Creekview
Financing Plan

Prepared for:
City of Roseville

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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 Creekview Specific Plan (Creekview). The site is currently in Placer County, but in this report it will be assumed the project is annexed to 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. The project applicant/developer is Granite Bay Development II, LLC (Granite Bay).

Project Description and Proposed Land Uses

The Creekview project is comprised of 501 acres in south Placer County, bordered by future Blue Oaks Boulevard to the south and the West Roseville Specific Plan on the east and south. **Map 1-1** shows the general location of the project.

Creekview will add approximately 2,011 residential units and 210,000 building square feet of non-residential, commercial mixed use space 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 three phases. There are numerous different options for phasing of the project, but for purposes of the Financing Plan, only Phase A(South of Pleasant Grove Creek) and build out are illustrated. **Map 1-2** shows the preliminary phasing plan for Creekview.

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 the entire 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.

Map 1-1

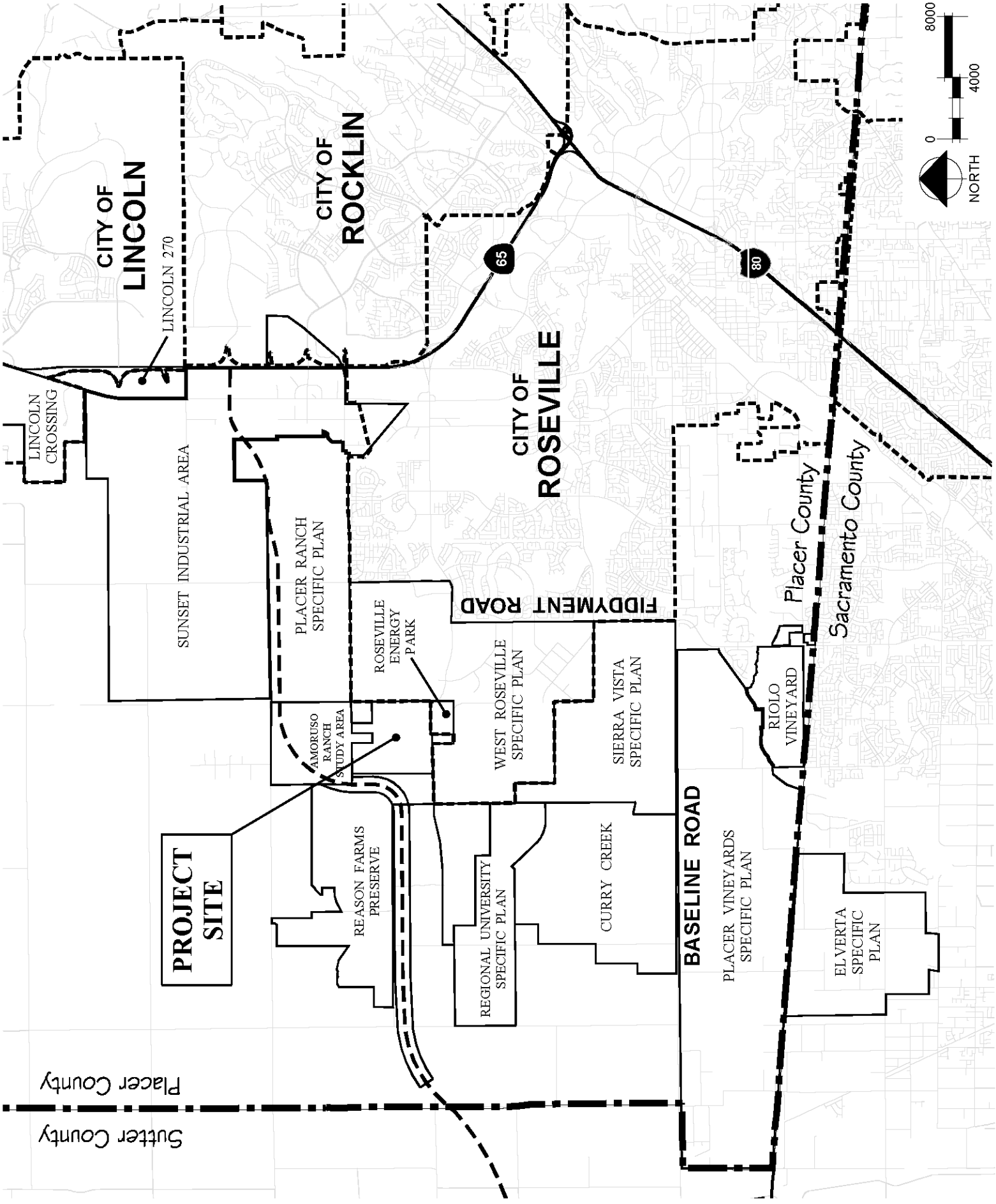
CITY OF LINCOLN
LINCOLN 270
CITY OF ROCKLIN
65
80
CITY OF ROSEVILLE
LINCOLN CROSSING
SUNSET INDUSTRIAL AREA
PLACER RANCH SPECIFIC PLAN
ROSEVILLE ENERGY PARK
FIDDYMENT ROAD
AMORUSO RANCH STUDY AREA
WEST ROSEVILLE SPECIFIC PLAN
SIERRA VISTA SPECIFIC PLAN
RIOLO VINEYARD
Placer County
Sacramento County
PROJECT SITE
REASON FARMS PRESERVE
REGIONAL UNIVERSITY SPECIFIC PLAN
CURRY CREEK
BASELINE ROAD
PLACER VINEYARDS SPECIFIC PLAN
ELVERTA SPECIFIC PLAN
Placer County
Sutter County
8000
4000
0
NORTH

