

Sierra Vista

Financing Plan

Prepared for:
City of Roseville

Prepared by:
Matt Johnson and Al Johnson
Al Johnson Consulting, LLC

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Chapter 1: Introduction

This Facilities Financing Plan (Financing Plan) is a strategy to fund the Backbone Infrastructure, Public Facilities, Development impact fees, and maintain landscaping/neighborhood parks required to serve the land uses in the proposed Sierra Vista Specific Plan (Sierra Vista). The site is currently in Placer County, but in this report it will be assumed the project is to be annexed into the City of Roseville (City). This report is designed to illustrate to the City that all required infrastructure and facilities will be funded and built when necessary. The Financing Plan uses a Special Financing District as a funding tool to cover the costs of a portion of the project.

Project Description and Proposed Land Uses

The Sierra Vista project is comprised of 1,632 acres in south Placer County, bordered by Baseline Road to the south and Fiddymment Road to the east. A majority of the land is between Fiddymment Road and Santucci Blvd, with a small portion extending to the west of Santucci Blvd. **Map 1-1** shows the general location of the project.

Sierra Vista will add approximately 6,650 residential units and 2.1 million building square feet of non-residential space including community commercial, commercial mixed use, and business professional to the City. **Table 1-1** shows the breakdown of land uses within the project for both residential and nonresidential uses.

Phasing of the Financing Plan

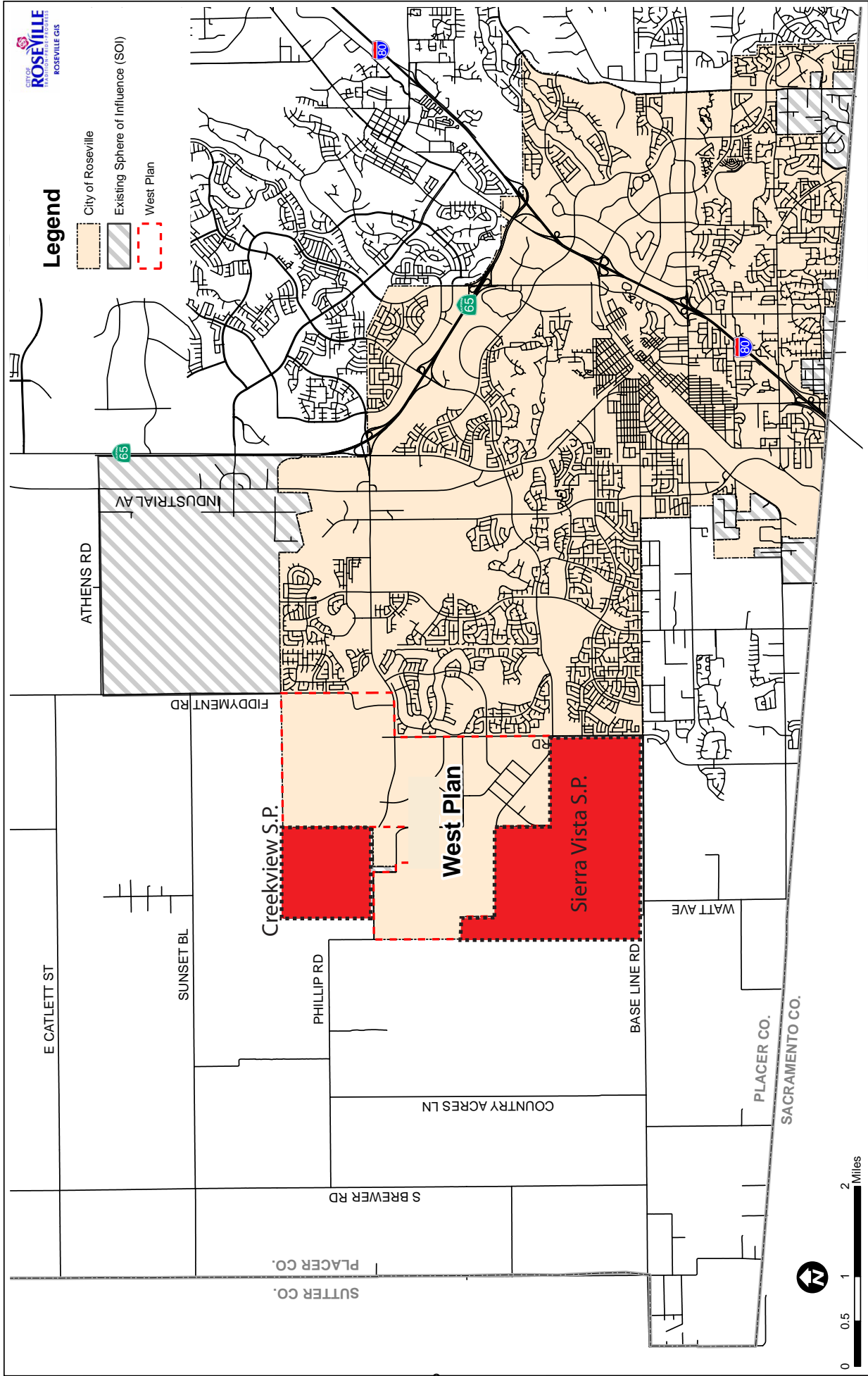
The project is expected to build out over an extended period of time, and in multiple phases. There are numerous different options for phasing of the project, but for purposes of the Financing Plan, only Phase A and build out are illustrated. **Map 1-2** shows the preliminary phasing plan for Sierra Vista.

Infrastructure and Public Facilities Costs

Infrastructure Improvement Costs

Infrastructure improvement costs include two components (i) Backbone infrastructure and (ii) Capital Improvement Projects. Backbone Infrastructure includes all of the public serving infrastructure (except regional serving projects) that is required by the development. These items are generally constructed by the landowner and include roadways, sewer, drainage, potable water, recycled water and paseos. Backbone Infrastructure is sized to serve both the Sierra Vista development and the Urban Reserve.

Map 1-1



**Table 1-1
Sierra Vista Financing Plan
Land Use Summary**

Land Use	Phase A			Buildout		
	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.
<u>Developable</u>						
Residential						
Low Density Residential	195.2	977	-	502.4	2,524	-
Medium Density Residential	50.6	455	-	250.0	2,221	-
High Density Residential	23.6	470	-	67.9	1,650	-
Mixed Use	4.0	80	-	12.8	255	-
Subtotal Residential	269.4	1,982	-	833.1	6,650	-
Commercial						
Community Commercial	-	-	-	148.0	-	1,611,720
Community Commercial Mixed Use	7.4	-	91,868	22.2	-	241,214
Community Commercial/business professional	10.1	-	125,884	22.3	-	243,283
Subtotal Commercial	17.5	-	217,752	192.5	-	2,096,216
Total Developable	286.9	1,982	217,752	1,025.5	6,650	2,096,216
<u>Non-Developable</u>	143.2	-	-	606.1	-	-
Total Sierra Vista Land Uses	430.1	1,982	217,752	1,631.6	6,650	2,096,216
Urban Reserve						
Low Density Residential	-	-	-	108.5	541	-
Medium Density Residential	-	-	-	92.5	829	-
High Density Residential	-	-	-	44.3	886	-
Mixed Use	-	-	-	13.3	93	-
Community Commercial	-	-	-	37.7	-	410,553
Total Developable	-	-	-	296.3	2,349	410,553
Non-Developable	-	-	-	135.9	-	-
Total Urban Reserve Land Uses	-	-	-	432.2	2,349	410,553
Total Combined Sierra Vista/Urban Reserve	430.1	1,982	217,752	2,063.8	8,999	2,506,769

"lu"

Source: MacKay & Soms 8/20/2009.

[1] Assumes parcel JM-41 and FD-40/CO-40 will only develop 10.4 acres and 1.81 acres respectively.

Capital Improvement Projects (CIP) are designed to serve the traffic needs of the Sierra Vista Specific Plan (including Urban Reserve) as well as regional traffic flow from the remainder of the City and surrounding developments. Traffic Mitigation fees that are paid at building permit funds the costs of these projects. The total cost of Infrastructure Improvements (Backbone and CIP) is approximately \$138 million (2010 dollars) at build out (**Table 1-3**).

Public Facilities (Recreational Facilities)

Public Facilities include the following improvements:

- Neighborhood Parks
- Citywide Parks
- Bike and Walking Trails

The estimated costs at build out amount to approximately \$30.6 million (2010 dollars) for Public Facilities. Funding for construction of public facilities is provided by development impact fees and /or Community Facilities District funds (CFD).

In addition to the above public facilities, the project will fund its fair share of other city public facilities through the public facilities development impact fee and fire development impact fee. **Table 1-2** shows the estimates fee revenues generated from these fees. The public facilities development impact fee funds improvements/expansions of libraries, city hall, police station and other city facilities. The fire fee funds are used to build and equip the fire station in Sierra Vista.

Total Cost Estimates

Total cost estimates for Infrastructure (including CIP) and Public Facility improvements amount to roughly \$47.2 million in Phase A and \$168.7 million at build out, as summarized in **Table 1-3**. Detailed cost estimates are provided by MacKay & Soms in a separate report.

Other Project Development Costs

The Urban Reserve (adjacent to the Sierra Vista project) is responsible for reimbursements to the Sierra Vista Specific Plan for its fair share of onsite infrastructure costs that will ultimately benefit the Urban reserve. No other costs of development for the Urban Reserve are addressed in this report.

Sierra Vista will also be responsible for a reimbursement (building impact fee) to the West Plan for their share of off site infrastructure improvements. This is addressed in Chapter 10.

The Sierra Vista Owners group is dedicating all public land as part of the specific plan process. Public lands include open space, park land, paseos, public right-of-way, and

Table 1-2
Sierra Vista Financing Plan
Other Public Facilities and Fire Revenues

Item	Revenues	
	Phase A	Buildout
Public Facilities Development Impact Fee	\$4,112,852	\$13,684,675
Fire Development Impact Fee	\$2,041,207	\$6,330,298
Fire Station Construction	-	\$5,000,000
Fire Station Equipment	-	\$1,300,000
Estimated Fire Station Cost	-	\$6,300,000
Surplus/(Shortfall) in Fire Station Funding		\$30,298

"pf_funds"

Table 1-3
Sierra Vista Financing Plan
Summary of Estimated Infrastructure Improvement Costs (2010\$)

Item	Phase A	Buildout
Backbone Infrastructure		
Roadways	\$19,766,203	\$62,920,689
Sewer	\$1,937,679	\$5,763,125
Storm Drainage	\$5,719,720	\$19,949,220
Potable Water	\$2,576,469	\$12,045,938
Recycled Water	\$2,442,765	\$7,493,358
Paseos	\$1,400,790	\$3,160,970
Subtotal Backbone Infrastructure	\$33,843,625	\$111,333,300
Capital Improvement Projects	\$7,011,404	\$26,718,648
Subtotal Infrastructure Improvements	\$40,855,030	\$138,051,948
Public Facilities		
Parks		
Citywide Parks	\$0	\$10,205,755
Neighborhood/Community Parks	\$4,240,798	\$16,723,535
Subtotal Parks	\$4,240,798	\$26,929,290
Trails	\$2,057,803	\$3,672,187
Subtotal Public Facilities	\$6,298,602	\$30,601,478
Total Improvements	\$47,153,631	\$168,653,425

"improvements"

Source: MacKay & Soms Engineering 4/1/2010.

Note: All backbone infrastructure, trails, and paseo costs include estimates of a 20% contingency and 20% soft costs. Parks include a 15% contingency and 13% soft costs.

Public parcels (ie. tank site, well site, fire station site). In addition all environmental mitigation costs associated with infrastructure improvements are included in the roadway costs.

Financing Strategy

The Sierra Vista Financing Plan addresses all of the potential funding sources and revenues generated by the development. Backbone Infrastructure will be funded by landowner equity contributions with reimbursement from CFD proceeds and pay-as-you-go (PAYG) funds (see Chapter 10). If CFD bond sales are not feasible in the future, PAYG funding may be used by the landowners on all development parcels in the plan area. Public facility improvements will be funded with City development impact fees that have been estimated for the Sierra Vista Specific Plan. Estimated Phase A revenues and expenditures are illustrated in **Table 1-4**. The shortfall in funding for bike trails is shown only because more bike trails are planned in Phase A than funding from residential fees. The remaining facilities will be built as money is available from future phases.

Table 1-5 shows the revenues and expenditures for the plan at build out.

Table 1-6 shows how CFD bond proceeds and PAYG can be applied to infrastructure and development impact fees.

The Sierra Vista owners are responsible for all backbone infrastructure costs. Land owners are also required to pay all Development Impact Fees. As the project moves forward, the City and owners will form a CFD to sell bonds to off-set owner equity contributions and to fund the deferral of some Development Impact Fees.

Table 1-4
Sierra Vista Financing Plan
Estimated Infrastructure Costs and Sources of Funding: Phase A

Item	Phase A Estimated Cost	Phase A Funding Sources						Surplus/ (Shortfall) (See Table 1-5)
		City of Roseville			Other Sources			
		Traffic Fees [1]	Updated City Impact Fees [2]	Sierra Vista Community Facilities District (CFD)	Owner Equity Contribution			
Backbone Infrastructure								
Roadways	\$19,766,203	-	-	-	-	-	-	
Sewer	\$1,937,679	-	-	-	-	-	-	
Storm Drainage	\$5,719,720	-	-	-	-	-	-	
Potable Water	\$2,576,469	-	-	-	-	-	-	
Recycled Water	\$2,442,765	-	-	-	-	-	-	
Paseos	\$1,400,790	-	-	-	-	-	-	
Subtotal Backbone Infrastructure	\$33,843,625	-	-	\$30,700,228	-	\$3,143,398	\$0	
Capital Improvement Projects	\$7,011,404	\$7,011,404	-	-	-	-	\$0	
Public Facilities								
Parks								
Citywide Parks	\$0	-	\$3,104,243	-	-	-	\$3,104,243	
Neighborhood/Community Parks	\$4,240,798	-	\$5,086,730	-	-	-	\$845,932	
Subtotal Parks	\$4,240,798	-	\$8,190,973	-	-	-	\$3,950,175	
Trails [3]	\$2,057,803	-	\$973,864	-	-	-	(\$1,083,939)	
Subtotal Public Facilities	\$6,298,602	-	\$9,164,837	-	-	-	\$2,866,236	
Total Facilities	\$47,153,631	\$7,011,404	\$9,164,837	\$30,700,228	\$3,143,398		\$2,866,236	

"sources Uses I"

Source: MacKay & Sumps Engineering, City of Roseville, and AJC.

[1] Including the City Traffic Mitigation Fee and the City/County Traffic Mitigation Fee. Additional funding applied to other projects within the City and/or County.

[2] PAYG, CFD bond proceeds in excess of backbone infrastructure costs and/or the second issuance of the CFD may be used to finance development impact fees.

