640	SF	\$4.00	\$22,560
Bus Pads	1	EA	\$2,500.00	\$2,500
Street Lighting	1	LS	\$11,250.00	\$11,250
Frontage Landscaping (19' corridor)	14,801	SF	\$7.00	\$103,607
Median Landscaping (corridor varies)	7,168	SF	\$7.00	\$50,176
Roadside Ditch	2,178	LF	\$5.00	\$10,890
Easterly Leg Traffic Control	1	LS	\$50,000.00	\$50,000
Construction Subtotal				\$1,209,878
Right of Way Acquisition				\$32,099
Traffic Control and Staging, 2%				\$24,198
Storm Water Pollution Prevention, 1% (field work)				\$12,099
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$261,697
Contingency, 10%				\$120,988
<b>Total Cost</b>				<b>\$1,660,958</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>38. Kiefer Boulevard at Americanos Boulevard (including 450' center roadway improvements)</b>				
4x4 lane 4-way intersection widening and signalization				
Private Improvement without Existing Roadway Impacts				
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	\$0.20	\$21,380
Roadway Excavation	9,034	CY	\$15.00	\$135,510
Curb (Type 5)	3,136	LF	\$13.00	\$40,768
Curb & Gutter (Type 2)	214	LF	\$20.00	\$4,280
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	\$4.00	\$5,136
Median Landscaping (corridor varies)	7,168	SF	\$7.00	\$50,176
Roadside Ditch	2,904	LF	\$5.00	\$14,520
Construction Subtotal				<u>\$865,892</u>
Right of Way Acquisition				\$64,198
Traffic Control and Staging, 2%				\$17,318
Storm Water Pollution Prevention, 1% (field work)				\$8,659
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$187,293
Contingency, 10%				<u>\$86,589</u>
<b>Total Cost</b>				<b>\$1,229,949</b>
<b>39. Jaeger Road: Chrysanthy Boulevard to Wetland Preserve (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 1,550 LF				
Signal Interconnector	1,550	LF	\$10.00	\$15,500
Clearing and Grubbing	74,400	SF	\$0.20	\$14,880
Roadway Excavation	5,052	CY	\$15.00	\$75,780
Curb (Type 5)	3,100	LF	\$13.00	\$40,300
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	\$7.00	\$141,050
Striping	1,550	LF	\$6.00	\$9,300
Roadside Ditch	3,100	LF	\$5.00	\$15,500
Construction Subtotal				<u>\$528,844</u>
Traffic Control and Staging, 2%				\$10,577
Storm Water Pollution Prevention, 1% (field work)				\$5,288
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$114,389
Contingency, 10%				<u>\$52,884</u>
<b>Total Cost</b>				<b>\$711,983</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>40. Jaeger Road: Adjacent to the Wetland Preserve (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 2,831 LF				
Signal Interconnector	2,831	LF	\$10.00	\$28,310
Clearing and Grubbing	135,888	SF	\$0.20	\$27,178
Roadway Excavation	9,227	CY	\$15.00	\$138,405
Curb (Type 5)	5,662	LF	\$13.00	\$73,606
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	\$7.00	\$257,621
Striping	2,831	LF	\$6.00	\$16,986
Roadside Ditch	2,831	LF	\$5.00	\$14,155
Construction Subtotal				\$951,779
Traffic Control and Staging, 2%				\$19,036
Storm Water Pollution Prevention, 1% (field work)				\$9,518
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$205,870
Contingency, 10%				\$95,178
<b>Total Cost</b>				<b>\$1,281,380</b>
<b>41. Jaeger Road: Wetland Preserve to Kiefer Boulevard (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 3,738 LF				
Signal Interconnector	3,738	LF	\$10.00	\$37,380
Clearing and Grubbing	179,424	SF	\$0.20	\$35,885
Roadway Excavation	12,183	CY	\$15.00	\$182,745
Curb (Type 5)	7,476	LF	\$13.00	\$97,188
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	\$7.00	\$340,158
Striping	3,738	LF	\$6.00	\$22,428
Roadside Ditch	7,476	LF	\$5.00	\$37,380
Construction Subtotal				\$1,275,430
Traffic Control and Staging, 2%				\$25,509
Storm Water Pollution Prevention, 1% (field work)				\$12,754
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$275,875
Contingency, 10%				\$127,543
<b>Total Cost</b>				<b>\$1,717,111</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>42. Jaeger Road: Douglas Road to Chrysanthy Boulevard (excluding 450' @ intersections)</b>				
4-lane 76' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement without Existing Roadway Impacts				
Quantity: 2,387 LF				
Signal Interconnector	2,387	LF	\$10.00	\$23,870
Clearing and Grubbing	114,576	SF	\$0.20	\$22,915
Roadway Excavation	7,780	CY	\$15.00	\$116,700
Curb (Type 5)	4,774	LF	\$13.00	\$62,062
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	\$7.00	\$217,217
Roadside Ditch	4,774	LF	\$5.00	\$23,870
Construction Subtotal				\$814,440
Traffic Control and Staging, 2%				\$16,289
Storm Water Pollution Prevention, 1% (field work)				\$8,144
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$176,163
Contingency, 10%				\$81,444
<b>Total Cost</b>				<b>\$1,096,481</b>
<b>43. Sunrise Boulevard: SP Boundary to Chrysanthy Boulevard (excluding 450' @ intersections)</b>				
Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.				
Private Improvement with Existing Roadway Impacts				
Quantity: 1,480 LF				
Clearing and Grubbing	29,600	SF	\$0.30	\$8,880
Roadway Excavation	2,193	CY	\$20.00	\$43,860
Curb & Gutter (Type 2)	1,480	LF	\$20.00	\$29,600
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	\$50.00	\$74,000
Sidewalk (6' wide meandering)	8,880	SF	\$4.75	\$42,180
Striping & Signage	1,480	LF	\$4.00	\$5,920
Street Lighting	1,480	LF	\$18.00	\$26,640
Construction Subtotal				\$302,820
Traffic Control and Staging, 4%				\$12,113
Storm Water Pollution Prevention, 1% (field work)				\$3,028
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$66,772
Contingency, 10%				\$30,282
<b>Total Cost</b>				<b>\$415,015</b>
Portion Funded By Others (15% County TIP)				\$62,252
<b>Total Funded Cost</b>				<b>\$352,763</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>44. Sunrise Boulevard: Chrysanthy Boulevard to Kiefer Boulevard (excluding 450' @ intersections)</b>				
Westerly frontage Improvements (adjacent to canal): 11' pavement, curb, gutter, and sidewalk.				
Private Improvement with Existing Roadway Impacts				
Quantity: 7,419 LF				
Clearing and Grubbing	148,380	SF	\$0.30	\$44,514
Roadway Excavation	10,991	CY	\$20.00	\$219,820
Curb & Gutter (Type 2)	7,419	LF	\$20.00	\$148,380
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	\$50.00	\$370,950
Sidewalk (6' wide meandering)	44,514	SF	\$4.75	\$211,442
Striping & Signage	7,419	LF	\$4.00	\$29,676
Street Lighting	7,419	LF	\$18.00	\$133,542
Construction Subtotal				\$1,518,021
Traffic Control and Staging, 4%				\$60,721
Storm Water Pollution Prevention, 1% (field work)				\$15,180
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$334,724
Contingency, 10%				\$151,802
<b>Total Cost</b>				<b>\$2,080,447</b>
Portion Funded By Others (15% County TIP)				\$312,067
<b>Total Funded Cost</b>				<b>\$1,768,380</b>
<b>45. Sunrise Boulevard: Southerly Anatolia II boundary to Kiefer Boulevard (excluding 450' @ intersections)</b>				
Private Improvement with Existing Roadway Impacts				
Private Improvement				
Quantity: 3,667 LF				
Clearing and Grubbing	73,340	SF	\$0.30	\$22,002
Roadway Excavation	5,433	CY	\$20.00	\$108,660
Curb & Gutter (Type 2)	3,667	LF	\$20.00	\$73,340
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	\$50.00	\$183,350
Sidewalk (6' wide meandering)	22,002	SF	\$4.75	\$104,510
Striping & Signage	3,667	LF	\$4.00	\$14,668
Street Lighting	3,667	LF	\$18.00	\$66,006
Construction Subtotal				\$750,333
Traffic Control and Staging, 4%				\$30,013
Storm Water Pollution Prevention, 1% (field work)				\$7,503
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$165,448
Contingency, 10%				\$75,033
<b>Total Cost</b>				<b>\$1,028,331</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
**FEE PROGRAM UPDATE PROJECT COST ESTIMATES**  
**BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN**  
**TABLE A-3 DATED 7/18/02**