Table 1-1
Creekview Financing Plan
Land Use Summary

Land Use	Phase A			Buildout		
	Acres	Units	Sq. Ft.	Acres	Units	Sq. Ft.
Developable						
Residential						
Low Density Residential	40.8	220	-	155.8	836	-
Medium Density Residential	37.2	380	-	64.3	655	-
High Density Residential	12.6	385	-	17.1	520	-
Subtotal Residential	**90.6**	**985**	**-**	**237.2**	**2,011**	**-**
Commercial						
Community Commercial	15.5	-	168,795	15.5	-	168,795
Community Commercial/Business Professional	3.8	-	41,382	3.8	-	41,382
Subtotal Commercial	**19.3**	**-**	**210,177**	**19.3**	**-**	**210,177**
Total Developable	**109.9**	**985**	**210,177**	**256.5**	**2,011**	**210,177**
Non-Developable	**54.4**	**-**	**-**	**204.9**	**-**	**-**
Urban Reserve	**-**	**-**	**-**	**39.9**	**-**	**-**
Total Creekview Land Uses	**164.3**	**985**	**210,177**	**501.3**	**2,011**	**210,177**

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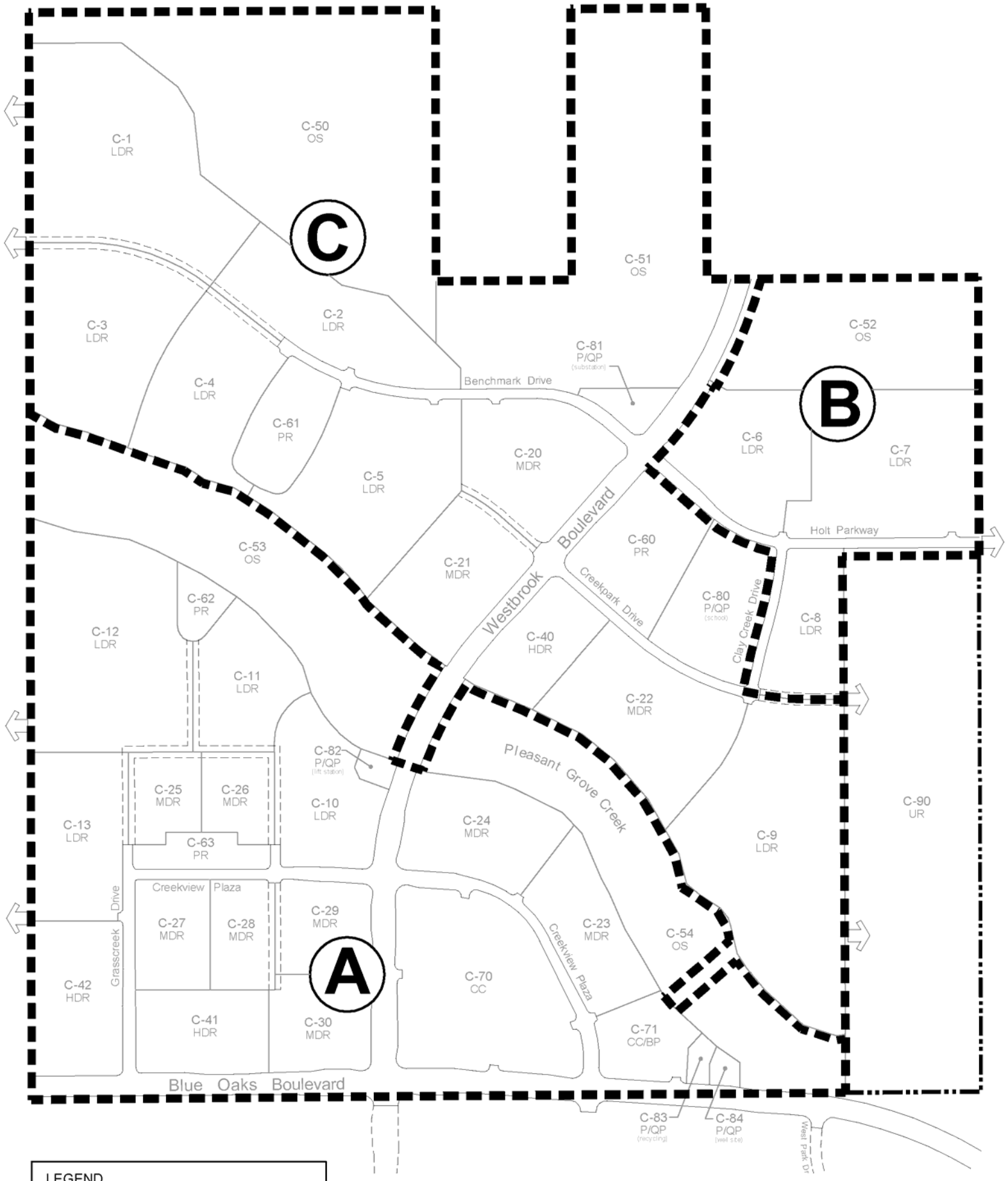
Source: December 22, 2010 Draft Creekview Specific Plan.