[3] City will construct bike trails as funding is available.

Table 1-5
Sierra Vista Financing Plan
Estimated Infrastructure Costs and Sources of Funding: Buildout

Item	Buildout Estimated Cost	Buildout Funding Sources					
		City of Roseville			Other Sources		
		Traffic Fees [1]	Updated City Impact Fees [2]	Sierra Vista Community Facilities District (CFD)	Sierra Vista Owner Equity Contribution		
Backbone Infrastructure							
Roadways	\$62,920,689	-	-	-	-	-	
Sewer	\$5,763,125	-	-	-	-	-	
Storm Drainage	\$19,949,220	-	-	-	-	-	
Potable Water	\$12,045,938	-	-	-	-	-	
Recycled Water	\$7,493,358	-	-	-	-	-	
Paseos	\$3,160,970	-	-	-	-	-	
Subtotal Backbone Infrastructure	\$111,333,300	-	-	\$110,763,793	-	(\$569,506)	
Capital Improvement Projects	\$26,718,648	\$26,718,648	-	-	-	-	
Public Facilities							
Parks							
Citywide Parks	\$10,205,755	-	\$10,205,755	-	-	-	
Neighborhood/Community Parks	\$16,723,535	-	\$16,723,535	-	-	-	
Subtotal Parks	\$26,929,290	-	\$26,929,290	-	-	-	
Trails	\$3,672,187	-	\$3,672,187	-	-	-	
Subtotal Public Facilities	\$30,601,478	-	\$30,601,478	-	-	-	
Total Facilities	\$168,653,425	\$26,718,648	\$30,601,478	\$110,763,793	(\$569,506)		

"sources_taxes_bo"

Source: MacKay & Somp Engineering, City of Roseville, and AJC.

[1] Including the City Traffic Mitigation Fee and the City/County Traffic Mitigation Fee. Additional funding applied to other projects within the City and/or County.

[2] PAYG, CFD bond proceeds in excess of backbone infrastructure costs and/or the second issuance of the CFD may be used to finance development impact fees.

**Table 1-6
Sierra Vista Financing Plan
Applied CFD Revenues**

Item	Fee Amount	CFD Revenue		
		Phase A	Remaining Phases	Extended [1]
Total CFD Funds		\$30,700,228	\$80,063,566	\$96,187,140
Backbone Infrastructure	\$111,333,300	\$33,843,625	\$77,489,674	\$0
Development Impact Fees Available for CFD Shift				
Community Benefit Fee	\$7,682,944	-	-	-
Public Facilities Fee	\$13,684,675	-	-	-
Tier II Regional Traffic Fee	\$43,099,022	-	-	-
Citywide Park Fee	\$10,205,755	-	-	-
Subtotal	\$74,672,395	-	-	\$31,573,374
Additional CFD Funds/(Owner Equity Contribution)		(\$3,143,398)	\$2,573,892	\$64,613,766

"applied_cfd"

[1] Extended CFD is for years 31-50. This revenue will only be used to reimburse for the fees being shifted.

Chapter 2: Land Uses

The Sierra Vista Project is comprised of 1,632 acres in south Placer County, bordered by Baseline Road to the south, Fiddymment Road to the east and on the north by the West Roseville Specific Plan. A majority of the land is between Fiddymment Road and Santucci Blvd, with a small portion extending to the west of Santucci Blvd.

Map 1-1 in Chapter 1 shows the location of the project.

Land Uses

Sierra Vista will add approximately 6,650 residential units and 2.1 million square feet of commercial usage as shown in **Table 1-1** in **Chapter 1**.

The residential uses consist of Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), and Mixed Use (MU). Roughly 70% of the residential development is LDR and MDR units with the remaining being made up of HDR and MU development.

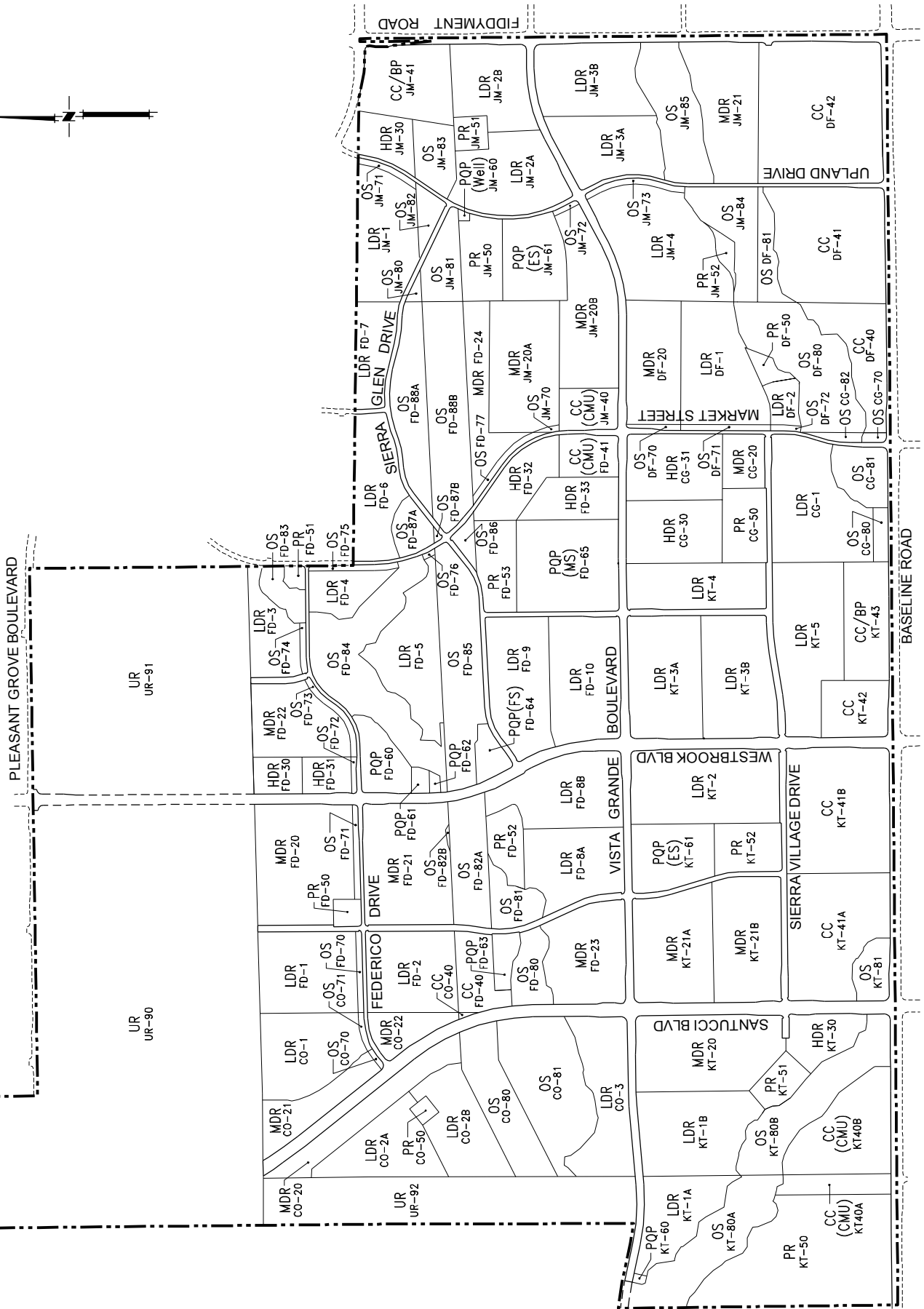
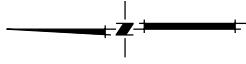
The commercial uses consist of Community Commercial, Community Commercial Mixed Use, and Community Commercial Business Professional spread throughout the project.

Map 2-1 shows the proposed land uses for Sierra Vista. The plan also includes three school sites, a large citywide park, numerous neighborhood parks, trails, open space and paseos.

Population

The Sierra Vista project will add approximately 16,891 residents to the City. **Table 2-1** shows the projected population based on persons per household factors used by the City in estimating population for development projects. It is assumed that all residential land uses generate 2.54 new residents per household.

Exhibit E Land Use Plan



**Table 2-1
Sierra Vista Financing Plan
Estimated Project Population**

Item	Units/ Sq. Ft.	Persons Per Household [1]	Residents/ Population
Residential	<i>units</i>		
Low Density Residential	2,524		
Medium Density Residential	2,221		
High Density Residential	1,650		
Mixed Use Residential	255		
Residential Population	6,650	2.54	16,891

"est_pop"

[1] Persons per HH are from the West Roseville Financing Plan

Chapter 3: Phasing

Phasing

The preliminary phasing strategy is for Phase A to begin development in the northeast portion of the plan area. Later phases would include Phase B in the southeast part of the project, including a large commercial site at the intersection at Fiddymment Road and Baseline Road. Phase C is west of Phase B all the way to the project boundary and Phase D is to the north bordering the Urban Reserve. **Map 1-2** previously mention illustrates the phasing plan example. Each individual phase is broken down into smaller sub-phases.

Any sub-phase may proceed forward at anytime as long as the basic infrastructure is constructed to serve that sub-phase and the City gives approval. The City will determine the basic infrastructure needed for a particular subphase at the time that each subphase comes forward.

Chapter 4: Roadways

The major arterial and collector roads that Sierra Vista will be responsible for extending and connecting include: north/south Fiddymment Road, Upland Drive, Market Street, Westside Drive, and Santucci Blvd. The major east/west road in the project include Baseline Road, Federico Drive, and Vista Grande Blvd (extension of West Hills Drive). **Map 4-1** identifies the major arterial and collector road system planned for the project.

The Financing Plan does not include subdivision improvements such as internal (primary) residential streets. Internal residential street improvements will be privately funded by the developer. Regional road improvements for which the Sierra Vista project has a fair share is provided for through the traffic mitigation fee program (CIP) paid at the time of construction.

Backbone Road Improvements

Facility Costs

There are eight major arterial and collector roadways that are included in the backbone road improvements. These costs include owner's frontage improvements and do not overlap with CIP lanes/costs that are included in the Traffic Mitigation Fee Program:

- **Fiddymment Road**, a six-lane arterial along the Eastern side of the project.
- **Upland Drive**, a two-lane "modified collector" extending from Baseline Road to the West Plan development.
- **Market Street**, a two-lane "modified collector" extending from Baseline Road to the West Plan development.
- **Westbrook Boulevard**, a six-lane arterial connecting Placer Vineyards from Baseline Road to the West Plan development at Pleasant Grove Boulevard..
- **Santucci Boulevard**, a six-lane arterial extending from Baseline Road north through the Sierra Vista plan area. Right-of-way will include width for future BRT lanes.
- **Baseline Road**, widening from a two-lane road to a four-lane arterial with a center two way left turn lane, along the projects southern border.
- **Vista Grande Boulevard**, a four-lane arterial extending West Hills Drive at Fiddymment Road to the West edge of the project.
- **Federico Drive**, a two-lane "modified collector" extending from Market Street to Santucci Boulevard.

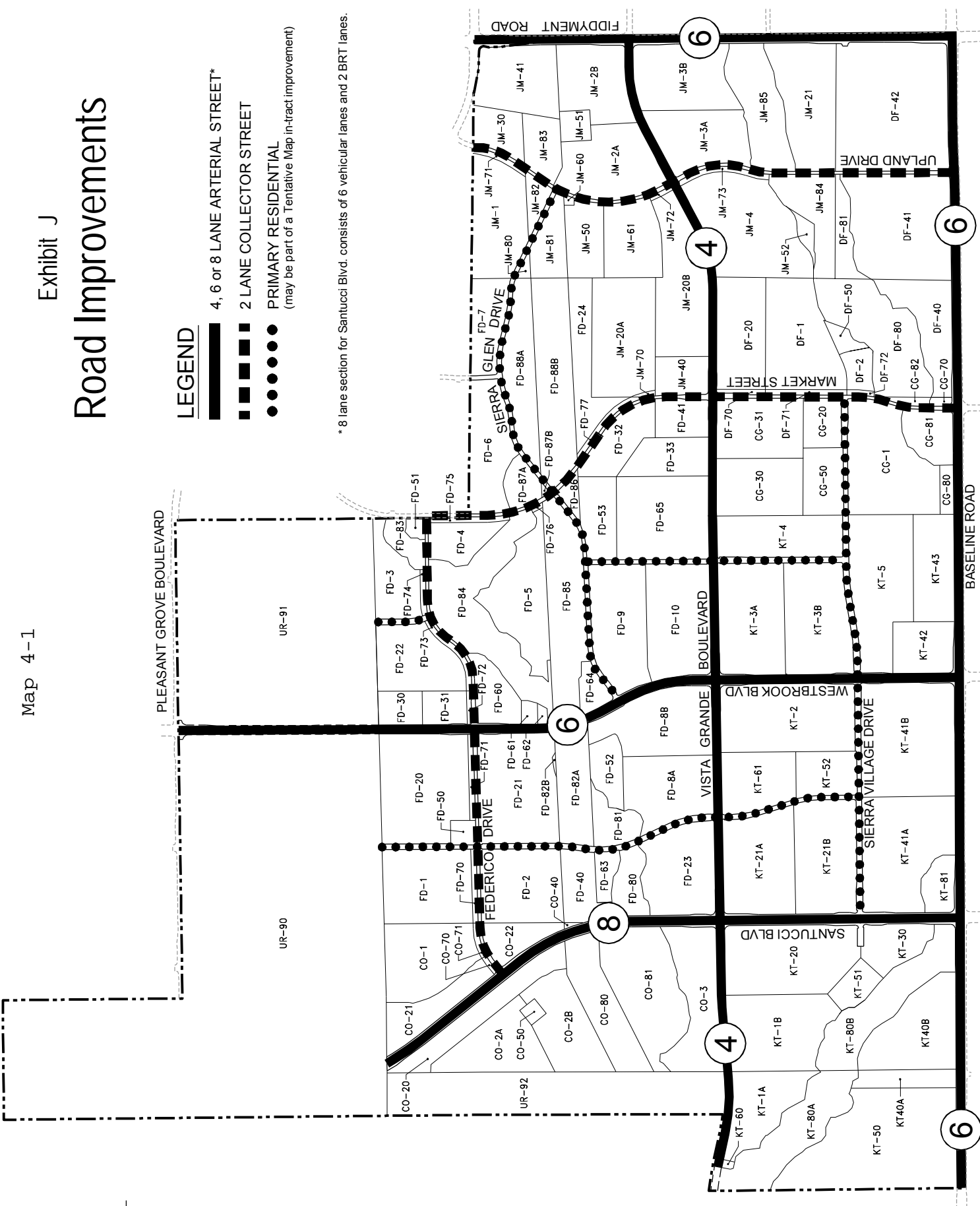
Table 4-1 shows the total estimated costs for Backbone roadway improvements for Phase A and Build Out. The total backbone roadway improvement costs are approximately \$62.9 million. The cost of Backbone roadway facilities includes the following improvements:

Road Improvements

LEGEND

-  4, 6 or 8 LANE ARTERIAL STREET*
-  2 LANE COLLECTOR STREET
-  PRIMARY RESIDENTIAL
(may be part of a Tentative Map in-tract improvement)

* 8 lane section for Santucci Blvd. consists of 6 vehicular lanes and 2 BRT lanes.