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>46. Kiefer Boulevard: Sunrise Boulevard to Anatolia III Boundary (excluding 450' @ intersections)</b>				
Northerly frontage Improvements (adjacent to preserve): 11' pavement, curb, gutter, and sidewalk.				
Private Improvement without Existing Roadway Impacts				
Quantity: 1,590 LF				
Clearing and Grubbing	31,800	SF	\$0.20	\$6,360
Roadway Excavation	2,159	CY	\$15.00	\$32,385
Curb & Gutter (Type 2)	1,590	LF	\$20.00	\$31,800
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	\$40.00	\$63,600
Sidewalk (6' wide meandering)	9,540	SF	\$4.00	\$38,160
Striping & Signage	1,590	LF	\$4.00	\$6,360
Street Lighting	1,590	LF	\$18.00	\$28,620
Construction Subtotal				<u>\$279,146</u>
Traffic Control and Staging, 2%				\$5,583
Storm Water Pollution Prevention, 1% (field work)				\$2,791
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$60,379
Contingency, 10%				<u>\$27,915</u>
<b>Total Cost</b>				<b>\$375,814</b>
<b>47. Jaeger Boulevard: Frontage adjacent to preserve (excluding 450' @ intersections)</b>				
Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.				
Private Improvement without Existing Roadway Impacts				
Quantity: 2,831 LF				
Clearing and Grubbing	56,620	SF	\$0.20	\$11,324
Roadway Excavation	3,844	CY	\$15.00	\$57,660
Curb & Gutter (Type 2)	2,831	LF	\$20.00	\$56,620
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	\$40.00	\$113,240
Sidewalk (6' wide meandering)	16,986	SF	\$4.00	\$67,944
Striping & Signage	2,831	LF	\$4.00	\$11,324
Street Lighting	2,831	LF	\$18.00	\$50,958
Construction Subtotal				<u>\$497,040</u>
Traffic Control and Staging, 2%				\$9,941
Storm Water Pollution Prevention, 1% (field work)				\$4,970
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$107,510
Contingency, 10%				<u>\$49,704</u>
<b>Total Cost</b>				<b>\$669,165</b>
<b>48. Pyramid Boulevard: Adjacent to Laguna Creek</b>				
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 UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>49. Grantline Road: Adjacent to Laguna Creek</b>				
Westerly frontage Improvements: 11' pavement, curb, gutter, and sidewalk.				
Private Improvement with Existing Roadway Impacts				
Quantity: 450 LF				
Clearing and Grubbing	9,000	SF	\$0.20	\$1,800
Roadway Excavation	667	CY	\$15.00	\$10,005
Curb & Gutter (Type 2)	450	LF	\$20.00	\$9,000
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	\$40.00	\$18,000
Sidewalk (6' wide meandering)	2,700	SF	\$4.00	\$10,800
Striping & Signage	450	LF	\$4.00	\$1,800
Street Lighting	450	LF	\$18.00	\$8,100
Construction Subtotal				\$81,363
Traffic Control and Staging, 2%				\$1,627
Storm Water Pollution Prevention, 1% (field work)				\$814
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$17,599
Contingency, 10%				\$8,136
<b>Total Cost</b>				<b>\$109,539</b>
<b>50a. Sunrise Boulevard: Sunrise Park Road to Douglas Boulevard</b>				
Outside Travel Lanes				
Private Improvement with Existing Roadway Impacts				
Quantity: 4,200 LF				
Intersection Signalization (Monier Intersection Signal)	1	LS	\$170,000.00	\$170,000
Clearing and Grubbing	134,400	SF	\$0.30	\$40,320
Roadway Excavation	9,956	CY	\$20.00	\$199,120
Curb & Gutter (Type 2)	8,400	LF	\$20.00	\$168,000
2" AC Overlay	2,940	TON	\$75.00	\$220,500
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	\$4.75	\$239,400
Street Lighting	4,200	LF	\$36.00	\$151,200
Pavement Removal	16,800	SF	\$1.50	\$25,200
Roadside Ditch	8,400	LF	\$5.00	\$42,000
Construction Subtotal				\$1,582,095
Right of Way Acquisition				\$7,785
Traffic Control and Staging, 4%				\$63,284
Storm Water Pollution Prevention, 1% (field work)				\$15,821
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$348,852
Contingency, 10%				\$158,210
<b>Total Cost</b>				<b>\$2,176,046</b>
<b>50b. Folsom South Canal Trail Access</b>				
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
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$200,000</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