Map 1-2


C
B
A
C-1 LDR
C-50 OS
C-2 LDR
C-3 LDR
C-4 LDR
C-61 PR
C-5 LDR
C-20 MDR
C-81 P/QP (substation)
Benchmark Drive
C-51 OS
C-52 OS
C-6 LDR
C-7 LDR
Holt Parkway
Boulevard
Westbrook
Creekpark Drive
C-60 PR
C-80 P/QP (school)
Clay Creek Drive
C-8 LDR
C-53 OS
C-21 MDR
C-62 PR
C-12 LDR
C-11 LDR
C-40 HDR
C-22 MDR
C-82 P/QP (lift station)
Pleasant Grove Creek
C-25 MDR
C-26 MDR
C-10 LDR
C-24 MDR
C-90 UR
C-13 LDR
C-63 PR
C-9 LDR
Creekview Plaza
Drive
Grasscreek
C-27 MDR
C-28 MDR
C-29 MDR
C-23 MDR
C-54 OS
Creekview Plaza
C-42 HDR
C-70 CC
C-41 HDR
C-30 MDR
C-71 CC/BP
Blue Oaks Boulevard
C-83 P/QP (recycling)
C-84 P/QP (well site)
West Park Dr
LEGEND
Major Phases
Phasing Boundaries
NORTH
0
300
600

Capital Improvement Projects (CIP) are designed to serve the traffic needs of the Creekview Specific Plan as well as regional traffic flow from the remainder of the City and surrounding developments. Traffic Mitigation fees that are paid at building permit issuance fund the costs of these projects. The total cost of Infrastructure Improvements (Backbone and CIP) is approximately $47.4 million (2010 dollars) at build out (**Table 1-3**).

Public Facilities (Recreational Facilities)

Public Facilities include the following improvements:

- Neighborhood Parks

The estimated costs of Public Facilities at build out amount to approximately $4.6 million (2010 dollars). 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, citywide park and bike trail fee, and fire tax equivalent fee. **Table 1-2** shows the estimated 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 Citywide facilities fee funds are used to construct citywide park facilities, purchase park land, and construct bike trails within the City. The fire tax equivalent fee funds are used to build and equip fire stations in the City.

Total Cost Estimates

Total cost estimates for Infrastructure (including CIP) and Public Facility improvements amount to roughly $22.9 million in Phase A and $52 million at build out, as summarized in **Table 1-3**. Detailed cost estimates are provided by MacKay & Somps in the Creekview Project Cost Estimates.

Other Project Development Costs/Reimbursements

Third parties (north of the Creekview project) would be responsible for reimbursements to the Creekview Specific Plan for its fair share of Creekview onsite infrastructure costs that will ultimately benefit any future development in that area.

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

Granite Bay Development II, LLC (Developer) 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
Creekview Financing Plan
Other Public Facilities and Fire Revenues

Item	Revenues	
	Phase A	Buildout
Public Facilities Development Impact Fee	$1,753,381	$4,011,573
Citywide Park and Bike Trail Fee	$3,152,000	$6,435,200
Fire Tax Equivalent Fee	$792,245	$1,732,392

"pf_funds"

Table 1-3
Creekview Financing Plan
Summary of Estimated Infrastructure Improvement Costs (2011$)

Item	Phase A	Buildout
Backbone Infrastructure		
Roadways	$8,820,712	$21,620,721
Sewer	$1,135,440	$1,742,184
Storm Drainage	$3,739,518	$5,486,577
Potable Water	$2,131,992	$3,215,952
Recycled Water	$1,866,024	$2,510,539
Paseos	$104,484	$324,342
Subtotal Backbone Infrastructure	**$17,798,170**	**$34,900,315**
Capital Improvement Projects	**$3,764,433**	**$12,474,281**
Subtotal Infrastructure Improvements	**$21,562,603**	**$47,374,596**
Public Facilities		
Neighborhood Parks	$1,383,994	$4,627,015
Subtotal Public Facilities	**$1,383,994**	**$4,627,015**
Total Improvements	**$22,946,597**	**$52,001,610**

"improvements"

Source: MacKay & Somps Engineering 3/18/2011.

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

Public/quasi-public parcels (i.e. lift station, electric sub-station, solid waste recycling site, and well site). In addition all environmental mitigation costs associated with infrastructure improvements are included in the roadway costs.

This Financing Plan illustrates all project costs and will only recognize a reimbursable item when payment is received.

Financing Strategy

The Creekview 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 Creekview Specific Plan. Estimated Phase A revenues and expenditures are illustrated in **Table 1-4**.

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

The Creekview 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 (described in Chapter 12 of this report).

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

Item	Phase A Estimated Cost	Phase A Funding Sources: City of Roseville: Traffic Fees [1]	City of Roseville: Updated City Impact Fees [2]	Other Sources: Creekview Community Facilities District (CFD)	Other Sources: Owner Equity Contribution	Surplus/ (Shortfall) (See Table 1-5)
Backbone Infrastructure						
Roadways	$8,820,712	-	-	-	-	-
Sewer	$1,135,440	-	-	-	-	-
Storm Drainage	$3,739,518	-	-	-	-	-
Potable Water	$2,131,992	-	-	-	-	-
Recycled Water	$1,866,024	-	-	-	-	-
Paseos	$104,484	-	-	-	-	-
Subtotal Backbone Infrastructure	**$17,798,170**	-	-	**$14,195,996**	**$3,602,174**	**$0**
Capital Improvement Projects	**$3,764,433**	**$3,764,433**	-	-	-	**$0**
Public Facilities						
Neighborhood Parks	$1,383,994	-	$2,144,161	-	-	$760,167
Subtotal Public Facilities	**$1,383,994**	-	**$2,144,161**	-	-	**$760,167**
Total Facilities	**$22,946,597**	**$3,764,433**	**$2,144,161**	**$14,195,996**	**$3,602,174**	**$760,167**

"sources_uses1"