**Table 4-1
Sierra Vista Financing Plan
Backbone Roadway Costs (2010\$)**

Item	Phase A	Buildout
Streetwork & Concrete	\$10,865,313	\$33,966,605
Dry Utilities	\$6,689,843	\$20,183,983
Wetland Mitigation	\$602,434	\$3,035,383
Swainson's Hawk Mitigation	\$686,293	\$2,830,281
Miscellaneous [1]	\$922,320	\$2,904,437
Total Roadway Infrastructure Costs	\$19,766,203	\$62,920,689

"roads_cost"

Source: MacKay & Soms Engineers, 4/1/2010.

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

[1] Does not include park & ride or bus transfer station costs.

- Streetwork and Concrete
- Grading
- Wetland/Swainson Hawk Mitigation
- Dry Utilities and Street Lights
- Landscape medians
- Signalization

Detailed backbone roadway improvements and costs are provided by MacKay & Soms in a separate report. Note that these do not include subdivision street improvements or backbone intract landscape/paseo frontage. Individual landowners are responsible for these improvements.

Phasing

Backbone roadway improvements in Phase A would include building portions of Fiddymment Road, Upland Drive, Market Street, Westbrook Blvd, Federico Drive, Sierra Glen Drive, Vista Grande Blvd, and the dry utilities along those roadway sections. Phase A estimated facilities cost for Backbone roadway improvements are approximately \$19.8 million.

Funding Strategy

Community Facilities District (CFD)

The CFD will Fund the Backbone Roadway and underground Infrastructure. **Table 4-2** allocates the total roadway improvement costs on a per residential unit or per nonresidential building square footage. The costs were spread to the different land uses based on the City's Traffic Mitigation Fee Study per unit/1,000 sq. ft.

Capital Improvement Project (CIP)

The CIP includes arterial roadway improvements in excess of the landowner's frontage improvements, and are funded by the Traffic Mitigation Fee program. Fees for these improvements are paid at building permit. Improvements constructed by landowners will be subject to a construction and acquisition agreement between landowner and the City. The City will be establishing a Traffic Mitigation Fee set aside fund dedicated to these improvements within the Plan Area. **Table 4-3** provides a summary of the estimated cost of improvements required by the CIP program and the estimated revenues generated from the fee program.

Table 4-2
Sierra Vista Financing Plan
Infrastructure Cost Allocation: Roadway Costs (2010\$)

Item	Land Uses			Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	TMF Trip Factors [1]	Total Use	Distribution of Use	Assigned Cost	per Acre	per Unit/ Sq. Ft.	
Formula	A	B	C	D=B*C	E=D/Total Use	F=Total Cost*E	G=F/A	H=F/B	
Residential		<i>units</i>	<i>trips/day</i>					<i>per unit</i>	
Low Density	502.4	2,524	1.00	2,524	28.3%	\$17,780,254	\$35,391	\$7,044	
Medium Density	250.0	2,221	1.00	2,221	24.9%	\$15,645,778	\$62,583	\$7,044	
High Density	67.9	1,650	0.62	1,023	11.5%	\$7,206,498	\$106,134	\$4,368	
Mixed Use	12.8	255	0.62	158	1.8%	\$1,113,731	\$87,351	\$4,368	
Subtotal Residential	833.1	6,650		5,926	66.3%	\$41,746,261			
Nonresidential		<i>sq. ft.</i>	<i>trips/ksf/day</i>					<i>per sq. ft.</i>	
Community Commercial	148.0	1,611,720	1.42	2,289	25.6%	\$16,122,283	\$108,934	\$10.00	
Mixed Use business professional	22.2	241,214	1.42	343	3.8%	\$2,412,896	\$108,934	\$10.00	
Subtotal Nonresidential	192.5	2,096,216	1.54	3,006	4.2%	\$21,174,428	\$118,140	\$10.85	
Total Sierra Vista	1,025.5			8,932	100.0%	\$62,920,689			

"roads_alloc"

[1] Trips factor is from the City's Traffic Mitigation Fee Study.

Table 4-3
Sierra Vista Financing Plan
Sierra Vista Special Financing District Revenue by Phase (Roadway Component)

Item	Revenue	
	Phase A	Buildout
Residential		
Low Density	\$6,882,452	\$17,780,254
Medium Density	\$3,205,236	\$15,645,778
High Density	\$2,052,760	\$7,206,498
Mixed Use	\$349,406	\$1,113,731
Subtotal Residential	\$12,489,853	\$41,746,261
Nonresidential		
Community Commercial	\$0	\$16,122,283
Mixed Use	\$918,970	\$2,412,896
business professional	\$1,365,652	\$2,639,249
Subtotal Nonresidential	\$2,284,622	\$21,174,428
Total Fee Program Revenue (Roadway)	\$14,774,476	\$62,920,689

"road_sfd"

Source: AJC.

Chapter 5: Sewer

Sierra Vista Specific Plan will be required to construct the sewer collection system as part of the overall backbone infrastructure for the project. The sewer collection system is predominantly comprised of gravity sewer mains however one lift station and associated force main is included within the project. Sewer mains will connect to existing or planned infrastructure within the West Roseville Specific Plan. The project will contribute to the future expansion of the Pleasant Grove regional wastewater treatment plant through the payment of development impact fees. The project will also pay a fair share of the cost of upsized infrastructure within the West Roseville Specific Plan as outlined within Chapter 10 of this document.

Map 5-1 shows the Backbone sewer system for the project.

Backbone Sewer Improvements

Facility Costs

Table 5-1 shows the total estimated Backbone sewer facility costs. The sewer system costs are estimated to be \$5.8 million. The cost of Backbone sewer facilities include, but are not limited to, the following types of improvements:

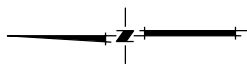
- Sewer Pipes 8” and larger
- Sewer Lift Station
- Connect to existing Sewer Main
- Sewer Force Main
- 48” Sewer Manholes

Detailed backbone sewer improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

The development of Phase A would require an initial set of Backbone sewer improvements along Upland Drive, Market Street, Federico Drive, Vista Grande Blvd, and Sierra Glen Drive. These improvements include connecting to an existing sewer main, sewer pipelines, and sewer force mains. The estimated facilities cost for the Backbone sewer improvements for Phase A is approximately \$1.9 million.

Exhibit Q Sewer Facilities



LEGEND

- SEWER MANHOLE
- 12" S GRAVITY SEWER PIPE (with size)
- SEWER LIFT STATION
- FM — SEWER FORCE MAIN
- > DIRECTION OF FLOW
- P.O.C. POINT OF CONNECTION

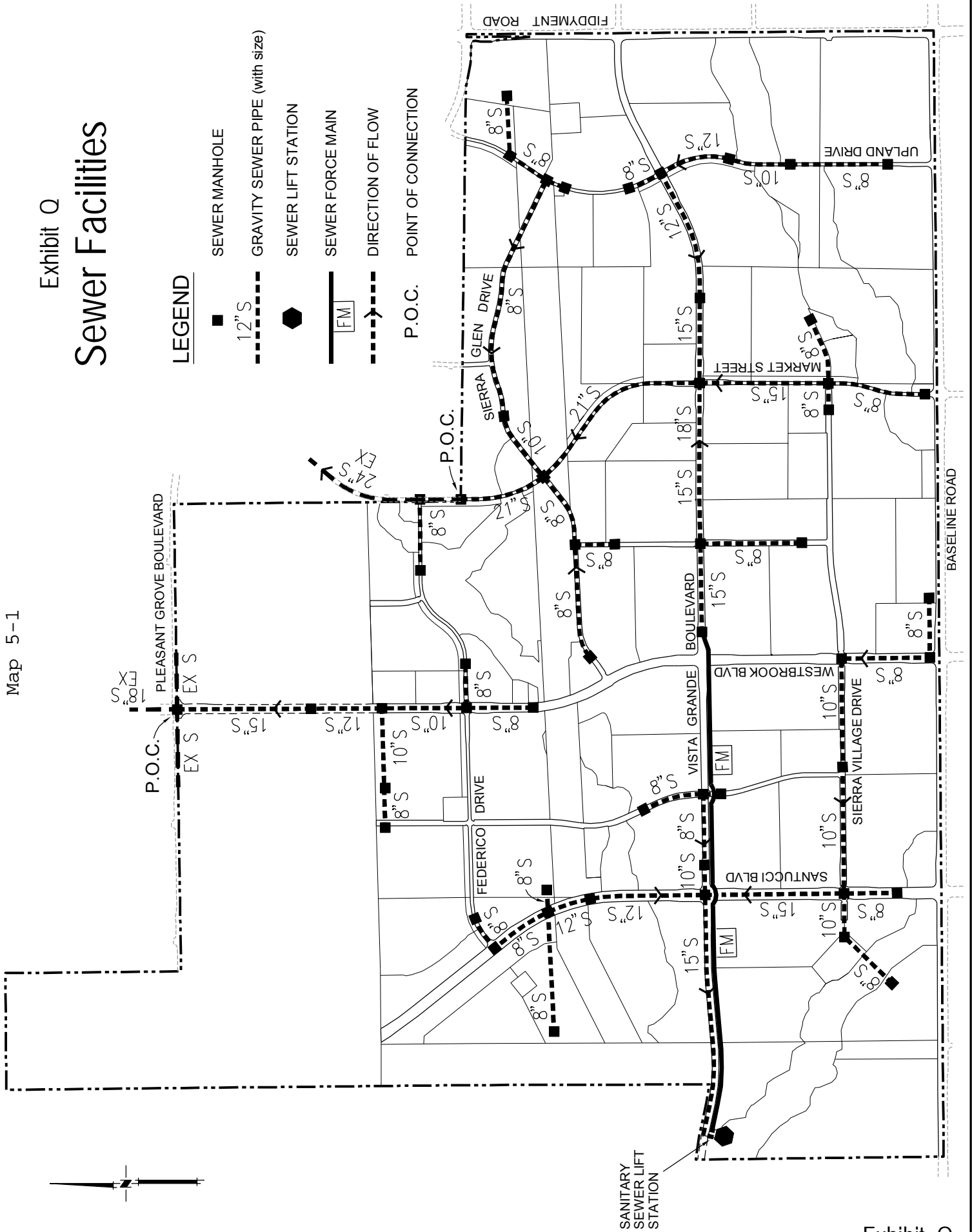


Table 5-1
Sierra Vista Financing Plan
Backbone Sewer Costs (2010\$)

Item	Phase A	Buildout
Sewer Infrastructure	\$1,937,679	\$5,763,125

"sewer_cost"

Source: MacKay & Soms Engineers, 4/1/2010.

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

Funding Strategy

Community Facilities District (CFD)

The CFD will fund the Backbone Sewer Infrastructure. **Table 5-2** allocates the total sewer improvement costs on a per residential unit or per nonresidential building square footage. The costs were spread to the different land uses based on the Sierra Vista Plan Sanitary Sewer Master Plan using average dry weather unit/acre flow rates.

Table 5-2
Sierra Vista Financing Plan
Infrastructure Cost Allocation: Sewer Costs (2010\$)

Item	Land Uses			Cost Allocation Basis			Sewer Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Gallons Per Day [1]	Total Gallons	Distribution of Gallons	Assigned Cost	per Acre	per Unit/ Sq. Ft.	
<i>Formula</i>	A	B	C	D=(A or B)*C	E=D/Total Gallons	F=Total Cost*E	G=F/A	H=F/B	
Residential		<i>units</i>	<i>per unit</i>					<i>per unit</i>	
Low Density	502.4	2,524	190	479,560	36.5%	\$2,105,217	\$4,190	\$834	
Medium Density	250.0	2,221	190	421,990	32.1%	\$1,852,491	\$7,410	\$834	
High Density	67.9	1,650	130	214,500	16.3%	\$941,632	\$13,868	\$571	
Mixed Use	12.8	255	130	33,150	2.5%	\$145,525	\$11,414	\$571	
Subtotal Residential	833.1	6,650		1,149,200	87.5%	\$5,044,866			
Nonresidential		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>	
Community Commercial	148.0	1,611,720	850	125,800	9.6%	\$552,249	\$3,731	\$0.34	
Mixed Use	22.2	241,214	850	18,828	1.4%	\$82,651	\$3,731	\$0.34	
business professional	22.3	243,283	850	18,989	1.4%	\$83,360	\$3,731	\$0.34	
Subtotal Nonresidential	192.5	2,096,216		163,617	12.5%	\$718,259			
Total Sierra Vista	1,025.5			1,312,817	100.0%	\$5,763,125			

"sewer_alloc"

[1] Sierra Vista Plan Sanitary Sewer Master Plan, average dry weather unit/acre flow rates.

Chapter 6: Storm Drainage

Storm drainage will be constructed with the construction of roadways consistent with the Sierra Vista Specific Plan Drainage and Stormwater Master Plan and City of Roseville improvement standards. Outfall structures and overland release will follow existing terrain and will generally be directed toward the tributary drainages for Curry Creek and Federico Creek. **Map 6-1** shows the Backbone storm drainage system for the project.

Backbone Storm Drainage Improvements

Facility Costs

Table 6-1 shows the total estimated Backbone storm drainage facility costs. The storm drainage system costs are estimated at roughly \$19.9 million. The cost of Backbone storm drainage facilities include, but are not limited to, the following types of improvements:

- Storm Drain manholes
- Storm Drain pipeline
- Grassy swale outfalls
- Preserve area grading
- Junction structures
- Culverts
- Detention/Created Wetlands

Detailed backbone storm drainage improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

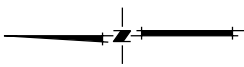
The development of Phase A would require an initial set of Backbone storm drainage improvements along Fiddyment Road, Upland Drive, Market Street, Federico Drive, Vista Grande Blvd, Sierra Glen Drive, and a portion of detention created wetlands. The estimated facilities cost for the Backbone storm drainage improvements for Phase A is approximately \$5.7 million.

Funding Strategy

Community Facilities District (CFD)

The CFD will fund the Backbone Storm Drainage Infrastructure. **Table 6-2** allocates the total storm drainage improvement costs on a per residential unit or per nonresidential building square footage. The costs were spread to the different land uses based on peak flow EDU factors for drainage provided by the City.

Exhibit Y Drainage Facilities



PLEASANT GROVE BOULEVARD

LEGEND

24" D ——— STORM DRAIN PIPE (with size)

—|— STORM DRAIN OUTFALL

Note: All sizing of drainage facilities is conceptual and will be finalized with Improvement Plans. Conspan sizing as shown or equivalent culvert.