<u>Roadway Segment</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
<b>50c. Folsom South Canal Trail Access</b>				
Connect bike trail at Kiefer Boulevard and install pedestrian signal at Sunrise Boulevard				
Private Improvement				
Quantity: Lump Sum				
Improvements	1	LS	\$200,000.00	<u>\$200,000</u>
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$200,000</b>
<b>51. Douglas Boulevard: 1500' East of Sunrise Blvd. to Sunrise Blvd. (excl. 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Private Improvement with Existing Roadway Impacts				
Quantity: 1,050 LF				
Signal Interconnector	1,050	LF	\$10.00	\$10,500
Clearing and Grubbing	63,000	SF	\$0.30	\$18,900
Roadway Excavation	4,667	CY	\$20.00	\$93,340
Curb (Type 5)	2,100	LF	\$13.00	\$27,300
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	\$7.00	\$80,850
Pavement Removal	22,050	SF	\$1.50	\$33,075
Roadside Ditch	2,100	LF	\$5.00	<u>\$10,500</u>
Construction Subtotal				\$505,006
Right of Way Acquisition				\$89,741
Traffic Control and Staging, 4%				\$20,200
Storm Water Pollution Prevention, 1% (field work)				\$5,050
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$111,354
Contingency, 10%				<u>\$50,501</u>
<b>Total Cost</b>				<b>\$781,852</b>