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

[1] Including the City Traffic Mitigation Fee and the City/County Traffic Mitigation Fee. Additional funding applied from 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 1-5
Creekview Financing Plan
Estimated Infrastructure Costs and Sources of Funding: Buildout

Item	Buildout Estimated Cost	Buildout Funding Sources: City of Roseville: Traffic Fees [1]	City of Roseville: Updated City Impact Fees [2]	Other Sources: Creekview Community Facilites District (CFD)	Other Sources: Owner Equity Contribution	Surplus/ (Shortfall)
Backbone Infrastructure						
Roadways	$21,620,721	-	-	-		-
Sewer	$1,742,184	-	-	-		-
Storm Drainage	$5,486,577	-	-	-		-
Potable Water	$3,215,952	-	-	-		-
Recycled Water	$2,510,539	-	-	-		-
Paseos	$324,342	-	-	-		-
Subtotal Backbone Infrastructure	**$34,900,315**	-	-	**$30,974,283**	**$3,926,032**	**$0**
Capital Improvement Projects	**$12,474,281**	**$12,474,281**	-	-		
Public Facilities						
Neighborhood Parks	$4,627,015	-	$4,627,015	-		-
Subtotal Public Facilities	**$4,627,015**	-	**$4,627,015**	-		-
Total Facilities	**$52,001,610**	**$12,474,281**	**$4,627,015**	**$30,974,283**	**$3,926,032**	**$0**

"sources_uses_bo"

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

[1] Including the City Traffic Mitigation Fee and the City/County Traffic Mitigation Fee. Additional funding applied from 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.

Chapter 2: Land Uses

The Creekview Specific Plan project area is comprised of 501 acres in south Placer County, bordered by future Blue Oaks Boulevard to the south and the West Roseville Specific Plan on the east and south. Pleasant Grove Creek runs through the middle of the project and University Creek is in the northern portion of the project.

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

Land Uses

Creekview will add approximately 2,011 residential units and 210,000 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), and High Density Residential (HDR). Roughly 70% of the residential development is LDR and MDR units with the remaining being made up of HDR development.

The nonresidential land uses are Community Commercial and Community Commercial/Business Professional. These land uses are located south of Pleasant Grove Creek on Blue Oaks Boulevard.

Map 2-1 shows the proposed land uses for Creekview. The plan also includes one school site, four neighborhood parks, trails, and open space.

Population

The Creekview project will add approximately 5,108 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 an average of 2.54 persons per household.