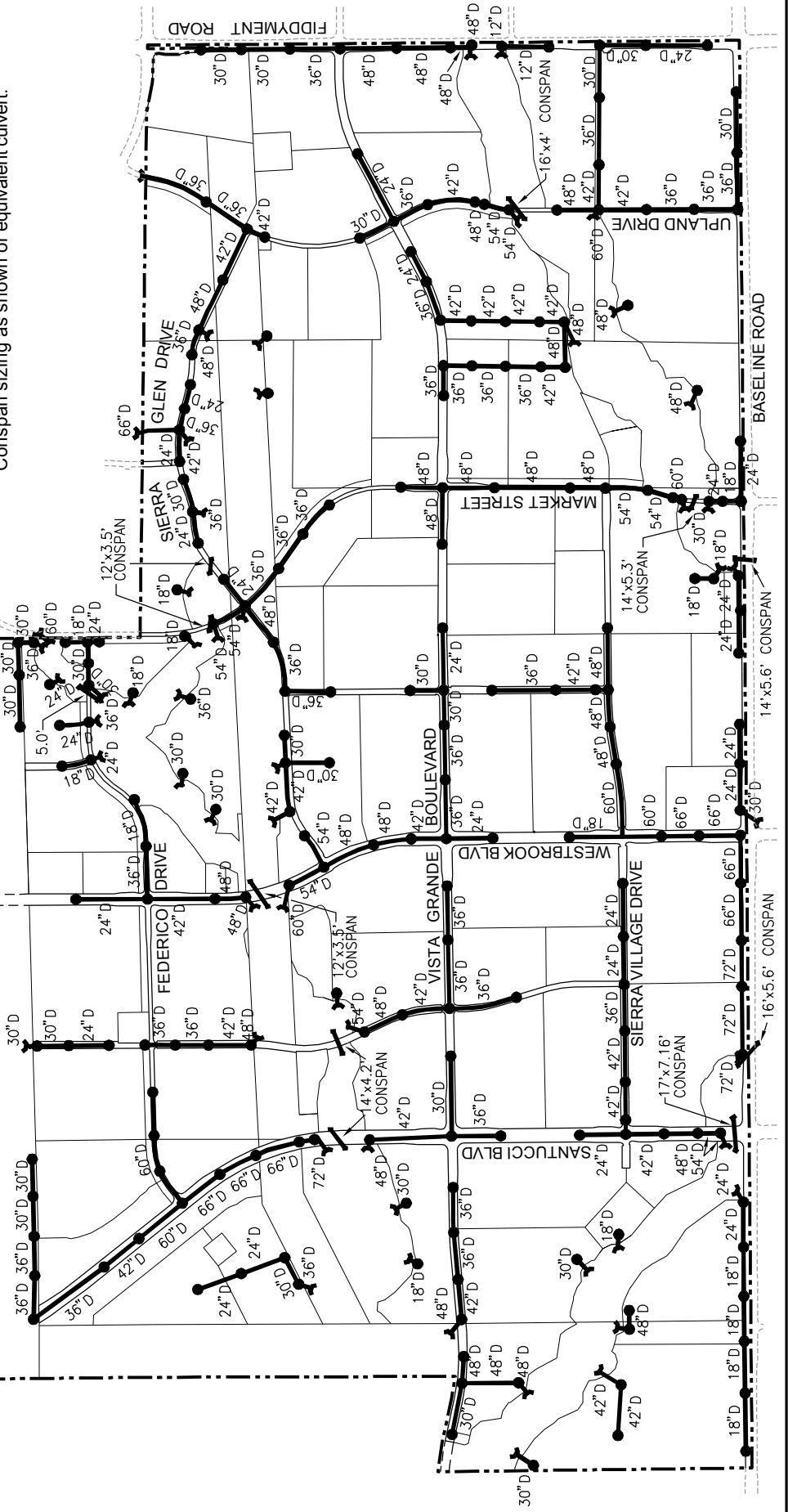


Table 6-1
Sierra Vista Financing Plan
Backbone Storm Drain Costs (2010\$)

Item	Phase A	Buildout
General Storm Drain	\$4,927,720	\$15,650,820
Preserve Area Earthwork	\$792,000	\$4,298,400
Total Storm Drain Infrastructure Costs	\$5,719,720	\$19,949,220

"drain_cost"

Source: MacKay & Soms Engineers, 4/1/2010.

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

Table 6--2
Sierra Vista Financing Plan
Infrastructure Cost Allocation: Drainage Costs (2010\$)

Item	Land Uses		Cost Allocation Basis			Drainage Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Runoff Coefficient [1]	Total Runoff Coefficient	Distribution of Runoff Coefficient	Assigned Cost	per Acre	per Unit/ Sq. Ft.
Formula	A	B	C	$D=(A \text{ or } B) \times C$	$E=D/Total \text{ Runoff Coeff.}$	$F=Total \text{ Cost} \times E$	$G=F/A$	$H=F/B$
Residential		<i>units</i>	<i>per acre</i>					<i>per unit</i>
Low Density	502.4	2,524	1.00	502.4	28.0%	\$5,585,966	\$11,119	\$2,213
Medium Density	250.0	2,221	1.75	437.5	24.4%	\$4,864,371	\$19,457	\$2,190
High Density	67.9	1,650	2.86	194.2	10.8%	\$2,159,158	\$31,799	\$1,309
Mixed Use	12.8	255	2.86	36.5	2.0%	\$405,438	\$31,799	\$1,590
Subtotal Residential	833.1	6,650		1,170.6	65.2%	\$13,014,933		
Nonresidential		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Community Commercial	148.0	1,611,720	3.24	479.5	26.7%	\$5,331,573	\$36,024	\$3.31
Mixed Use business professional	22.2	241,214	3.24	71.8	4.0%	\$797,935	\$36,024	\$3.31
Subtotal Nonresidential	192.5	2,096,216		623.7	34.8%	\$6,934,287		
Total Sierra Vista	1,025.5			1,794.2	100.0%	\$19,949,220		

"drain_alloc"

[1] Peak flow EDU factors for drainage provided by the City.

Chapter 7: Potable Water

The Sierra Vista Specific Plan will be required to construct the potable water distribution system as part of the overall backbone infrastructure of the project. The potable water distribution system is comprised of water mains, two groundwater well facilities, a water storage tank and associated pumping station. The potable water system includes connections to existing or planned infrastructure within the West Roseville Specific Plan and the Northwest Roseville Specific Plan. The project will contribute its fair share of water treatment plant capacity and off-site water transmission systems through the payment of development impact fees. The project will also contribute to the cost of upsized infrastructure within the West Roseville Specific Plan as outlined within Chapter 10 of this document.

The proposed improvements are all project level serving infrastructure except the 24” transmission main along Baseline Road and Westbrook Blvd. The full cost of this transmission main is included in this Financing Plan. It is assumed that future developments will reimburse for their fair share of this line, if and when they connect to the line.

Map 7-1 shows the potable water system.

Backbone Potable Water Improvements

Facility Costs

Table 7-1 shows the total estimated Backbone potable water facility costs. The potable water system costs are estimated at roughly \$12 million. The cost of Backbone potable water facilities include, but are not limited to, the following types of improvements:

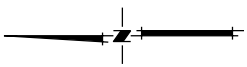
- Water distribution mains
- Well(s) (not including topside)
- Connect to existing water systems
- Water transmission mains

Topside improvements are included in the water utility rates fee structure. Detailed backbone potable water improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

The development of Phase A would require an initial set of Backbone potable water improvements along Upland Drive, Market Street, Westbrook Drive, Federico Drive, Vista Grande Blvd, and Sierra Glen Drive. These improvements include connecting to existing water mains, water pipelines, a water transmission main and water storage facility. The estimated facilities cost for the Backbone potable water improvements for Phase A is approximately \$2.6 million.

Exhibit U Water Facilities



LEGEND

12" W
WATER PIPELINE (with size)

● WELL SITE

■ POTABLE WATER INFRASTRUCTURE FACILITY

P.O.C. POINT OF CONNECTION

Note: PQP-63 Potable Water Infrastructure Facility to include storage tank, pump station and well site.

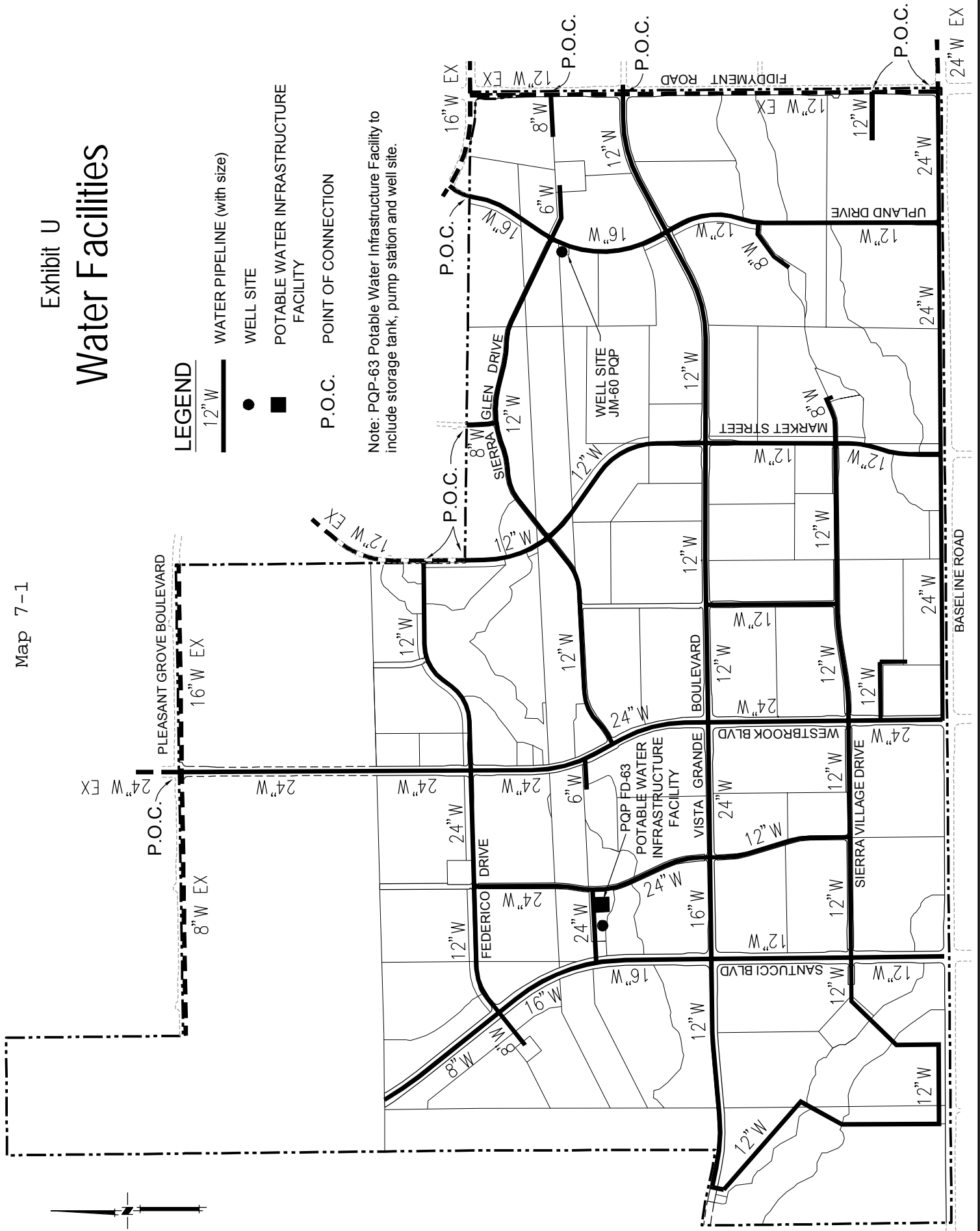


Table 7-1
Sierra Vista Financing Plan
Backbone Potable Water Costs (2010\$)

Item	Phase A	Buildout
Potable Water	\$2,576,469	\$12,045,938

"potable_water_cost"

Source: MacKay & Soms Engineers, 4/1/2010.

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

Funding Strategy

Community Facilities District (CFD)

The CFD will fund the Backbone Potable Water Infrastructure. **Table 7-2** allocates the total potable water improvement costs on a per residential unit or per nonresidential building square footage. The costs were spread to the different land uses based on the Sierra Vista Potable Water Master Plan water use factors.

Table 7-2
Sierra Vista Financing Plan
Infrastructure Cost Allocation: Potable Water Costs (2010\$)

Item	Land Uses			Cost Allocation Basis			Potable Water Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Gallons Per Day [1]	Total Gallons	Distribution of Gallons	Assigned Cost	per Acre	per Unit/ Sq. Ft.	
Formula	A	B	C	D=(A or B)*C	E=D/Total Gallons	F=Total Cost*E	G=F/A	H=F/B	
Residential			<i>per unit</i>					<i>per unit</i>	
Low Density	502.4	2,524	600	1,514,400	49.3%	\$5,943,965	\$11,831	\$2,355	
Medium Density	250.0	2,221	323	717,383	23.4%	\$2,815,702	\$11,263	\$1,268	
High Density	67.9	1,650	177	292,050	9.5%	\$1,146,286	\$16,882	\$695	
Mixed Use	12.8	255	177	45,135	1.5%	\$177,153	\$13,894	\$695	
Subtotal Residential	833.1	6,650		2,568,968	83.7%	\$10,083,107			
Nonresidential			<i>per acre</i>					<i>per sq. ft.</i>	
Community Commercial	148.0	1,611,720	2,598	384,504	12.5%	\$1,509,164	\$10,197	\$0.94	
Mixed Use business professional	22.2	241,214	2,598	57,546	1.9%	\$225,865	\$10,197	\$0.94	
Subtotal Nonresidential	192.5	2,096,216		500,089	16.3%	\$1,962,831			
Total Sierra Vista	1,025.5			3,069,057	100.0%	\$12,045,938			

"potable_water_alloc"

[1] Sierra Vista Potable Water Master Plan water use factors.

Chapter 8: Recycled Water

The Sierra Vista Specific Plan will be required to construct a recycled water distribution system as part of the overall backbone infrastructure for the project. Recycled water will be used for irrigation of high density residential and non-residential parcels, landscape medians, parks, paseos and school sites. The recycled water distribution system is comprised of recycled water mains connecting to existing or planned infrastructure located within the West Roseville Specific Plan. The project will also contribute to the expansion of the recycled water storage facility and pumping station located within the West Roseville Specific Plan through the payment of a surcharge on the monthly recycled water bill, and Community Facilities District funding (CFD). **Table 8-1** illustrates the available funding sources. Additionally the project may use potable water on an interim basis until recycled water storage and pumping facilities are constructed. The project will also contribute to the cost of upsized infrastructure within the West Roseville specific Plan as outline within Chapter 10 of this document.