**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>52. SR 16 at Bradshaw Road</b>				
6x4 lane 4-way intersection widening and signalization				
Public Improvement with Existing Roadway Impacts				
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	\$0.30	\$27,248
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	\$24.00	\$5,136
2" AC Overlay	620	TON	\$85.00	\$52,700
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	\$6.00	\$7,704
Median Landscaping (corridor varies)	7,168	SF	\$10.00	\$71,680
Pavement Removal	15,712	SF	\$1.50	\$23,568
Roadside Ditch	2,904	LF	\$5.00	\$14,520
Construction Subtotal				\$873,643
Right of Way Acquisition				\$179,710
Traffic Control and Staging, 4%				\$34,946
Storm Water Pollution Prevention, 1% (field work)				\$8,736
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$192,638
CalTrans Study				\$31,250
Engineering, Inspection, Testing, Surveying, and Cost Contingency, 45%				\$393,140
<b>Total Cost</b>				<b>\$1,714,063</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>53. SR 16 at Eagle's Nest Road</b>				
6x4 lane 4-way intersection widening and signalization				
Public Improvement with Existing Roadway Impacts				
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	\$0.30	\$32,469
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	\$24.00	\$5,136
2" AC Overlay	317	TON	\$85.00	\$26,945
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	\$6.00	\$7,704
Median Landscaping (corridor varies)	7,168	SF	\$10.00	\$71,680
Pavement Removal	25,264	SF	\$1.50	\$37,896
Roadside Ditch	2,904	LF	\$5.00	\$14,520
Construction Subtotal				<u>\$987,180</u>
Right of Way Acquisition				\$55,669
Traffic Control and Staging, 4%				\$39,487
Storm Water Pollution Prevention, 1% (field work)				\$9,872
CEQA Environmental Document				\$10,000
CalTrans Study				\$31,250
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				<u>\$454,103</u>
<b>Total Cost</b>				<b>\$1,587,561</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>54. SR 16 at Excelsior Road</b>				
6x4 lane 4-way intersection widening and signalization				
Public Improvement with Existing Roadway Impacts				
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	\$0.30	\$32,469
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	\$24.00	\$5,136
2" AC Overlay	317	TON	\$85.00	\$26,945
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	\$6.00	\$7,704
Median Landscaping (corridor varies)	7,168	SF	\$10.00	\$71,680
Pavement Removal	25,264	SF	\$1.50	\$37,896
Roadside Ditch	2,904	LF	\$5.00	\$14,520
Construction Subtotal				\$987,180
Right of Way Acquisition				\$58,314
Traffic Control and Staging, 4%				\$39,487
Storm Water Pollution Prevention, 1% (field work)				\$9,872
CEQA Environmental Document				\$10,000
CalTrans Study				\$31,250
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				\$454,103
<b>Total Cost</b>				<b>\$1,590,206</b>
<b>55. Mather Field at Folsom Boulevard</b>				
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
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$431,200</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>56. Sunrise Boulevard at Florin Road</b>				
Intersection widening and signalization (incl. Protected left-turn lanes on Sunrise)				
Private Improvement				
Quantity: Lump Sum				
Improvements	1	LF	\$645,836.80	<u>\$645,837</u>
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$645,837</b>
Portion Funded By Others (100% County TIP)				<u>\$645,837</u>
<b>Total Funded Cost</b>				<b>\$0</b>
<b>57. Sunrise Boulevard: Douglas Road to Kiefer Boulevard</b>				
Signalization at local collectors (2 3-way intersections) - Herodian drive Signal included with Anatolia MRI				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	1	LS	\$150,000.00	<u>\$150,000</u>
Construction Subtotal				\$150,000
Traffic Control and Staging, 4%				\$6,000
Engineering, Inspection, Testing, Surveying, and Bonding 20%				\$31,200
Contingency, 10%				<u>\$15,000</u>
<b>Total Cost</b>				<b>\$202,200</b>
<b>57A. Sunrise Boulevard: Douglas Road to Kiefer Boulevard</b>				
Signalization at local collectors (2 3-way intersections) - Bosporous Dr. signal remaining after Anatolia MRI				
Private Improvement with Existing Roadway Impacts				
Quantity: Lump Sum				
Intersection Signalization	1	LS	\$150,000.00	<u>\$150,000</u>
Construction Subtotal				\$150,000
Traffic Control and Staging, 4%				\$6,000
Engineering, Inspection, Testing, Surveying, and Bonding 20%				\$31,200
Contingency, 10%				<u>\$15,000</u>
<b>Total Cost</b>				<b>\$202,200</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>58. Douglas Road: Sunrise Boulevard to Grantline Road</b>				
Signalization at local collectors (3 3-way intersections)				
Private Improvement with Existing Roadway Impacts				
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%				\$93,600
Contingency, 10%				\$45,000
<b>Total Cost</b>				<b>\$606,600</b>
<b>59. Jaeger Road: Douglas Road to Kiefer</b>				
Signalization at local collectors (2 3-way & 2 4-way intersections)				
Private Improvement without Existing Roadway Impacts				
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%				\$130,560
Contingency, 10%				\$64,000
<b>Total Cost</b>				<b>\$847,360</b>
<b>60. Americanos Boulevard: Douglas Road to Kiefer Boulevard</b>				
Signalization at local collectors (3 3-way & 1 4-way intersections)				
Private Improvement without Existing Roadway Impacts				
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%				\$126,480
Contingency, 10%				\$62,000
<b>Total Cost</b>				<b>\$820,880</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>61. Grantline Road: Douglas Road to Chrysanthy Boulevard</b>				
Signalization at local collectors (2 3-way intersections)				
Private Improvement without Existing Roadway Impacts				
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%				\$62,400
Contingency, 10%				\$30,000
<b>Total Cost</b>				<b>\$404,400</b>
<b>62. Chrysanthy Boulevard: Sunrise Boulevard to Grantline Road</b>				
Signalization at local collectors (2 3-way & 2 4-way intersections)				
Private Improvement without Existing Roadway Impacts				
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%				\$130,560
Contingency, 10%				\$64,000
<b>Total Cost</b>				<b>\$847,360</b>
<b>63a. Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	\$2,000.00	\$196,000
Construction Subtotal				\$196,000
Traffic Control and Staging, 2%				\$3,920
Storm Water Pollution Prevention, 2% (1% office, 1% field)				\$1,960
Engineering, Inspection, Testing, Surveying, and Bonding 20%				\$39,200
Contingency, 10%				\$19,600
<b>Total Cost</b>				<b>\$260,680</b>
<b>63b. Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	\$300.00	\$29,400
Construction Subtotal				\$29,400
Traffic Control and Staging, 2%				\$588
Storm Water Pollution Prevention, 1% (field work)				\$294
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$6,359
Contingency, 10%				\$2,940
<b>Total Cost</b>				<b>\$39,581</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>63c. Americanos Boulevard: Northern Pan Handle to Chrysanthy Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (200' x >100 CFS, incl. Headwall)	98	LF	\$600.00	\$58,800
Construction Subtotal				\$58,800
Traffic Control and Staging, 2%				\$1,176
Storm Water Pollution Prevention, 1% (field work)				\$588
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$12,718
Contingency, 10%				\$5,880
<b>Total Cost</b>				<b>\$79,162</b>
<b>64. Americanos Boulevard: Chrysanthy Boulevard to Kiefer Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	\$2,000.00	\$196,000
Construction Subtotal				\$196,000
Traffic Control and Staging, 2%				\$3,920
Storm Water Pollution Prevention, 1% (field work)				\$1,960
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$42,395
Contingency, 10%				\$19,600
<b>Total Cost</b>				<b>\$263,875</b>
<b>65a. Chrysanthy Boulevard: Americanos Boulevard to Grantline Road</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (200' x >100 CFS, incl. Headwall)	98	LF	\$600.00	\$58,800
Construction Subtotal				\$58,800
Traffic Control and Staging, 2%				\$1,176
Storm Water Pollution Prevention, 1% (field work)				\$588
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$12,718
Contingency, 10%				\$5,880
<b>Total Cost</b>				<b>\$79,162</b>
<b>65b. Chrysanthy Boulevard: Americanos Boulevard to Grantline Road</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	\$300.00	\$29,400
Construction Subtotal				\$29,400
Traffic Control and Staging, 2%				\$588
Storm Water Pollution Prevention, 1% (field work)				\$294
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$6,359
Contingency, 10%				\$2,940
<b>Total Cost</b>				<b>\$39,581</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>65c. Chrysanthy Boulevard: Americanos Boulevard to Grantline Road</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	\$300.00	\$29,400
Construction Subtotal				\$29,400
Traffic Control and Staging, 2%				\$588
Storm Water Pollution Prevention, 1% (field work)				\$294
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$6,359
Contingency, 10%				\$2,940
<b>Total Cost</b>				<b>\$39,581</b>
<b>65d. Chrysanthy Boulevard: Americanos Boulevard to Grantline Road</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	\$2,000.00	\$196,000
Construction Subtotal				\$196,000
Traffic Control and Staging, 2%				\$3,920
Storm Water Pollution Prevention, 1% (field work)				\$1,960
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$42,395
Contingency, 10%				\$19,600
<b>Total Cost</b>				<b>\$263,875</b>
<b>66. Chrysanthy Boulevard: Jaeger Road to Americanos Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	\$2,000.00	\$196,000
Construction Subtotal				\$196,000
Traffic Control and Staging, 2%				\$3,920
Storm Water Pollution Prevention, 1% (field work)				\$1,960
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$42,395
Contingency, 10%				\$19,600
<b>Total Cost</b>				<b>\$263,875</b>
<b>67a. Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	\$600.00	\$58,800
Construction Subtotal				\$58,800
Traffic Control and Staging, 2%				\$1,176
Storm Water Pollution Prevention, 1% (field work)				\$588
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$12,718
Contingency, 10%				\$5,880
<b>Total Cost</b>				<b>\$79,162</b>