Map 2-1

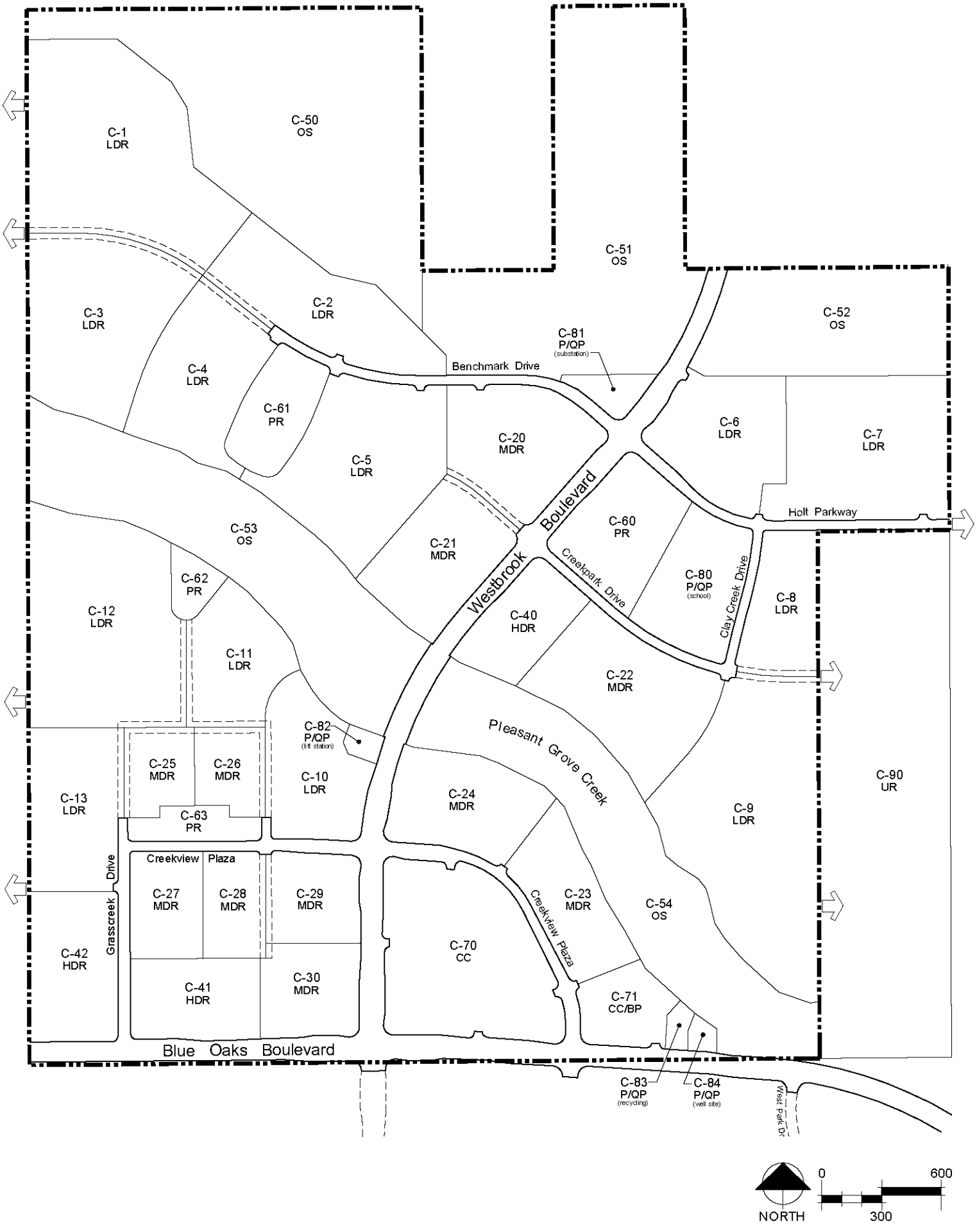

C-1
LDR
C-50
OS
C-51
OS
C-3
LDR
C-2
LDR
C-52
OS
C-81
P/QP
(substation)
Benchmark Drive
C-4
LDR
C-61
PR
C-20
MDR
C-6
LDR
C-7
LDR
C-5
LDR
Holt Parkway
C-53
OS
C-21
MDR
Westbrook Boulevard
C-60
PR
Creekpark Drive
C-62
PR
C-80
P/QP
(school)
Clay Creek Drive
C-8
LDR
C-12
LDR
C-40
HDR
C-11
LDR
C-22
MDR
C-82
P/QP
(lift station)
Pleasant Grove Creek
C-25
MDR
C-26
MDR
C-10
LDR
C-90
UR
C-13
LDR
C-24
MDR
C-9
LDR
C-63
PR
Creekview Plaza Drive
Grasscreek
C-27
MDR
C-28
MDR
C-29
MDR
C-23
MDR
C-54
OS
C-42
HDR
C-70
CC
Creekview Plaza
C-41
HDR
C-30
MDR
C-71
CC/BP
Blue Oaks Boulevard
C-83
P/QP
(recycling)
C-84
P/QP
(well site)
West Park Dr
NORTH
0
600
300

Table 2-1
Creekview Financing Plan
Estimated Project Population

Item	Units/ Sq. Ft.	Persons Per Household [1]	Residents/ Population
Residential	*units*		
Low Density Residential	836		
Medium Density Residential	655		
High Density Residential	520		
Residential Population	**2,011**	**2.54**	**5,108**

"est_pop"

[1] Persons per Household figures are based on City of Roseville General Plan.

Chapter 3: Phasing

Phasing

The preliminary phasing strategy is for Phase A to begin development in the south portion of the plan area, south of Pleasant Grove Creek. Later phases would be north of Pleasant Grove Creek. Phase B is in the northeast part of the project, east of Westbrook Boulevard and Phase C is the remaining land north of Pleasant Grove Creek. **Map 1-2** previously mentioned, illustrates the phasing plan example. Each individual phase can be broken down into smaller sub-phases.

Modifications to phasing or creation of sub-phasing may be utilized as long as the basic infrastructure is constructed to serve that sub-phase, criteria contained in the Development Agreement are met, and the City gives approval. The City will determine the basic infrastructure needed for a particular sub-phase at the time that each sub-phase comes forward.

Chapter 4: Roadways

The major arterial and collector roads included in the Creekview Specific Plan include portions of Blue Oaks Boulevard along the southern project frontage, Westbrook Boulevard from Blue Oaks Boulevard north to the northern portion of Creekview, Creekview Plaza from Blue Oaks across Westbrook Boulevard and ending at Grasscreek Drive, Benchmark Drive west from Westbrook Boulevard to the western edge of the park, and Holt Parkway east from Westbrook Boulevard to the eastern boundary of Creekview. **Map 4-1** identifies the major arterial and collector road system planned for the project.

Cost estimates for Westbrook Boulevard through the open space (Parcels C-51 and C-52) are not included in this report. The extension of Westbrook Boulevard through the open space is an improvement only necessary if development begins to the north of Creekview. In the event that development to the north of Creekview begins, third parties will be responsible for the improvements, as referenced in their Development Agreement.