Map 8-1 shows the backbone recycled water infrastructure.

Backbone Recycled Water Improvements

Facility Costs

Table 8-2 shows the total estimated Backbone recycled water facility costs (including CFD funded portion of the recycled water storage/pumping station). The recycled water system costs are estimated at roughly \$7.5 million. The cost of Backbone recycled water facilities include, but are not limited to, the following types of improvements:

- Recycled water pipelines
- Recycled water storage/pumping station (CFD funded portion)
- Connect to existing system

Detailed backbone recycled water improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

The development of Phase A would require an initial set of Backbone recycled water improvements along Upland Drive, Market Street, Westbrook Blvd, Federico Drive, Vista Grande Blvd, and Sierra Glen Drive. These improvements include connecting to existing recycled water mains and laying new recycled water pipes. The estimated facilities cost for the Backbone recycled water improvements for Phase A is approximately \$2.4 million.

Table 8-1
Sierra Vista Financing Plan
Recycled Facility Revenues

Item	Revenues	
	Phase A	Buildout
Estimated Recycled Facility Cost	-	\$5,300,000
Recycled Facility Revenue Sources		
Meter Surcharge [1]	\$174,000	\$2,980,000
Additional CFD Proceeds [2]	\$630,000	\$2,320,000
Subtotal Revenue Sources	\$804,000	\$5,300,000

"recycled_facility"

[1] Model provided by Derrick Whitehead and City of Roseville.

[2] CFD proceeds paid at \$30 per unit (residential) and \$200 per acre (non-residential) per year to fund recycled facility.

Table 8-2
Sierra Vista Financing Plan
Backbone Recycled Water Costs (2010\$)

Item	Phase A	Buildout
General Recycled Water	\$1,812,765	\$5,173,358
Recycled water storage/pump station (CFD funded portion)	\$630,000	\$2,320,000
Total Recycled Water Costs	\$2,442,765	\$7,493,358

"recycled_water_cost"

Source: MacKay & Soms Engineers, 4/1/2010.

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

Funding Strategy

Community Facilities District (CFD)

The CFD will fund the Backbone Recycled Water Infrastructure. **Table 8-3** allocates the total recycled water improvement costs on a per residential unit or per nonresidential building square footage. The costs were spread to the different land uses based on the Sierra Vista Potable Water Master Plan water use factors. The use factors were assumed because if they recycled water system was not in place, then potable water would be the source of the landscape irrigation.

**Table 8-3
Sierra Vista Financing Plan
Infrastructure Cost Allocation: Recycled Water Costs (2010\$)**

Item	Land Uses		Cost Allocation Basis			Recycled Water Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Gallons Per Day [1]	Total Gallons	Distribution of Gallons	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	A	B	C	D=(A or B)*C	E=D/Total Gallons	F=Total Cost*E	G=F/A	H=F/B
Residential		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Low Density	502.4	2,524	600	1,514,400	49.3%	\$3,697,534	\$7,360	\$1,465
Medium Density	250.0	2,221	323	717,383	23.4%	\$1,751,550	\$7,006	\$789
High Density	67.9	1,650	177	292,050	9.5%	\$713,064	\$10,502	\$432
Mixed Use	12.8	255	177	45,135	1.5%	\$110,201	\$8,643	\$432
Subtotal Residential	833.1	6,650		2,568,968	83.7%	\$6,272,349		
Nonresidential		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Community Commercial	148.0	1,611,720	2,598	384,504	12.5%	\$938,798	\$6,343	\$0.58
Mixed Use business professional	22.2	241,214	2,598	57,546	1.9%	\$140,503	\$6,343	\$0.58
22.3	243,283	2,598	58,039		1.9%	\$141,708	\$6,343	\$0.58
Subtotal Nonresidential	192.5	2,096,216		500,089	16.3%	\$1,221,009		
Total Sierra Vista	1,025.5			3,069,057	100.0%	\$7,493,358		

**recycled_water_alloc*

[1] Sierra Vista Potable Water Master Plan water use factors.

Chapter 9: Parks and Recreation

The City of Roseville's Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood/community parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Sierra Vista includes over 90.6 acres of parks. The project meets the neighborhood park and open space dedication requirement with 50.7 acres of each. The project also provides a 39.9 acre citywide park. An in-lieu fee for an additional 10.8 acres is included as a component of the citywide park fee. **Table 9-1** shows the required park acreage under the City's current Master Plan and project population assumptions. The City will be responsible for the construction of all the parks.

The neighborhood/community parks have been evenly distributed throughout the project and across land ownership. **Map 2-1** shows the location of both the neighborhood/community and citywide parks in the Sierra Vista project.

Parks Improvements

Facility Costs

Table 9-2 shows the total estimated parks and recreation facility costs. The parks program costs are estimated at roughly \$27 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

The development of Phase A would have park improvements that correspond to the amount of initial residential development. These improvements include four neighborhood/community parks ranging in size from 1.1 acres to 8 acres, for a total of 13.2 acres. The estimated facilities cost for the park improvements for Phase A is approximately \$4.2 million.

Table 9-1
Sierra Vista Financing Plan
Sierra Vista Park Acres

Park Type	Assumptions	Acres Required	Acres Provided	Surplus/ (In-Lieu)
<i>Population</i>	<i>16,891</i>			
Neighborhood Park	3 acres/1,000 pop.	50.7	50.7	0.0
Citywide Park [1]	3 acres/1,000 pop.	50.7	39.9	(10.8)
Total Parks		101.3	90.6	(10.8)

"park_acres"

Sources: West Roseville SP and Al Johnson Consulting, LLC.

[1] The estimated persons per household for Citywide Park do not vary based on residential land use. Estimated Specific Plan population is 16,891.

Table 9-2
Sierra Vista Financing Plan
Neighborhood/Community/Citywide Park Costs (2010\$)

Item	Phase A		Buildout	
	Acres/ Facility	Amount	Acres/ Facility	Amount
Neighborhood Parks	13.2	\$4,240,798	50.7	\$16,723,535
Citywide Parks				
Construction (Sierra Vista Portion) [1]	0.0	\$0	39.9	\$12,708,150
Land Credit	n/a	\$0	n/a	(\$3,956,750)
Land In-Lieu Fee	0.0	\$0	10.8	\$1,454,355
Subtotal Citywide Parks		\$0	50.7	\$10,205,755
Total Parks		\$4,240,798		\$26,929,290

"parks_cost"

Source: MacKay & Soms, Park-Paseo-Trail Cost Estimates 4/1/2010.

[1] Assumes other funding sources (ie. grants, future projects) will contribute additional funding for the project.

Funding Strategy

Existing Fee Programs

The neighborhood/community park impact fee funds the neighborhood/community park improvements in Sierra Vista. **Table 9-3** creates an updated fee for the Sierra Vista project by allocating the total neighborhood/community park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size.

Similar to the neighborhood/community park impact fee, the City has a citywide park impact fee to fund the citywide park improvements in Sierra Vista. **Table 9-4** creates the updated fee for Sierra Vista, allocated in the same manner as the neighborhood/community park fee above. Frontage improvement costs for the citywide park are included in the fee structure.

Included in the citywide park fee is an in-lieu component. The fee has been established in accordance with City standards for in-lieu fees. This fee will go towards citywide park improvements within Sierra Vista. **Table 9-5** estimates the total cost of the shortfall in acreage and costs. The in-lieu fee amount is included in the allocation for the citywide park fee. As with the West Plan, the revenues from the citywide park fee cover approximately 70% of the total cost of improvements. Other funding sources (ie. grants, future projects, urban reserve, sale of portion of the citywide park parcel) will contribute additional funding for the project.

Table 9-6 and **Table 9-7** shows the park impact fee revenues for Phase A and Build out for neighborhood/community and citywide parks, respectively. There are more neighborhood/community parks planned for Phase A than are required based on the estimated population resulting in a fee revenue shortfall. This shortfall is anticipated to be made up as the remaining phases are developed.

Bike Trail Improvements

In the Sierra Vista Project the bike trail system is integrated with open space throughout the development. The bike trails run along the open space corridors to provide access to parks, schools, neighborhoods, and commercial uses. **Map 9-1** illustrates the proposed bike trails in the project.

**Table 9-3
Sierra Vista Financing Plan
Public Facilities Cost Allocation: Neighborhood/Community Park Costs (2010\$)**

Item	Land Uses		Cost Allocation Basis				Park Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Persons Per HH/ Emp. Per Acre	Total Persons/Emps.	Distribution of Persons	Assigned Cost	per Acre	per Unit/ Sq. Ft.	
Formula	A	B	C	D=B*C	E=D/Total Persons	F=Total Cost*E	G=F/A	H=F/B	
Residential			<i>persons per HH</i>					<i>per unit</i>	
Low Density	502.4	2,524	2.54	6,411	43.7%	\$7,313,598	\$14,557	\$2,898	
Medium Density	250.0	2,221	2.17	4,820	32.9%	\$5,498,147	\$21,993	\$2,476	
High Density	67.9	1,650	1.80	2,970	20.3%	\$3,388,165	\$49,899	\$2,053	
Mixed Use	12.8	255	1.80	459	3.1%	\$523,625	\$41,069	\$2,053	
Subtotal Residential	833.1	6,650		14,660	100.0%	\$16,723,535			
Nonresidential		<i>sq. ft.</i>	<i>sq.ft. per employee</i>					<i>per sq. ft.</i>	
Community Commercial	148.0	1,611,720	N/A	-	-	-	-	-	
Mixed Use	22.2	241,214	N/A	-	-	-	-	-	
business professional	22.3	243,283	N/A	-	-	-	-	-	
Subtotal Nonresidential	192.5	2,096,216		-	-	-	-	-	
Total Sierra Vista	1,025.5			14,660	100.0%	\$16,723,535			

"hcparks_alloc"

**Table 9-4
Sierra Vista Financing Plan
Public Facilities Cost Allocation: Citywide Park Costs (2010\$)**

Item	Land Uses			Cost Allocation Basis			Citywide Park Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Persons Per HH/ Emp. Per Acre	Total Persons/Emps.	Distribution of Persons	Assigned Cost [1]	per Acre	per Unit/ Sq. Ft.	
Formula	A	B	C	D=B*C	E=D/Total Persons	F=Total Cost*E	G=F/A	H=F/B	
Residential		<i>units</i>	<i>persons per HH</i>					<i>per unit</i>	
Low Density	502.4	2,524	2.54	6,411	43.7%	\$4,463,219	\$8,884	\$1,768	
Medium Density	250.0	2,221	2.17	4,820	32.9%	\$3,355,316	\$13,421	\$1,511	
High Density	67.9	1,650	1.80	2,970	20.3%	\$2,067,671	\$30,452	\$1,253	
Mixed Use	12.8	255	1.80	459	3.1%	\$319,549	\$25,063	\$1,253	
Subtotal Residential	833.1	6,650		14,660	100.0%	\$10,205,755			
Nonresidential		<i>sq. ft.</i>	<i>sq.ft. per employee</i>					<i>per sq. ft.</i>	
Community Commercial	148.0	1,611,720	N/A	-	-	-	-	-	
Mixed Use	22.2	241,214	N/A	-	-	-	-	-	
business professional	22.3	243,283	N/A	-	-	-	-	-	
Subtotal Nonresidential	192.5	2,096,216		-	-	-	-	-	
Total Sierra Vista	1,025.5			14,660	100.0%	\$10,205,755			

"cityparks_alloc"

[1] Total Citywide Park cost includes the land in-lieu amount of \$1.45 million. See Table 9-2.

Table 9-5
Sierra Vista Financing Plan
Park Acre Surplus/(Shortfall): In-Lieu Fee

Item	Surplus/(Shortfall)		
	Acres	Cost per Acre	Total
Neighborhood Park	0.0	\$135,000	\$0
Citywide Park	(10.8)	\$135,000	(\$1,454,355)
Total			(\$1,454,355)

"park"

Table 9-6
Sierra Vista Financing Plan
City Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Revenue	
	Phase A	Buildout
Residential		
Low Density	\$2,830,977	\$7,313,598
Medium Density	\$1,126,365	\$5,498,147
High Density	\$965,114	\$3,388,165
Mixed Use	\$164,275	\$523,625
Subtotal Residential	\$5,086,730	\$16,723,535
Nonresidential		
Community Commercial	\$0	\$0
Mixed Use	\$0	\$0
business professional	\$0	\$0
Subtotal Nonresidential	\$0	\$0
Total Fee Program Revenue (Park)	\$5,086,730	\$16,723,535

"ncpark_sfd"

Source: AJC.

Table 9-7
Sierra Vista Financing Plan
City Park Fee Revenue by Phase (Citywide Park Component)

Item	Revenue	
	Phase A	Buildout
Residential		
Low Density	\$1,727,640	\$4,463,219
Medium Density	\$687,379	\$3,355,316
High Density	\$588,973	\$2,067,671
Mixed Use	\$100,251	\$319,549
Subtotal Residential	\$3,104,243	\$10,205,755
Nonresidential		
Community Commercial	\$0	\$0
Mixed Use	\$0	\$0
business professional	\$0	\$0
Subtotal Nonresidential	\$0	\$0
Total Fee Program Revenue (Park)	\$3,104,243	\$10,205,755

"citypark_sfd"

Source: AJC.

Facility Costs

Table 9-8 shows the total estimated bike trail improvement costs. The bike trail costs are estimated at roughly \$3.7 million. The cost of the bike trail improvements include, but are not limited to, the following types of facilities:

- Pedestrian/Bike Bridge
- Bike Trail and Shoulder
- Bike Trail Entry Points
- Bike Trail Kiosks
- Post and Cable Fences

Detailed bike trail improvements and costs are provided by MacKay & Somps in a separate report.

Phasing

The development of Phase A would have an initial set of bike trail improvements running through the open space south of Sierra Glen Drive, extending from Fiddymont Road to Westbrook Blvd. The estimated facilities cost for the bike trail improvements for Phase A is approximately \$2.1 million.

Funding Strategy

Existing Fee Programs

The City's bike trail impact fee will fund the bike trail improvements in Sierra Vista. **Table 9-9** creates an updated fee for the Sierra Vista project by allocating the total bike trail improvement costs on a per residential unit. The costs were spread to the different residential land uses based on the persons per household factors that vary by unit size.

Table 9-10 shows the bike trail impact fee revenues for Phase A and Buildout. The developer will be responsible for grading the bike trail (with each phase of construction) and the City is responsible for constructing the bike trails in the project. The City will construct the bike trails as funding is available.

Paseo Improvements

The paseos in the Sierra Vista Project run along the major collector and some arterial streets within the project. The paseos are linear parks with grass, trees, landscaping, and contain no facilities. **Map 9-1** illustrates the proposed layout of the paseos in the project.