**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>67b. Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (<100 CFS, incl. Headwall)	98	LF	\$300.00	\$29,400
Construction Subtotal				\$29,400
Traffic Control and Staging, 2%				\$588
Storm Water Pollution Prevention, 1% (field work)				\$294
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$6,359
Contingency, 10%				\$2,940
<b>Total Cost</b>				<b>\$39,581</b>
<b>67c. Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	\$2,000.00	\$196,000
Construction Subtotal				\$196,000
Traffic Control and Staging, 2%				\$3,920
Storm Water Pollution Prevention, 1% (field work)				\$1,960
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$42,395
Contingency, 10%				\$19,600
<b>Total Cost</b>				<b>\$263,875</b>
<b>67d. Jaeger Road: Chrysanthy Boulevard to Kiefer Boulevard</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	\$2,000.00	\$196,000
Construction Subtotal				\$196,000
Traffic Control and Staging, 2%				\$3,920
Storm Water Pollution Prevention, 1% (field work)				\$1,960
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$42,395
Contingency, 10%				\$19,600
<b>Total Cost</b>				<b>\$263,875</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>70a. SR 16: Bradshaw Road to Excelsior Road (excluding 1000' @ Bradshaw/SR16 intersection)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Public Improvement with existing roadway impacts				
Quantity: 10,250 LF				
Signal Interconnector	10,250	LF	\$10.00	\$102,500
Clearing and Grubbing	492,000	SF	\$0.30	\$147,600
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	\$85.00	\$225,845
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	\$10.00	\$1,127,500
Pavement Removal	164,000	SF	\$1.50	\$246,000
Roadside Ditch	20,500	LF	\$5.00	\$102,500
Construction Subtotal				\$5,227,386
Right of Way Acquisition				\$426,334
Traffic Control and Staging, 4%				\$209,095
Storm Water Pollution Prevention, 1% (field work)				\$52,274
CEQA Environmental Document				\$10,000
CalTrans Study				\$31,250
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				\$2,404,598
<b>Total Cost</b>				<b>\$8,360,937</b>
Portion Funded By Others (76% Development Fee Measure A)				\$6,354,312
<b>Total Funded Cost</b>				<b>\$2,006,625</b>
<b>70b. SR 16: Excelsior Road to Sunrise Boulevard (excluding 450' @ Eagles Nest/Sunrise intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Public Improvement with existing roadway impacts				
Quantity: 14,700 LF				
Signal Interconnector	14,700	LF	\$10.00	\$147,000
Clearing and Grubbing	705,600	SF	\$0.30	\$211,680
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	\$85.00	\$323,935
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	\$10.00	\$1,617,000
Pavement Removal	235,200	SF	\$1.50	\$352,800
Roadside Ditch	29,400	LF	\$5.00	\$147,000
Construction Subtotal				\$7,496,890
Right of Way Acquisition				\$620,244
Traffic Control and Staging, 4%				\$299,876
Storm Water Pollution Prevention, 1% (field work)				\$74,969
CEQA Environmental Document				\$10,000
CalTrans Study				\$31,250
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				\$3,448,569
<b>Total Cost</b>				<b>\$11,981,798</b>
Portion Funded By Others (Mather Field CIP)				\$554,580
<b>Total Funded Cost</b>				<b>\$11,427,218</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>70c. SR 16: Sunrise to Grantline Road (excluding 450' @ intersections)</b>				
6-lane 96' ROW: center section with median (excluding outside 11' pavement and frontage)				
Public Improvement with existing roadway impacts				
Quantity: 4,700 LF				
Signal Interconnector	4,700	LF	\$10.00	\$47,000
Clearing and Grubbing	225,600	SF	\$0.30	\$67,680
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	\$85.00	\$103,615
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	\$10.00	\$517,000
Pavement Removal	84,600	SF	\$1.50	\$126,900
Roadside Ditch	9,400	LF	\$5.00	\$47,000
Construction Subtotal				\$2,411,111
Right of Way Acquisition				\$142,044
Traffic Control and Staging, 4%				\$96,444
Storm Water Pollution Prevention, 1% (field work)				\$24,111
CEQA Environmental Document				\$10,000
CalTrans Study				\$31,250
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				\$1,109,111
<b>Total Cost</b>				<b>\$3,824,072</b>
Portion Funded By Others (67% Development Fee Measure A)				\$2,562,128
<b>Total Funded Cost</b>				<b>\$1,261,944</b>
<b>71. Kiefer Boulevard: Eagles Nest to Sunrise (excluding 450' @ intersections)</b>				
Widen 2-lane arterial				
Private Improvement				
Quantity: 4,650 LF				
Improvements	1	LS	\$1,371,750.00	\$1,371,750
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$1,371,750</b>
Portion Funded By Others (Mather Field CIP)				\$1,371,750
<b>Total Funded Cost</b>				<b>\$0</b>
<b>72a. Alta Sunrise reliever: Douglas Road to US 50 - Initial planning and environmental work</b>				
Public Improvement				
Quantity: 20,200 LF				
Initial Planning and environmental work	1	LS	\$1,000,000.00	\$1,000,000
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$1,000,000</b>
<b>72b. Alta Sunrise reliever: Douglas Road to US 50</b>				
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
<b>Total Cost</b> (flat carry over from EPS PFFP)				<b>\$26,403,000</b>
Portion Funded By Others (100% Others)				\$26,403,000
<b>Total Funded Cost</b>				<b>\$0</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
TABLE A-3 DATED 7/18/02

