

APPENDIX D

RIO DEL ORO SPECIAL FINANCING DISTRICT:
COST ALLOCATION MODEL

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

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

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

"edu_factors"

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

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

"alloc_summ"

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

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Phase 1

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

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

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

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Remaining Phases

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

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

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

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

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

"program_summ"

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

Storm Drainage

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

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

"storm_alloc"

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

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

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

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

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

"int_sewer"

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

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

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

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On-Site Water

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

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

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

"water_alloc"

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

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

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

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

"int_water"

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

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

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

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

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

"road_alloc"

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

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

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

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

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

"trails_alloc"

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

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

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

[3] Nonresidential uses are exempt from trail fees.

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

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

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

- [1] Land use totals at buildout are derived from proposed land use plan.
- [2] Assumptions used in the Rio del Oro Fiscal Impact Analysis dated April 5, 2006, based on 2000 U.S. Census for Sacramento County.
- [3] Nonresidential uses are exempt from open space fees.

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

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

landscape_alloc

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

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

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

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

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

"form_alloc"

Source: EPS.

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

[2] Represents preliminary placeholder cost.