Table 9-8
Sierra Vista Financing Plan
Bike Trail Costs (2010\$)

Item	Phase A	Buildout
Bike Trail	\$2,057,803	\$3,672,187

"trail_cost"

Source: MacKay & Soms, Park-Paseo-Trail Cost Estimates 4/1/2010.

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

Table 9-9
Sierra Vista Financing Plan
Public Facilities Cost Allocation: Bike Trail Costs (2010\$)

Item	Land Uses		Cost Allocation Basis			Bike Trail Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Persons Per HH/ Emp. Per Acre	Total Persons/Emps.	Distribution of Persons	Assigned Cost	per Acre	per Unit/ Sq. Ft.
Formula	A	B	C	D=B*C	E=D/Total Persons	F=Total Cost*E	G=F/A	H=F/B
Residential								
Low Density	502.4	2,524	2.54	6,411	35.2%	\$1,293,499	\$2,575	\$512
Medium Density	250.0	2,221	2.17	4,820	26.5%	\$972,414	\$3,890	\$438
High Density	67.9	1,650	1.80	2,970	16.3%	\$599,238	\$8,825	\$363
Mixed Use	12.8	255	1.80	459	2.5%	\$92,610	\$7,263	\$363
Subtotal Residential	833.1	6,650		14,660	80.5%	\$2,957,761		
Nonresidential								
Community Commercial	148.0	1,611,720	sq.ft. per employee	2,723	15.0%	\$549,302	\$3,711	per sq.ft. \$0.34
Mixed Use	22.2	241,214	592	407	2.2%	\$82,210	\$3,711	\$0.34
business professional	22.3	243,283	592	411	2.3%	\$82,915	\$3,711	\$0.34
Subtotal Nonresidential	192.5	2,096,216		3,541	19.5%	\$714,426		
Total Sierra Vista	1,025.5			18,200	100.0%	\$3,672,187		

"bike_alloc"

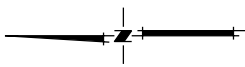
Table 9-10
Sierra Vista Financing Plan
Sierra Vista Special Financing District Revenue by Phase (Bike Trail Component)

Item	Revenue	
	Phase A	Buildout
Residential		
Low Density	\$500,693	\$1,293,499
Medium Density	\$199,211	\$972,414
High Density	\$170,692	\$599,238
Mixed Use	\$29,054	\$92,610
Subtotal Residential	\$899,650	\$2,957,761
Nonresidential		
Community Commercial	\$0	\$549,302
Mixed Use	\$31,310	\$82,210
business professional	\$42,903	\$82,915
Subtotal Nonresidential	\$74,214	\$714,426
Total Fee Program Revenue (Bike Trail)	\$973,864	\$3,672,187



"bike_sfd"

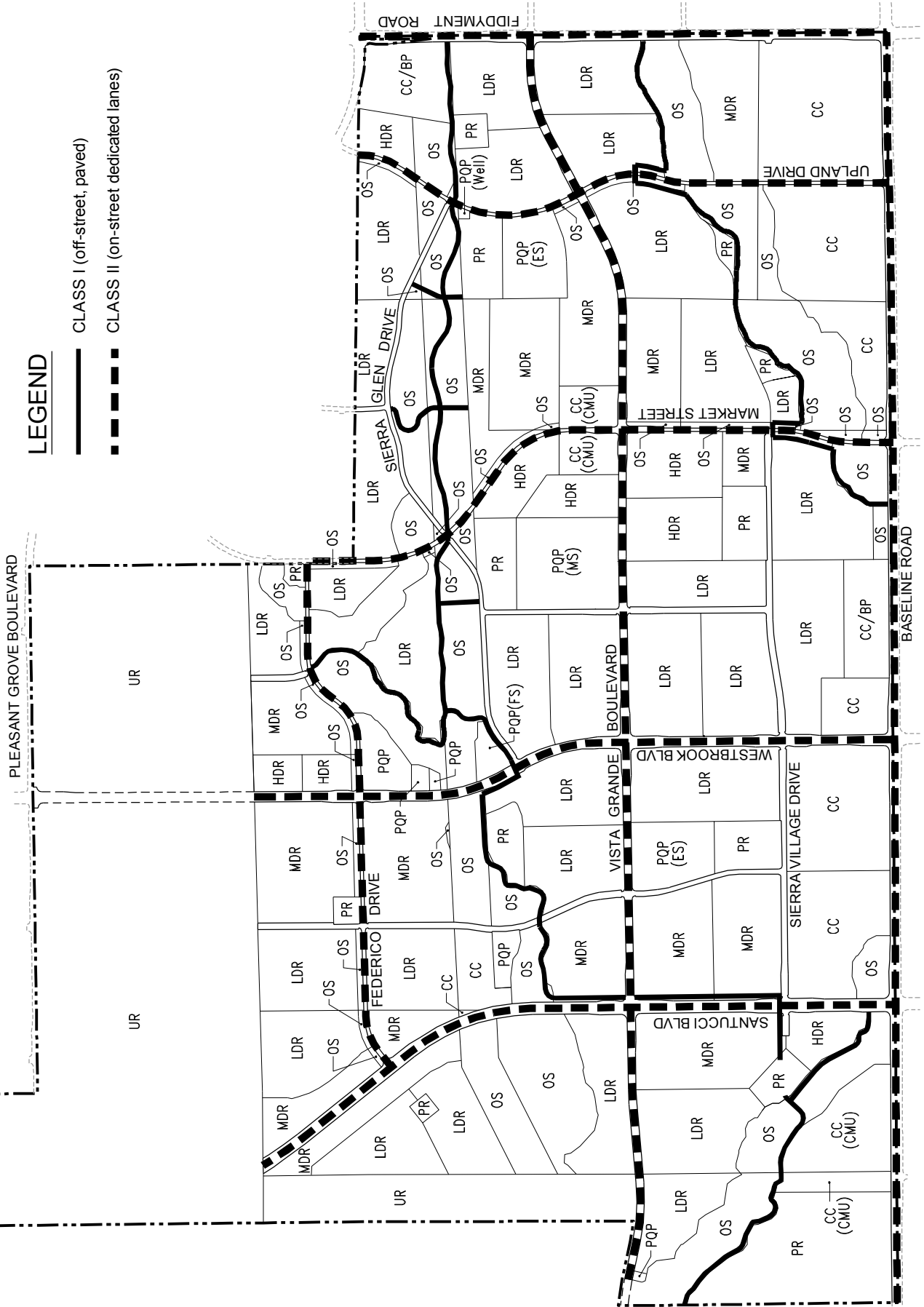
Source: AJC.

Exhibit FF Bikeway Master Plan



LEGEND

-  CLASS I (off-street, paved)
-  CLASS II (on-street dedicated lanes)



Facility Costs

Table 9-11 shows the total estimated paseo improvement costs. The paseo costs are estimated at roughly \$3.2 million. The cost of the paseo improvements include, but are not limited to, the following:

- Concrete Sidewalk
- Trash Receptacles
- Benches
- Landscaping

Detailed paseo improvements and costs are provided by MacKay & Soms in a separate report.

Phasing

The development of Phase A would have an initial group of paseo improvement. The paseo improvements will be done along Market Street, Upland Drive, Vista Grande Blvd and Sierra Glen Drive. The estimated facilities cost for the paseo improvements for Phase A is approximately \$1.4 million.

Funding Strategy

Community Facilities District (CFD)

The CFD will fund the paseo improvements in Sierra Vista. **Table 9-12** allocates the total paseo improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household factor that vary by unit size.

Table 9-11
Sierra Vista Financing Plan
Paseo Costs (2010\$)

Item	Phase A	Buildout
Paseo	\$1,400,790	\$3,160,970

"paseo_cost"

Source: MacKay & Soms, Park-Paseo-Trail Cost Estimates 4/1/2010.

Note: All costs include estimates of a 20% Contingency and 20% Soft Costs.

Table 9-12
Sierra Vista Financing Plan
Public Facilities Cost Allocation: Paseo Costs (2010\$)

Item	Land Uses			Cost Allocation Basis			Paseo Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Persons Per HH/ Emp. Per Acre	Total Persons/Emps.	Distribution of Persons	Assigned Cost	per Acre	per Unit/ Sq. Ft.	
Formula	A	B	C	D=B*C	E=D/Total Persons	F=Total Cost*E	G=F/A	H=F/B	
Residential		<i>units</i>	<i>persons per HH</i>					<i>per unit</i>	
Low Density	502.4	2,524	2.54	6,411	35.2%	\$1,113,427	\$2,216	\$441	
Medium Density	250.0	2,221	2.17	4,820	26.5%	\$837,041	\$3,348	\$377	
High Density	67.9	1,650	1.80	2,970	16.3%	\$515,816	\$7,597	\$313	
Mixed Use	12.8	255	1.80	459	2.5%	\$79,717	\$6,252	\$313	
Subtotal Residential	833.1	6,650		14,660	80.5%	\$2,546,001			
Nonresidential		<i>sq. ft.</i>	<i>sq.ft. per employee</i>					<i>per sq. ft.</i>	
Community Commercial	148.0	1,611,720	592	2,723	15.0%	\$472,832	\$3,195	\$0.29	
Mixed Use	22.2	241,214	592	407	2.2%	\$70,765	\$3,195	\$0.29	
business professional	22.3	243,283	592	411	2.3%	\$71,372	\$3,195	\$0.29	
Subtotal Nonresidential	192.5	2,096,216		3,541	19.5%	\$614,969			
Total Sierra Vista	1,025.5			18,200	100.0%	\$3,160,970			

"paseo_alloc"

Chapter 10: Community Facilities District

Backbone infrastructure and Public Facility improvements will be funded by both existing and new funding sources. Existing City fees have been updated to fund Public Facility improvements within the plan, and a special financing district will be used to fund the Backbone infrastructure the plan requires.

The Sierra Vista Specific Plan backbone infrastructure (not including CIP) is estimated at \$111.3 million and includes:

- Roadways (including Dry Utilities and Mitigation)
- Sewer
- Storm Drainage
- Potable Water
- Recycled Water
- Paseos

Table 10-1 shows the estimated costs for residential (per unit) and nonresidential (per square foot) land uses.

The Community Facilities District will take the form of multiple phased Community Facilities Districts (CFD). The net bond proceeds and PAYG can be used to build or reimburse for infrastructure and development impact fees as needed. The CFD will likely be done in multiple phases and will cover a portion of the costs and reimbursements for that particular phase. This debt financing will be used to reimburse property owners for advance funded public infrastructure.

An initial bond proceeds estimate was run using assumptions based on the following: 30 year term, 7% interest rate, a 2% special tax escalator, and pay-as-you-go option. **Table 10-2** illustrates the assumptions and cash flow over build out of the project. A second bond proceeds scenario was run extending the term of the bonds to 50 years. This analysis was done to show adequate funding for the deferral of some impact fees at building permit and financing those improvements through an extended CFD term. The deferral of fees matches the timing for the facilities with the funding.

West Plan Infrastructure Reimbursement

When the West Plan Development was approved, they were required to install infrastructure and facilities to not only serve their development but also future development in the area. The West Plan Development Agreement states that the Sierra Vista Specific Plan is responsible for approximately \$3.6 million of roadway, sewer, potable water, and recycled water infrastructure improvements. **Table 10-3** shows the breakdown of the total reimbursement owed and the estimated cost by residential (per unit) and nonresidential (per square foot) land uses.

Table 10-2
Sierra Vista Financing Plan
CFD Bond and PAYG Capacity Analysis - Phased Bonds

Land Use	Phase A			Remaining Phases			Total at Buildout	Extended CFD Proceeds Yrs 31-50
	Units/ Acres	Tax Rate	Tax Revenue	Units/ Acres	Tax Rate	Tax Revenue		
Residential	units			units				
LDR	977	\$1,530	\$1,494,810	1,547	\$1,530	\$2,366,910		\$3,861,720
MDR	455	\$1,230	\$559,650	1,766	\$1,230	\$2,172,180		\$2,731,830
HDR	470	\$530	\$249,100	1,180	\$530	\$625,400		\$874,500
MU	80	\$530	\$42,400	175	\$530	\$92,750		\$135,150
Subtotal Residential	1,982		\$2,345,960	4,668		\$5,257,240		\$7,603,200
Nonresidential	acres			acres				
Commercial	-	\$6,200	-	148	\$6,200	\$917,600		\$917,600
Commercial MU	7.4	\$6,200	\$45,880	14.75	\$6,200	\$91,450		\$137,330
Commercial/business professional	10.14	\$6,200	\$62,868	12.2	\$6,200	\$75,640		\$138,508
Subtotal Nonresidential	17.54		\$108,748	174.95		\$1,084,690		\$1,193,438
Total Tax Revenues			\$2,454,708			\$6,341,930		\$8,796,638
Maximum Annual Special Tax Revenues			\$2,454,708			\$6,341,930		\$8,796,638
Desired Cumulative Coverage Level			115%			115%		115%
Cumulative Coverage			\$2,134,529			\$5,514,722		\$7,649,250
Estimated Construction Proceeds								
Estimated Phased Bond Size [1]			\$26,487,000			\$68,432,000		\$82,635,000
Estimated Phased Bond Size with Escalating Tax Rates [2]			\$31,784,400			\$82,118,400		\$99,162,000
Less: Reserve Fund			(\$2,561,434)			(\$6,617,666)		\$0
Less: Issuance Costs			(\$1,271,376)			(\$3,284,736)		(\$2,974,860)
Less: 18-month Capitalized Interest			(\$3,337,362)			(\$8,622,432)		\$0
Net Proceeds from Phased Bonds			\$24,614,228			\$63,593,566	\$88,207,793	\$96,187,140
Tax Revenues Available for PAYG Capital (Net Present Value)			\$6,086,000			\$16,470,000	\$22,556,000	\$0
Net Proceeds Including PAYG			\$30,700,228			\$80,063,566	\$110,763,793	\$96,187,140

[1] Assumes 7% interest and 30 years term for bonds.

[2] Increases bond size roughly 20% to account for escalating maximum tax rates.

"cid"

**Table 10-3
Sierra Vista Financing Plan
West Plan Reimbursement Costs (2010\$)**

Item	Preliminary Cost Estimates [1]	Sierra Vista Land Uses							
		Residential				Nonresidential			
		LDR	MDR	HDR	Mixed Use	Community Commercial	C.C. Mixed Use	Business Park	
Backbone Infrastructure									
Roadway	\$376,772	\$33	\$33	\$20	\$20	\$0.05	\$0.05	\$0.05	\$0.05
Sewer	\$1,263,881	\$139	\$139	\$95	\$95	\$0.06	\$0.06	\$0.06	\$0.06
Potable Water	\$779,727	\$119	\$64	\$35	\$35	\$0.05	\$0.05	\$0.05	\$0.05
Recycled Water	\$1,183,098	\$181	\$97	\$53	\$53	\$0.07	\$0.07	\$0.07	\$0.07
Total Reimbursement	\$3,603,478	\$471	\$333	\$204	\$204	\$0.22	\$0.22	\$0.22	\$0.22

"reimb"

Source: MacKay & Soms 8/26/2009 and Sierra Vista Development Agreement, Exhibit GG.