Roadway Segment	Quantity	Unit	Unit Cost	Total Cost
<b>73. Zinfandel Drive at International Drive</b>				
Intersection Signalization - 4-way Signalization				
Private Improvement with Existing Roadway Impacts				
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% (field work)				\$1,700
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$37,485
Contingency, 10%				\$17,000
<b>Total Cost</b>				<b>\$232,985</b>
<b>74a. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	\$2,000.00	\$236,000
Construction Subtotal				\$236,000
Traffic Control and Staging, 2%				\$4,720
Storm Water Pollution Prevention, 1% (field work)				\$2,360
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$51,047
Contingency, 10%				\$23,600
<b>Total Cost</b>				<b>\$317,727</b>
<b>74b. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (200> x >100 CFS, incl. Headwall)	118	LF	\$600.00	\$70,800
Construction Subtotal				\$70,800
Traffic Control and Staging, 2%				\$1,416
Storm Water Pollution Prevention, 1% (field work)				\$708
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$15,314
Contingency, 10%				\$7,080
<b>Total Cost</b>				<b>\$95,318</b>
<b>74c. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 98 LF				
Drainage Culvert (200> x >100 CFS, incl. Headwall)	98	LF	\$600.00	\$58,800
Construction Subtotal				\$58,800
Traffic Control and Staging, 2%				\$1,176
Storm Water Pollution Prevention, 1% (field work)				\$588
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$12,718
Contingency, 10%				\$5,880
<b>Total Cost</b>				<b>\$79,162</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
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 TABLE A-3 DATED 7/18/02