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

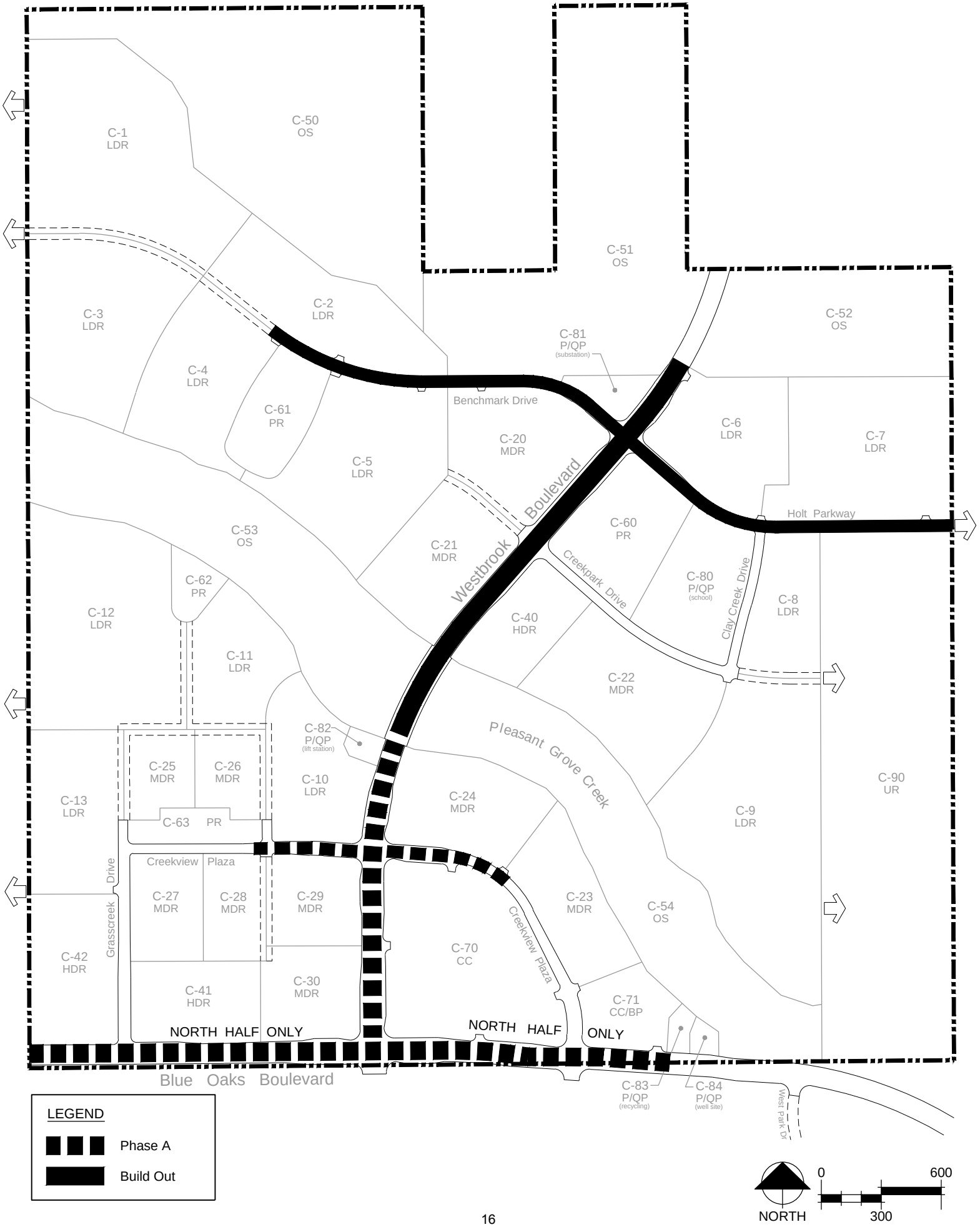
Backbone Road Improvements

Facility Costs

There are four 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:

- **Westbrook Boulevard**, a six-lane arterial will be extended north from Blue Oaks Boulevard to the open space areas along northern portion of the Creekview Specific Plan.
- **Blue Oaks Boulevard,** a six-lane arterial will be extended along the southern frontage of the project (Northern half of road only).
- **Holt Parkway**, a two-lane modified (limited access) collector will be extended from Westbrook Boulevard to the eastern boundary of the Creekview Specific Plan.
- **Benchmark Drive**, a two-lane modified collector will be extended from Westbrook Boulevard to the western boundary of Park C-61.

Map 4-1


C-1 LDR
C-50 OS
C-51 OS
C-2 LDR
C-3 LDR
C-4 LDR
C-61 PR
C-81 P/QP (substation)
C-52 OS
C-6 LDR
C-7 LDR
C-20 MDR
C-5 LDR
Benchmark Drive
Westbrook Boulevard
Holt Parkway
C-53 OS
C-21 MDR
C-60 PR
Creekpark Drive
C-80 P/QP (school)
Clay Creek Drive
C-8 LDR
C-62 PR
C-12 LDR
C-40 HDR
C-11 LDR
C-22 MDR
C-82 P/QP (lift station)
Pleasant Grove Creek
C-25 MDR
C-26 MDR
C-10 LDR
C-90 UR
C-13 LDR
C-24 MDR
C-9 LDR
C-63 PR
Creekview Plaza Drive
C-27 MDR
C-28 MDR
C-29 MDR
C-23 MDR
C-54 OS
Grasscreek
C-42 HDR
C-70 CC
Creekview Plaza
C-41 HDR
C-30 MDR
C-71 CC/BP
NORTH HALF ONLY
NORTH HALF ONLY
Blue Oaks Boulevard
C-83 P/QP (recycling)
C-84 P/QP (well site)
West Park Dr
LEGEND
Phase A
Build Out
NORTH
0
300
600

- **Creekview Plaza,** a two-lane modified collector will be extended from approximately 410' west of Westbrook Boulevard eastward to Blue Oaks 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 $21.6 million. The cost of Backbone roadway facilities includes the following improvements:

- Streetwork and Concrete
- Grading
- Mitigation
- Westbrook Boulevard Bridge
- Landscape Medians
- Dry Utilities

Detailed backbone roadway improvements and costs are provided by MacKay & Somps in the Creekview Project Cost Estimates. Note that these do not include subdivision street improvements or backbone intract landscape frontage. Individual landowners are responsible for these improvements.

Phasing

Backbone roadway improvements in Phase A would include building the southern portion of Westbrook Boulevard from Blue Oaks Boulevard to the bridge crossing, construction of a portion of Blue Oaks Boulevard along the project frontage, a segment of Creekview Plaza, and the utilities, mitigation, and landscaping along those roadway sections. Phase A estimated facilities cost for Backbone roadway improvements are approximately $8.8 million. Phase A does not include the Westbrook Boulevard Bridge over Pleasant Grove Creek.