[1] Sierra Vista share to be determined via a fair share analysis.

Table 10-4 thru **Table 10-7** show the allocation by each infrastructure category to residential and nonresidential uses. The same allocation factors were used in these tables as were used for the infrastructure items in the Sierra Vista Plan to spread the costs. These fees will be collected by the City at final map. If the development of any parcel differs from estimates in this report and creates a shortfall in reimbursement funding from that parcel, the developer will be required to make up that shortfall at final map.

Table 10-4
Sierra Vista Financing Plan
West Plan Reimbursement Infrastructure Cost Allocation: Roadway Costs (2010\$)

Item	Land Uses		Cost Allocation Basis				Roadway Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Common Use Factor [1]	Total Use	Distribution of Use	Assigned Cost	per Acre	per Unit/ Sq. Ft.	
Formula	A	B	C	D=B*C	E=D/Total Use	F=Total Cost*E	G=F/A	H=F/B	
Residential		<i>units</i>	<i>trips/du/day</i>					<i>per unit</i>	
Low Density	610.9	3,065	1.00	3,065	26.7%	\$100,489	\$164	\$33	
Medium Density	342.5	3,050	1.00	3,050	26.5%	\$99,997	\$292	\$33	
High Density	112.2	2,536	0.62	1,572	13.7%	\$51,550	\$459	\$20	
Mixed Use	26.1	348	0.62	216	1.9%	\$7,074	\$272	\$20	
Subtotal Residential	1,091.7	8,999		7,903	68.8%	\$259,110			
Nonresidential		<i>sq. ft.</i>	<i>trips/ksf/day</i>					<i>per sq. ft.</i>	
Community Commercial	185.7	2,022,273	1.42	2,872	25.0%	\$94,149	\$507	\$0.05	
Mixed Use	22.2	241,214	1.42	343	3.0%	\$11,230	\$507	\$0.05	
business professional	22.3	243,283	1.54	375	3.3%	\$12,283	\$550	\$0.05	
Subtotal Nonresidential	230.2	2,506,769		3,589	31.2%	\$117,662			
Total Sierra Vista [2]	1,321.8			11,492	100.0%	\$376,772			

"roads_alloc_r"

[1] Trips factor is from the City's Traffic Mitigation Fee Study.

[2] Includes offsite roadway improvements.

**Table 10-5
Sierra Vista Financing Plan
West Plan Reimbursement Infrastructure Cost Allocation: Sewer Costs (2010\$)**

Item	Land Uses		Cost Allocation Basis			Sewer Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Gallons Per Day [1]	Total Gallons	Distribution of Gallons	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	A	B	C	D=B*C	E=D/Total Gallons	F=Total Cost*E	G=F/A	H=F/B
Residential		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Low Density	610.9	3,065	190	582,350	33.6%	\$424,849	\$695	\$139
Medium Density	342.5	3,050	190	579,500	33.5%	\$422,769	\$1,234	\$139
High Density	112.2	2,536	130	329,680	19.0%	\$240,515	\$2,144	\$95
Mixed Use	26.1	348	130	45,240	2.6%	\$33,004	\$1,267	\$95
Subtotal Residential	1,091.7	8,999		1,536,770	88.7%	\$1,121,138		
Nonresidential		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Community Commercial	185.7	2,022,273	850	157,845	9.1%	\$115,155	\$620	\$0.06
Mixed Use business professional	22.2 22.3	241,214 243,283	850 850	18,828 18,989	1.1% 1.1%	\$13,735 \$13,853	\$620 \$620	\$0.06 \$0.06
Subtotal Nonresidential	230.2	2,506,769		195,662	11.3%	\$142,743		
Total Sierra Vista	1,321.8			1,732,432	100.0%	\$1,263,881		

"sewer_alloc_r"

[1] Sierra Vista Plan Sanitary Sewer Master Plan, average dry weather unit/acre flow rates.

Table 10-6
Sierra Vista Financing Plan
West Plan Reimbursement Infrastructure Cost Allocation: Potable Water Costs (2010\$)

Item	Land Uses			Cost Allocation Basis			Potable Water Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Gallons Per Day [1]	Total Gallons	Distribution of Gallons	Assigned Cost	per Acre	per Unit/ Sq. Ft.	
Formula	A	B	C	D=B*C	E=D/Total Gallons	F=Total Cost*E	G=F/A	H=F/B	
Residential									
Low Density	610.9	3,065	600	1,839,000	46.8%	\$364,619	\$597	per unit	\$119
Medium Density	342.5	3,050	323	985,150	25.1%	\$195,326	\$570		\$64
High Density	112.2	2,536	177	448,872	11.4%	\$88,998	\$793		\$35
Mixed Use	26.1	348	177	61,596	1.6%	\$12,213	\$469		\$35
Subtotal Residential	1,091.7	8,999		3,334,618	84.8%				
Nonresidential									
Community Commercial	185.7	2,022,273	2,598	482,449	12.3%	\$95,655	\$515	per sq. ft.	\$0.05
Mixed Use	22.2	241,214	2,598	57,546	1.5%	\$11,410	\$515		\$0.05
business professional	22.3	243,283	2,598	58,039	1.5%	\$11,507	\$515		\$0.05
Subtotal Nonresidential	230.2	2,506,769		598,034	15.2%				
Total Sierra Vista	1,321.8			3,932,652	100.0%				

"potable_water_alloc_r"

[1] Sierra Vista Potable Water Master Plan water use factors.

**Table 10-7
Sierra Vista Financing Plan
West Plan Reimbursement Infrastructure Cost Allocation: Recycled Water Costs (2010\$)**

Item	Land Uses		Cost Allocation Basis			Recycled Water Cost Allocation		
	Developable Acres	Units/ Sq. Ft.	Gallons Per Day [1]	Total Gallons	Distribution of Gallons	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	A	B	C	D=B*C	E=D/Total Gallons	F=Total Cost*E	G=F/A	H=F/B
Residential		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Low Density	610.9	3,065	600	1,839,000	46.8%	\$553,244	\$906	\$181
Medium Density	342.5	3,050	323	985,150	25.1%	\$296,372	\$865	\$97
High Density	112.2	2,536	177	448,872	11.4%	\$135,039	\$1,204	\$53
Mixed Use	26.1	348	177	61,596	1.6%	\$18,531	\$711	\$53
Subtotal Residential	1,091.7	8,999		3,334,618	84.8%	\$1,003,186		
Nonresidential		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Community Commercial	185.7	2,022,273	2,598	482,449	12.3%	\$145,140	\$782	\$0.07
Mixed Use	22.2	241,214	2,598	57,546	1.5%	\$17,312	\$782	\$0.07
business professional	22.3	243,283	2,598	58,039	1.5%	\$17,461	\$782	\$0.07
Subtotal Nonresidential	230.2	2,506,769		598,034	15.2%	\$179,912		
Total Sierra Vista	1,321.8			3,932,652	100.0%	\$1,183,098		

**recycled_water_alloc_r"*

[1] Sierra Vista Potable Water Master Plan water use factors.

Chapter 11: Ongoing Operations and Maintenance

Backbone Infrastructure and Public Facilities require ongoing operations and maintenance. The operation and maintenance required for the backbone infrastructure will be funded through user fees (utility rates) and City revenue dedicated to road maintenance. Neighborhood parks, paseos, open space and public landscaped areas are maintained by the property owners through a CFD for services. The City will be responsible for the operations and maintenance of the facilities. In addition, a surcharge to help fund the recycled water storage facility is included in the CFD.

Table 11-1 shows the facilities in the development, the provider, and the financing for the ongoing operations and maintenance of the facility. The City, private users, and existing assessment districts will fund most of the facilities.

Table 11-2 shows the annual maintenance costs provided by the City to estimate the Sierra Vista Specific Plan annual assessment for the services district (CFD). These costs are applied to the landscape corridors, paseos, medians, neighborhood/community parks, and open space. **Table 11-3** allocates the annual costs to residential (per unit) and nonresidential (per square foot) land uses to estimate an annual CFD fee that will be paid on the land owners' tax bill.

Table 11-1
Sierra Vista Financing Plan
Summary of Proposed Municipal Service Providers and Financing

Public Facility/Service	Governance/Service Provider	Operation and Maintenance Financing
Roadways		
Arterial/Collectors	City	City Road Fund
Residential	City	City Road Fund
Landscape Corridors and Medians		
Residential	City Parks Department	CFD
Commercial	Commercial Owner	Private
Wastewater		
	City Department of Utilities	User Charges
Potable and Recycled Water		
	City Department of Utilities	User Charges
Storm Drainage		
Pipes, Equipment	City Department of Utilities	User Charges
Landscaping/Water Quality	City Department of Utilities	Benefit Assessment District and/or CFD
Parks		
Neighborhood/Community	City	CFD
Citywide	City	General Fund
Open Space		
Open Space	City Parks Department	CFD
Trails	City Parks Department	CFD
Paseos	City Parks Department	CFD

"service_providers"

Table 11-2
Sierra Vista Financing Plan
Ongoing Maintenance and Landscape Costs

Item	Quantity	Cost per year [1]	Total Annual Cost
<u>Residential/Nonresidential Assessment</u>			
Landscape Corridors	38.8	\$10,401 per acre	\$403,558
Paseos	20.2	\$10,401 per acre	\$210,100
Medians [2]	18.4	\$7,677 per acre	\$141,025
Open Space	266.9	\$201 per acre	\$53,544
Bike Trails	33,600	\$0.92 per lf	\$30,945
Leaf Pick-Up	15.6	\$52.97 per mile	\$826
Streetsweeping	15.6	\$24.73 per mile	\$386
Water/Utility Costs	n/a	n/a	\$34,959
Subtotal Costs			\$875,343
Repair/Replacement (sinking fund) (5%)			\$43,767
County Administration (1%)			\$9,191
City Administration			\$64,104
Annual Maintenance (Residential/Nonresidential)			\$992,405
<u>Residential Only Assessment</u>			
Neighborhood/Community Parks	50.7	\$10,000 per acre	\$507,000
Stormwater Management		\$18 per unit	\$119,700
Subtotal Costs			\$626,700
Repair/Replacement (sinking fund) (5%)			\$31,335
County Administration (1%)			\$5,383
City Administration			\$45,896
Annual Maintenance (Residential Only)			\$709,314

"maint_cfd"

Source: AJC.

[1] Based on 2004 costs from Westpark CFD No. 2. All estimates escalated to 2010\$ using CPI.

[2] Average of turf median and shrub median costs.

Table 11-3
Sierra Vista Financing Plan
Ongoing Operations and Maintenance Costs (2010\$)

Item	Land Uses			Cost Allocation Basis			Annual Maintenance Cost Allocation			
	Developable Acres	Units/ Sq. Ft.	Persons Per HH/ Sq. Ft. per Emp.	Total Persons/Emps.	Distribution of Persons	Res./Nonres. Cost	Residential Only Cost	Total Cost	per Acre	per Unit/ Sq. Ft.
Formula	A	B	C	D=B*C	E=D/Total Persons	F=Cost*E	G = Allocated Cost	H = F + G	I =H/A	J=H/B
Residential										
Low Density	502.4	2,524	2.54	6,411	35.2%	\$349,567	\$310,200	\$659,767	\$1,313	per unit \$261
Medium Density	250.0	2,221	2.17	4,820	26.5%	\$262,794	\$233,199	\$495,993	\$1,984	\$223
High Density	67.9	1,650	1.80	2,970	16.3%	\$161,944	\$143,706	\$305,650	\$4,501	\$185
Mixed Use	12.8	255	1.80	459	2.5%	\$25,028	\$22,209	\$47,237	\$3,705	\$185
Subtotal Residential	833.1	6,650		14,660	80.5%	\$799,332	\$709,314	\$1,508,646		
Nonresidential										
Community Commercial	148.0	1,611,720	sq. ft. per employee	2,723	15.0%	\$148,448	\$0	\$148,448	\$1,003	per sq. ft. \$0.09
Mixed Use	22.2	241,214	592	407	2.2%	\$22,217	\$0	\$22,217	\$1,003	\$0.09
business professional	22.3	243,283	592	411	2.3%	\$22,408	\$0	\$22,408	\$1,003	\$0.09
Subtotal Nonresidential	192.5	2,096,216		3,541	19.5%	\$193,073	\$0	\$193,073		
Total Sierra Vista	1,025.5			18,200	100.0%	\$992,405	\$709,314	\$1,701,719		

"maint_alloc"

Chapter 12: Development Impact Fee Burden

This chapter summarizes the overall infrastructure and fee burden placed on the project to reach a conclusion about feasibility of the overall project.

Development Impact Fees

There are a number of different development impact fees associated with a development project. In the Sierra Vista plan there are public facilities fees (citywide & project driven), services fees, reimbursement fees, and backbone infrastructure costs. Citywide public facilities fees are collected by the City and the City uses these fee revenues to construct facilities consistent with Facility Master Plans. Project driven public facilities fees are also collected by the City and the City uses these fee revenues to construct facilities within the specific plan area. Services fees are collected by the City to directly reimburse for expenses related to the project (i.e. plan check fees, building permit fees, etc.). In some instances, landowners may be eligible for fee credits if infrastructure has been advance funded through assessments (CFD) on parcels. **Table 12-1** summarizes all projected revenues from the project at build out.

Landowners have agreed to a Cost Sharing Agreement between all of the owners that allocates the fair share burden of dedicated open space, park land, land for public facilities (ie. well, fire station, recycling facility) and public right of way for roadways. The City has agreed to collect a fee at building permit and to make reimbursements to land owners when appropriate in accordance with the agreement.

Total Infrastructure Burden

The total infrastructure burden is summarized by school district due to the variance in fees. **Table 12-2** and **Table 12-3** summarize the total fee burden for a residential unit in the Roseville Joint Union High School District and Center Unified School District, respectively. **Table 12-4** summarize the total infrastructure burden for nonresidential land use by acre in the Center Unified School District, there is no nonresidential land uses within the Roseville Joint Union High School District.

Cost Burden Feasibility

Residential units with a cost burden of less than 15 percent are considered feasible, units between 15 and 20 percent may be feasible, and units with a cost burden above 20 percent may be financially infeasible. Nonresidential land uses are not evaluated on this feasibility scale.