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>74d. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	\$2,000.00	\$236,000
Construction Subtotal				\$236,000
Traffic Control and Staging, 2%				\$4,720
Storm Water Pollution Prevention, 1% (field work)				\$2,360
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$51,047
Contingency, 10%				\$23,600
<b>Total Cost</b>				<b>\$317,727</b>
<b>74e. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	\$2,000.00	\$236,000
Construction Subtotal				\$236,000
Traffic Control and Staging, 2%				\$4,720
Storm Water Pollution Prevention, 1% (field work)				\$2,360
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$51,047
Contingency, 10%				\$23,600
<b>Total Cost</b>				<b>\$317,727</b>
<b>74f. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (200> x >100 CFS, incl. Headwall)	118	LF	\$600.00	\$70,800
Construction Subtotal				\$70,800
Traffic Control and Staging, 2%				\$1,416
Storm Water Pollution Prevention, 1% (field work)				\$708
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$15,314
Contingency, 10%				\$7,080
<b>Total Cost</b>				<b>\$95,318</b>
<b>74g. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (<100 CFS, incl. Headwall)	118	LF	\$300.00	\$35,400
Construction Subtotal				\$35,400
Traffic Control and Staging, 2%				\$708
Storm Water Pollution Prevention, 1% (field work)				\$354
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$7,657
Contingency, 10%				\$3,540
<b>Total Cost</b>				<b>\$47,659</b>

**TABLE C-1**  
**ROADWAY IMPROVEMENT COST ESTIMATES**  
 FEE PROGRAM UPDATE PROJECT COST ESTIMATES  
 BASED ON PUBLIC FACILITIES FIN. PLAN FOR SUNRIDGE SPEC. PLAN  
 TABLE A-3 DATED 7/18/02

<b>Roadway Segment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>74h. Remaining Culverts Across Major Roads</b>				
Drainage Culverts over existing water courses				
Private Improvement without Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	98	LF	\$2,000.00	\$196,000
Construction Subtotal				\$196,000
Traffic Control and Staging, 2%				\$3,920
Storm Water Pollution Prevention, 1% (field work)				\$1,960
Engineering, Inspection, Testing, Surveying, SWPPP Office and Bonding 21%				\$42,395
Contingency, 10%				\$19,600
<b>Total Cost</b>				<b>\$263,875</b>
<b>76a. SR16: Bradshaw Road to Grantline Road</b>				
Drainage Culverts over existing water courses				
Public Improvement with Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	\$2,000.00	\$236,000
Construction Subtotal				\$236,000
Traffic Control and Staging, 4%				\$9,440
Storm Water Pollution Prevention, 1% (field work)				\$2,360
CEQA Environmental Document				\$10,000
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				\$108,560
<b>Total Cost</b>				<b>\$366,360</b>
<b>76b. SR16: Bradshaw Road to Grantline Road</b>				
Drainage Culverts over existing water courses				
Public Improvement with Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	\$2,000.00	\$236,000
Construction Subtotal				\$236,000
Traffic Control and Staging, 4%				\$9,440
Storm Water Pollution Prevention, 1% (field work)				\$2,360
CEQA Environmental Document				\$10,000
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				\$108,560
<b>Total Cost</b>				<b>\$366,360</b>
<b>76c. SR16: Bradshaw Road to Grantline Road</b>				
Drainage Culverts over existing water courses				
Public Improvement with Existing Roadway Impacts				
Quantity: 118 LF				
Drainage Culvert (>200 CFS, incl. Headwall)	118	LF	\$2,000.00	\$236,000
Construction Subtotal				\$236,000
Traffic Control and Staging, 4%				\$9,440
Storm Water Pollution Prevention, 1% (field work)				\$2,360
CEQA Environmental Document				\$10,000
Engineering, Inspection, Testing, Surveying, SWPPP Office and Cost Contingency, 46%				\$108,560
<b>Total Cost</b>				<b>\$366,360</b>

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>1.</b>	<b>Douglas Road</b>									
	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
					<b>TOTAL =</b>	<b>1.44</b>				<b>\$0</b>
<b>2.</b>	<b>Douglas Road</b>									
	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
					<b>TOTAL =</b>	<b>0.97</b>				<b>\$26,108</b>
<b>3.</b>	<b>Douglas Road</b>									
N	067-004-003	AG80 Permanent Agriculture (Pasture)	30	24	3,355	1.85	\$20,000	\$20,000	\$2,000	\$75,939
					<b>TOTAL =</b>	<b>1.85</b>				<b>\$75,939</b>
<b>4.</b>	<b>Douglas Road/Sunrise Boulevard</b>									
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
					<b>TOTAL =</b>	<b>0.54</b>				<b>\$55,033</b>
<b>5.</b>	<b>Douglas Road/Americanos Boulevard</b>									
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
					<b>TOTAL =</b>	<b>0.70</b>				<b>\$95,322</b>
<b>6.</b>	<b>Douglas Road/Jaeger Road</b>									
	072-037-070	SPA Special Planning Area (Aerojet)	40	14	900	0.29	\$0	N/A	\$0	\$0
					<b>TOTAL =</b>	<b>0.29</b>				<b>\$0</b>
<b>7.</b>	<b>Douglas Road/Grantline Road</b>									
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
					<b>TOTAL =</b>	<b>2.21</b>				<b>\$100,430</b>