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 the time of building permit issuance. Improvements constructed by landowners will be subject to a construction and acquisition agreement

Table 4-1
Creekview Financing Plan
Backbone Roadway Costs (2011$)

Item	Phase A	Buildout
Streetwork	$2,155,600	$6,197,275
Concrete	$770,573	$1,654,711
Dry Utilities	$2,984,400	$5,502,096
Wetland Mitigation [1]	$1,287,500	$5,150,000
Swainson's Hawk Mitigation [1]	$450,000	$1,800,000
Miscellaneous	$1,619,020	$1,763,020
Off-Site Bypass Channel Grading	($446,381)	($446,381)
Total Roadway Infrastructure Costs	**$8,820,712**	**$21,620,721**

"roads_cost"

Source: MacKay & Somps Enginners 3/18/2011.

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

[1] Assumes 1/4 of the mitigation is paid for in Phase A.

Table 4-2
Creekview Financing Plan
Infrastructure Cost Allocation: Roadway Costs (2011$)

Item	Land Uses: Developable Acres	Land Uses: Units/ Sq. Ft.	Cost Allocation Basis: TMF Trip Factors [1]	Cost Allocation Basis: Total Use	Cost Allocation Basis: Distribution of Use	Roadway Cost Allocation: Assigned Cost	Roadway Cost Allocation: per Acre	Roadway Cost Allocation: 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		*units*	*trips/du/day*					*per unit*
Low Density	155.8	836	1.00	836	39.5%	$8,538,726	$54,806	$10,214
Medium Density	64.3	655	1.00	655	30.9%	$6,690,031	$104,044	$10,214
High Density	17.1	520	0.62	322	15.2%	$3,292,925	$192,569	$6,333
Subtotal Residential	**237.2**	**2,011**		**1,813**	**85.7%**	**$18,521,682**		
Nonresidential		*sq. ft.*	*trips/ksf/day*					*per sq. ft.*
Community Commercial	15.5	168,795	1.42	240	11.3%	$2,448,132	$157,944	$14.50
Community Commercial/BP	3.8	41,382	1.54	64	3.0%	$650,907	$171,291	$15.73
Subtotal Nonresidential	**19.3**	**210,177**		**303**	**14.3%**	**$3,099,039**		
Total Creekview	**256.5**			**2,117**	**100.0%**	**$21,620,721**		

"roads_alloc"

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

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 4-3
Creekview Financing Plan
Estimated Traffic Mitigation Fee Revenue

Item	Assumption	Cost
Traffic Mitigation Fees		
City/County Traffic Mitigation Fee	Table 12-1	$905,165
City Traffic Mitigation Fee Revenue	Table 12-1	$9,552,499
Subtotal Traffic Mitigation Fees		**$10,457,664**
TMF Set-Aside Fund (Creekview)		
Capitol Improvement Projects		$7,484,569
Subtotal TMF Set-Aside Fund (Creekview)		**$7,484,569**
Total Estimated TMF for Other City and/or County Projects		**$2,973,095**

"cip"

Chapter 5: Sewer

The Creekview 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 $1.7 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
- Sewer Manholes

Detailed backbone sewer improvements and costs are provided by MacKay & Somps in the Creekview Project Cost Estimates.

Phasing

The development of Phase A would require an initial set of Backbone sewer improvements along Westbrook Boulevard, Blue Oaks Boulevard, and Creekview Plaza. These improvements include connecting to an existing sewer main, sewer pipelines, sewer lift station, sewer force mains and offsite work south of the project. The estimated facilities cost for the Backbone sewer improvements for Phase A is approximately $1.1 million.