Table 12-1
Sierra Vista Financing Plan
Development Impact Fee Revenues at Buildout

Fee	Revenue at Buildout
Building Permit Fees	
Building Permit	\$8,836,307
Building Plan Check Fee	\$6,241,951
Planning Plan Check Fee	\$502,399
Animal Control Fee	\$947,410
Electric Development Fee	\$11,910,639
Fire	\$6,330,298
Strong Motion	\$151,278
Regional Sewer Connection Fee	\$45,907,571
Local Sewer Fee	\$2,278,109
Water Domestic Connection Fee	\$38,239,605
Water Irrigation Connection Fee	\$2,433,900
Water Meter Fee	\$2,433,900
Water Use Fee	\$1,687,376
Traffic Mitigation Fee [1]	\$44,858,452
Highway 65 fee	\$4,090,704
SPRTA	\$8,247,822
City/County Traffic Mitigation	\$3,385,809
City/County Fee #2	\$9,021,116
Drainage	\$3,517,712
Parks - Neighborhood/Community	\$16,723,535
Bike Trail Fee	\$2,957,761
Placer Co. Capital Facilities Fee	\$12,035,023
Solid Waste Impact Fee	\$2,922,958
Roseville Joint Union HS	\$4,697,149
Roseville City School Dist.	\$7,259,237
Center Unified School Dist.	\$26,589,805
Subtotal Building Permit Fees	\$274,207,826
Development Agreement Fees	
Community Benefit Fee	\$7,682,944
Public Facilities Fee	\$13,684,675
Tier II Fee regional Traffic Fee [2]	\$43,099,022
Parks - Citywide	\$10,205,755
Subtotal Development Agreement Fees	\$74,672,395
Sierra Vista Backbone Infrastructure Fee	\$111,333,300
West Plan Reimbursement Fee [3]	\$2,780,810
Total Revenue	\$462,994,330

"fee_revenue"

[2] Assumes WRSP - Placer 1600/Pulte fee area.

[2] Assumes same rate for HDR and MU as with LDR.

[3] Does not equal total reimbursement amount due to Urban Reserve.

Table 12-2
Sierra Vista Financing Plan
Cost Burden: Residential (Roseville Joint Union High School District) with Sierra Vista Backbone

Item	Residential			
	LDR	MDR	HDR	Mixed Use
Home Price	\$390,000	\$280,000	\$140,000	\$140,000
Assumptions				
Unit Size (sq.ft)	2,400	1,400	1,000	1,000
Lot Square Feet	6,100	2,650	n/a	n/a
Acres	502.4	250.0	67.9	12.8
Density	5.0	8.9	24.3	20.0
Building Valuation	\$225,816	\$131,726	\$94,090	\$94,090
Building Permit Fees				
Building Permit	\$1,516	\$1,046	\$858	\$858
Building Plan Check Fee	\$910	\$628	\$815	\$815
Planning Plan Check Fee	\$53	\$53	\$53	\$53
Animal Control Fee	\$182	\$182	\$44	\$44
Electric Development Fee	\$1,211	\$1,211	\$518	\$518
Fire	\$1,129	\$659	\$470	\$470
Strong Motion	\$23	\$13	\$9	\$9
Regional Sewer Connection Fee	\$6,247	\$6,247	\$6,247	\$6,247
Local Sewer Fee	\$310	\$310	\$310	\$310
Water Domestic Connection Fee	\$6,175	\$6,175	\$1,347	\$1,636
Water Meter Fee	\$366	\$366	\$366	\$366
Water Use Fee	\$75	\$75	\$75	\$75
Traffic Mitigation Fee [2]	\$5,500	\$5,500	\$2,833	\$2,833
Highway 65 fee	\$439	\$439	\$270	\$270
SPRTA	\$885	\$885	\$544	\$544
City/County Traffic Mitigation	\$327	\$327	\$246	\$246
City/County Fee #2	\$1,350	\$1,350	\$695	\$695
Drainage	\$399	\$399	\$329	\$329
Parks - Neighborhood/Community	\$2,898	\$2,476	\$2,053	\$2,053
Bike Trail Fee	\$512	\$438	\$363	\$363
Placer Co. Capital Facilities Fee	\$1,859	\$1,859	\$1,355	\$1,355
Solid Waste Impact Fee	\$410	\$410	\$139	\$139
Subtotal Building Permit Fees	\$32,776	\$31,047	\$19,940	\$20,229
Development Agreement Fees				
Community Benefit Fee	\$1,280	\$1,280	\$845	\$845
Public Facilities Fee	\$2,712	\$1,582	\$1,130	\$1,130
Tier II Regional Traffic Fee [3]	\$5,600	\$5,600	\$5,600	\$5,600
Parks - Citywide	\$1,768	\$1,511	\$1,253	\$1,253
Fee Shift to Extended CFD Term	(\$5,760)	(\$4,373)	(\$3,228)	(\$3,228)
Subtotal Development Agreement Fees	\$5,600	\$5,600	\$5,600	\$5,600
Total City Fees Due at Building Permit	\$38,376	\$36,647	\$25,540	\$25,829
School Fees				
Roseville Joint Union HS	\$6,863	\$6,863	\$3,089	\$3,089
Roseville City School Dist.	\$10,883	\$10,883	\$3,798	\$3,798
Subtotal School Fees	\$17,746	\$17,746	\$6,887	\$6,887
Sierra Vista Backbone Infrastructure Fee	\$14,353	\$12,502	\$7,686	\$7,968
West Plan Reimbursement Fee	\$471	\$333	\$204	\$204
Total Cost Burden Per Unit (Rounded)	\$70,900	\$67,200	\$40,300	\$40,900
Cost Burden as % of Unit Sales Price	18%	24%	29%	29%

"res_fee_rose2"

Note: Some fees may vary if multiple permits are pulled at one time. Land equalization costs are not included in this analysis and vary by landowner.

[1] Assumes no water irrigation connection fee because the project is using reclaimed water for irrigation.

[2] Assumes WRSP - Placer 1600/Pulte fee area.

[3] Assumes same rate for HDR and MU as with LDR.

Table 12-3
Sierra Vista Financing Plan
Cost Burden: Residential (Center Unified School District) with Sierra Vista Backbone

Item	Residential			
	LDR	MDR	HDR	Mixed Use
Home Price	\$380,000	\$270,000	\$140,000	\$140,000
Assumptions				
Unit Size (sq.ft)	2,400	1,400	1,000	1,000
Lot Square Feet	6,100	2,650	n/a	n/a
Acres	502.4	250.0	67.9	12.8
Density	5.0	8.9	24.3	20.0
Building Valuation	\$225,816	\$131,726	\$94,090	\$94,090
Building Permit Fees				
Building Permit	\$1,516	\$1,046	\$858	\$858
Building Plan Check Fee	\$910	\$628	\$815	\$815
Planning Plan Check Fee	\$53	\$53	\$53	\$53
Animal Control Fee	\$182	\$182	\$44	\$44
Electric Development Fee	\$1,211	\$1,211	\$518	\$518
Fire	\$1,129	\$659	\$470	\$470
Strong Motion	\$23	\$13	\$9	\$9
Regional Sewer Connection Fee	\$6,247	\$6,247	\$6,247	\$6,247
Local Sewer Fee	\$310	\$310	\$310	\$310
Water Domestic Connection Fee	\$6,175	\$6,175	\$1,347	\$1,636
Water Meter Fee	\$366	\$366	\$366	\$366
Water Use Fee	\$75	\$75	\$75	\$75
Traffic Mitigation Fee [2]	\$5,500	\$5,500	\$2,833	\$2,833
Highway 65 fee	\$439	\$439	\$270	\$270
SPRTA	\$885	\$885	\$544	\$544
City/County Traffic Mitigation	\$327	\$327	\$246	\$246
City/County Fee #2	\$1,350	\$1,350	\$695	\$695
Drainage	\$399	\$399	\$329	\$329
Parks - Neighborhood/Community	\$2,898	\$2,476	\$2,053	\$2,053
Bike Trail Fee	\$512	\$438	\$363	\$363
Placer Co. Capital Facilities Fee	\$1,859	\$1,859	\$1,355	\$1,355
Solid Waste Impact Fee	\$410	\$410	\$139	\$139
Subtotal Building Permit Fees	\$32,776	\$31,047	\$19,940	\$20,229
Development Agreement Fees				
Community Benefit Fee	\$1,280	\$1,280	\$845	\$845
Public Facilities Fee	\$2,712	\$1,582	\$1,130	\$1,130
Tier II Regional Traffic Fee [3]	\$5,600	\$5,600	\$5,600	\$5,600
Parks - Citywide	\$1,768	\$1,511	\$1,253	\$1,253
Fee Shift to Extended CFD Term	(\$5,760)	(\$4,373)	(\$3,228)	(\$3,228)
Subtotal Development Agreement Fees	\$5,600	\$5,600	\$5,600	\$5,600
Total City Fees Due at Building Permit	\$38,376	\$36,647	\$25,540	\$25,829
School Fees				
Center Unified School District	\$7,848	\$4,578	\$3,270	\$3,270
Sierra Vista Backbone Infrastructure Fee	\$14,353	\$12,502	\$7,686	\$7,968
West Plan Reimbursement Fee	\$471	\$333	\$204	\$204
Total Cost Burden Per Unit (Rounded)	\$61,000	\$54,100	\$36,700	\$37,300
Cost Burden as % of Unit Sales Price	16%	20%	26%	27%

"res_fee_center2"

Note: Some fees may vary if multiple permits are pulled at one time. Land equalization costs are not included in this analysis and vary by landowner.

[1] Assumes no water irrigation connection fee because the project is using reclaimed water for irrigation.

[2] Assumes WRSP - Placer 1600/Pulte fee area.

[3] Assumes same rate for HDR and MU as with LDR.

Table 12-4
Sierra Vista Financing Plan
Cost Burden: Nonresidential (Center Unified School District) with Sierra Vista Backbone

Item	Nonresidential		
	Community Commercial	Mixed Use	Business Park
Average Price per acre [1]	\$3,267,000	\$2,994,750	\$2,504,700
Assumptions			
Total Size (sq.ft)	1,611,720	241,214	243,283
Total Acres	148.0	22.2	22.3
Density	0.25	0.25	0.25
Building Valuation (per acre)	\$1,165,230	\$1,165,230	\$1,165,230
Building Permit Fees (per acre)			
Building Permit	\$5,467	\$5,467	\$5,467
Building Plan Check Fee	\$5,193	\$5,193	\$5,193
Planning Plan Check Fee	\$779	\$779	\$779
Electric Development Fee	\$26,898	\$26,898	\$26,898
Fire	\$5,826	\$5,826	\$5,826
Strong Motion	\$245	\$245	\$245
Regional Sewer Connection Fee	\$22,677	\$22,677	\$22,677
Local Sewer Fee	\$1,125	\$1,125	\$1,125
Water Domestic Connection Fee	\$32,728	\$32,728	\$32,728
Water Irrigation Connection Fee [2]	-	-	-
Water Meter Fee [3]	\$6,175	\$6,175	\$6,175
Traffic Mitigation Fee	\$64,496	\$64,496	\$106,987
Highway 65 fee	\$6,291	\$6,291	\$18,965
SPRTA	\$12,687	\$12,687	\$38,244
City/County Traffic Mitigation	\$5,748	\$5,748	\$17,326
City/County Fee #2	\$5,445	\$5,445	\$16,335
Drainage	\$5,175	\$5,175	\$5,175
Placer Co. Capital Facilities Fee	\$3,049	\$3,049	\$5,009
Solid Waste Impact Fee	\$3,703	\$3,703	\$3,703
Subtotal Building Permit Fees (per acre)	\$213,707	\$213,707	\$318,857
Development Agreement Fees (per acre)			
Public Facilities Fee	\$5,881	\$5,881	\$7,732
Tier II Regional Traffic Fee	\$32,300	\$32,300	\$16,259
Fee Shift to Extended CFD Term	(\$5,881)	(\$5,881)	(\$7,732)
Subtotal Development Agreement Fees (per acre)	\$32,300	\$32,300	\$16,259
Total City Fees Due at Building Permit	\$246,006	\$246,006	\$335,116
School Fees (per acre)			
Center Unified School District	\$4,574	\$4,574	\$4,574
Sierra Vista Backbone Infrastructure by Land Use	\$168,425	\$168,425	\$177,631
West Plan Reimbursement Fee (per acre)	\$2,424	\$2,424	\$2,396
Total Cost Burden Per Unit (Rounded) (per acre)	\$421,400	\$421,400	\$519,700
Cost Burden as % of Acre Sales Price	13% +	14% +	21% +

"nonres_fee_center2"

Note: Some fees may vary if multiple permits are pulled at one time. Land equalization costs are not included in this analysis and vary by landowner.

[1] Assumes nonresidential valuation per acre consistent with Sierra Vista Fiscal Analysis.

[2] Assumes no water irrigation connection fee because the project is using reclaimed water for irrigation.

[3] Assumes a 2" connection per acre.

This feasibility assumption is based on prior financing plans adopted by the City and other surrounding Cities in the Sacramento Region. This assumption is not exact and is a general measure of financial feasibility. If one land use does not meet the requirements it does not mean the project is infeasible, but if a large number of units are above the feasibility range, a more detailed analysis is recommended.

Two-Percent Test

In **Table 12-5** the total property taxes and assessments for residential units are analyzed. Included in the assessments are the proposed infrastructure CFD and park maintenance and landscaping CFD. City's past practice is to keep projects in the 1.5% - 1.7% range for CFD financing.

**Table 12-5
Sierra Vista Financing Plan
Residential Tax Burden**

Item	Assumptions	Residential Units			
		LDR	MDR	HDR	Mixed Use
Home Price Estimate [1]		\$390,000	\$280,000	\$140,000	\$140,000
Homeowner's Exemption		(7,000)	(7,000)	(7,000)	(7,000)
Assessed Value		\$383,000	\$273,000	\$133,000	\$133,000
Property Tax	1.0000%	\$3,830	\$2,730	\$1,330	\$1,330
Other Ad Valorem Taxes					
Center Joint Unified B&I 1992	0.0957%	\$367	\$261	\$127	\$127
Total Other Ad Valorem Taxes		\$367	\$261	\$127	\$127
Total Ad Valorem Taxes	1.0957%	\$4,197	\$2,991	\$1,457	\$1,457
Special Taxes and Assessments					
Placer Mosquito and Vector Control		\$4	\$4	\$4	\$4
City of Roseville Sierra Vista CFD #1 (Services)[2]		\$261	\$223	\$185	\$185
City of Roseville Sierra Vista CFD #3 (Police/Fire)		\$343	\$200	\$100	\$100
Total Special Taxes and Assessments		\$608	\$428	\$289	\$289
Proposed Infrastructure CFD		\$1,530	\$1,230	\$530	\$530
Total Tax Burden		\$6,335	\$4,649	\$2,277	\$2,277
Tax Burden as % of Home Price		1.6%	1.7%	1.6%	1.6%

"two_percent"

Source: EPS, City of Roseville, and AJC.

Note: Assumes Parcel 017-150-039.

[1] Home prices are based on the Sierra Vista Fiscal Impact Analysis prepared by EPS on 8/11/2009.

[2] Proposed public services CFD to fund ongoing operations and maintenance of landscape corridors, paseos, neighborhood parks, open space, trails and medians.