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>10.</b>	<b>Sunrise Boulevard</b>									
	067-009-028	O Recreation (Federal Use)	42	12	3,667	1.01	\$20,000	N/A	\$2,000	\$22,204
					<b>TOTAL =</b>	<b>1.01</b>				<b>\$22,204</b>
<b>11.</b>	<b>Sunrise Boulevard</b>									
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
					<b>TOTAL =</b>	<b>1.91</b>				<b>\$46,927</b>
<b>13.</b>	<b>Sunrise Boulevard/Kiefer Boulevard</b>									
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
					<b>TOTAL =</b>	<b>0.29</b>				<b>\$9,785</b>
<b>15.</b>	<b>Sunrise Boulevard/Grantline Road</b>									
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
					<b>TOTAL =</b>	<b>1.07</b>				<b>\$54,847</b>
<b>17.</b>	<b>Grantline Road</b>									
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
					<b>TOTAL =</b>	<b>3.16</b>				<b>\$130,571</b>



**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>18.</b>	<b>Grantline Road</b>									
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
					<b>TOTAL =</b>	<b>11.21</b>				<b>\$158,516</b>
<b>19.</b>	<b>Grantline Road</b>									
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
					<b>TOTAL =</b>	<b>12.59</b>				<b>\$315,927</b>

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>20.</b>	<b>Grantline Road/Chrysanthy Boulevard</b>									
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
					<b>TOTAL =</b>	<b>1.61</b>				<b>\$72,463</b>
<b>21.</b>	<b>Grantline Road/Kiefer Boulevard</b>									
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
					<b>TOTAL =</b>	<b>1.57</b>				<b>\$15,570</b>
<b>22.</b>	<b>Grantline Road/SR 16</b>									
NE	126-007-085	A2 Agriculture, Interim/Obsolete (Single Family Rural)	30	24	374	0.21	\$20,000	\$20,000	\$6,000	\$14,242
	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
					<b>TOTAL =</b>	<b>1.88</b>				<b>\$83,912</b>

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>29.</b>	<b>Americanos Boulevard</b>									
W	072-037-070	SPA Special Planning Area (Aerojet)	0	44	2,430	2.45	\$0	N/A	\$0	\$0
					<b>TOTAL =</b>	<b>2.45</b>				<b>\$0</b>
<b>30.</b>	<b>Americanos Boulevard</b>									
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
					<b>TOTAL =</b>	<b>4.17</b>				<b>\$429,980</b>
<b>35.</b>	<b>Kiefer Boulevard</b>									
S	067-010-005	AG80 Permanent Agriculture (Field Crop)	20	24	4,594	2.53	\$20,000	\$20,000	\$2,000	\$103,245
					<b>TOTAL =</b>	<b>2.53</b>				<b>\$103,245</b>
<b>36.</b>	<b>Kiefer Boulevard</b>									
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
					<b>TOTAL =</b>	<b>0.44</b>				<b>\$18,088</b>
<b>37.</b>	<b>Kiefer Boulevard/Jaeger Road</b>									
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
					<b>TOTAL =</b>	<b>0.70</b>				<b>\$32,099</b>

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>38.</b>	<b>Kiefer Boulevard/Americanos Boulevard</b>									
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
					<b>TOTAL =</b>	<b>1.40</b>				<b>\$64,198</b>
<b>50a.</b>	<b>Sunrise Boulevard</b>									
	072-037-009	O Recreation (Federal Use)	40	14	900	0.29	\$20,000	N/A	\$2,000	\$7,785
					<b>TOTAL =</b>	<b>0.29</b>				<b>\$7,785</b>
<b>51.</b>	<b>Douglas Road</b>									
N	067-003-002	MI Light Industrial (Special District)	Varies	Varies	1,050	0.67	\$130,000	N/A	\$2,000	\$89,741
					<b>TOTAL =</b>	<b>0.67</b>				<b>\$89,741</b>
<b>52.</b>	<b>SR 16/Bradshaw Road</b>									
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/Office 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
					<b>TOTAL =</b>	<b>0.44</b>				<b>\$179,710</b>

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>53.</b>	<b>SR 16/Eagle's Nest Road</b>									
NW	067-011-067	AG160 Permanent Agriculture (State Use)	30	24	450	0.25	\$0	N/A	\$0	\$0
	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
					<b>TOTAL =</b>	<b>1.57</b>				<b>\$55,669</b>
<b>54.</b>	<b>SR 16/Excelsior Road</b>									
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
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
					<b>TOTAL =</b>	<b>0.56</b>				<b>\$58,314</b>

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
<b>70a.</b>	<b>SR 16</b>									
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
	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

**TABLE C-2**  
**LAND ACQUISITION**  
**FEE PROGRAM UPDATE 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 (\$)
	063-017-003	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
					<b>TOTAL =</b>	<b>4.95</b>				<b>\$426,334</b>
<b>70b.</b>	<b>SR 16</b>									
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
	067-011-059	AG160 Permanent Agriculture (State Use)	30*	10	357	0.08	\$0	N/A	\$0	\$0

**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
	067-011-068	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



**TABLE C-2  
LAND ACQUISITION  
FEE PROGRAM UPDATE 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 (\$)
	067-008-058	AG80 Permanent Agriculture (Unusable, Small/Misshaped)	30*	10	171	0.04	\$20,000	\$20,000	\$6,000	\$7,570
	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
					<b>TOTAL =</b>	<b>12.23</b>				<b>\$620,244</b>
<b>70c.</b>	<b>SR 16</b>									
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
					<b>TOTAL =</b>	<b>3.97</b>				<b>\$142,044</b>

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