Map 5-1

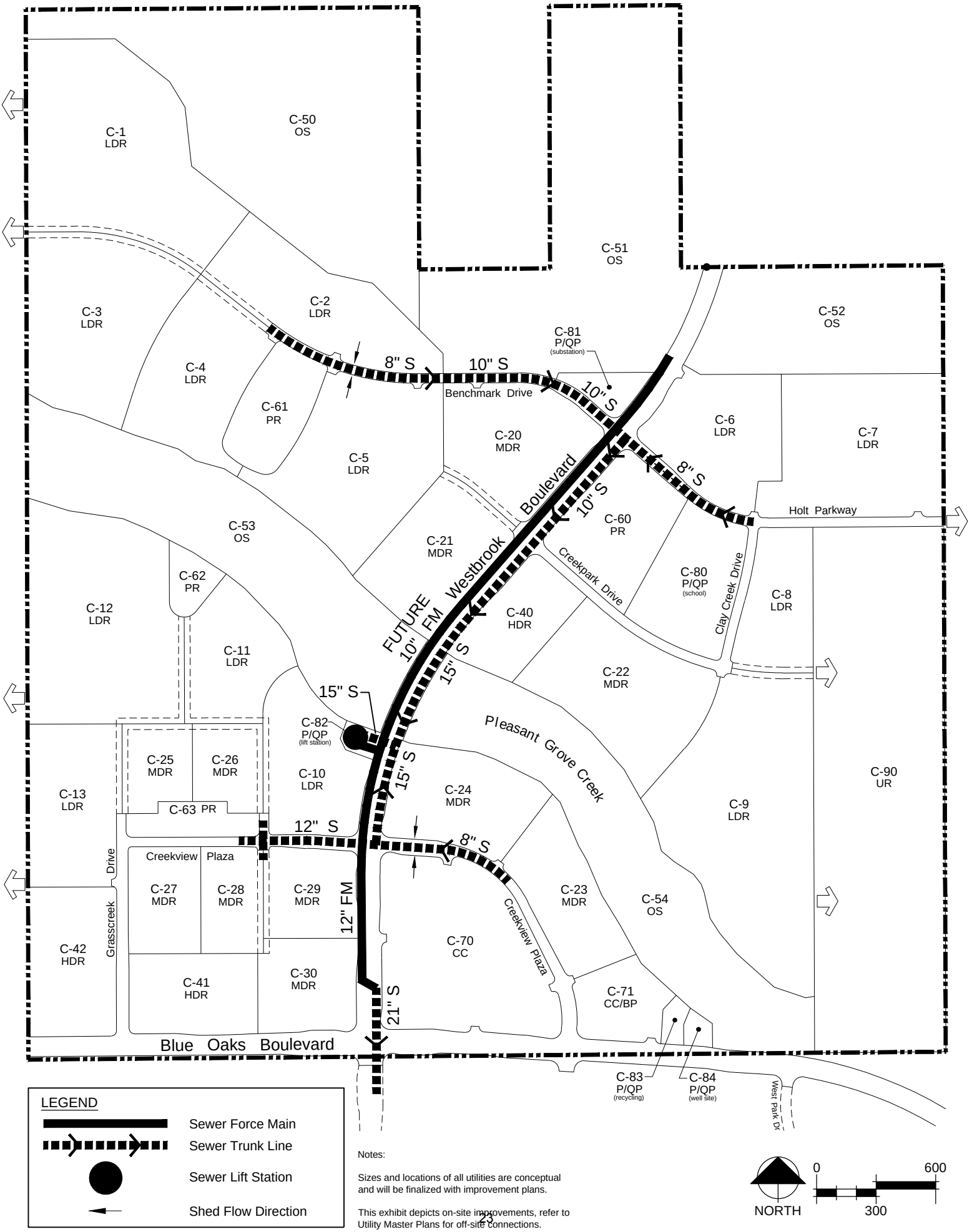

C-1 LDR
C-50 OS
C-51 OS
C-3 LDR
C-2 LDR
C-52 OS
C-81 P/QP (substation)
C-4 LDR
8" S
10" S
Benchmark Drive
10" S
C-61 PR
C-20 MDR
C-6 LDR
C-7 LDR
C-5 LDR
Boulevard
10" S
8" S
Holt Parkway
C-53 OS
C-21 MDR
Westbrook
C-60 PR
Creekpark Drive
C-80 P/QP (school)
Clay Creek Drive
C-8 LDR
C-62 PR
FUTURE 10" FM
15" S
C-12 LDR
C-40 HDR
C-11 LDR
C-22 MDR
15" S
C-82 P/QP (lift station)
Pleasant Grove Creek
C-25 MDR
C-26 MDR
C-10 LDR
15" S
C-24 MDR
C-90 UR
C-13 LDR
C-63 PR
C-9 LDR
12" S
8" S
Creekview Drive
Plaza
C-27 MDR
C-28 MDR
C-29 MDR
12" FM
C-23 MDR
C-54 OS
Grasscreek
C-42 HDR
C-70 CC
Creekview Plaza
C-41 HDR
C-30 MDR
21" S
C-71 CC/BP
Blue Oaks Boulevard
C-83 P/QP (recycling)
C-84 P/QP (well site)
West Park Dr
LEGEND
Sewer Force Main
Sewer Trunk Line
Sewer Lift Station
Shed Flow Direction
Notes:
Sizes and locations of all utilities are conceptual and will be finalized with improvement plans.
This exhibit depicts on-site improvements, refer to Utility Master Plans for off-site connections.
NORTH
0
300
600

Table 5-1
Creekview Financing Plan
Backbone Sewer Costs (2011$)

Item	Phase A	Buildout
Sewer Infrastructure	$1,135,440	$1,742,184

"sewer_cost"

Source: MacKay & Somps Enginners 3/18/2011.

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 Creekview Plan Sanitary Sewer Master Plan using average dry weather unit/acre flow rates.

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

Item	Land Uses: Developable Acres	Land Uses: Units/ Sq. Ft.	Cost Allocation Basis: Gallons Per Day [1]	Cost Allocation Basis: Total Gallons	Cost Allocation Basis: Distribution of Gallons	Sewer Cost Allocation: Assigned Cost	Sewer Cost Allocation: per Acre	Sewer Cost Allocation: 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		*units*	*per unit*					*per unit*
Low Density	155.8	836	190	158,840	43.2%	$753,423	$4,836	$901
Medium Density	64.3	655	190	124,450	33.9%	$590,302	$9,180	$901
High Density	17.1	520	130	67,600	18.4%	$320,646	$18,751	$617
Subtotal Residential	**237.2**	**2,011**		**350,890**	**95.5%**	**$1,664,370**		
Nonresidential		*sq. ft.*	*per acre*					*per sq. ft.*
Community Commercial	15.5	168,795	850	13,175	3.6%	$62,493	$4,032	$0.37
Community Commercial/BP	3.8	41,382	850	3,230	0.9%	$15,321	$4,032	$0.37
Subtotal Nonresidential	**19.3**	**210,177**		**16,405**	**4.5%**	**$77,814**		
Total Creekview	**256.5**			**367,295**	**100.0%**	**$1,742,184**		

"sewer_alloc"

[1] Creekview 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 Creekview Specific Plan Drainage and Stormwater Master Plan and City of Roseville improvement standards. The Creekview project will be required to do extensive restoration of Pleasant Grove Creek. This restoration will occur in Phase A and will include constructing a by-pass channel within the creek corridor. **Map 6-1** shows the Backbone storm drainage system for the project. In addition to the improvements shown in **Map 6-1**, the project includes Pleasant Grove Creek bypass channel improvements off-site.

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 $5.5 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
- Pleasant Grove bypass channel
- Detention/Created Wetlands

Detailed backbone storm drainage improvements and costs are provided by MacKay & Somps in the Creekview Project Cost Estimates.

Phasing

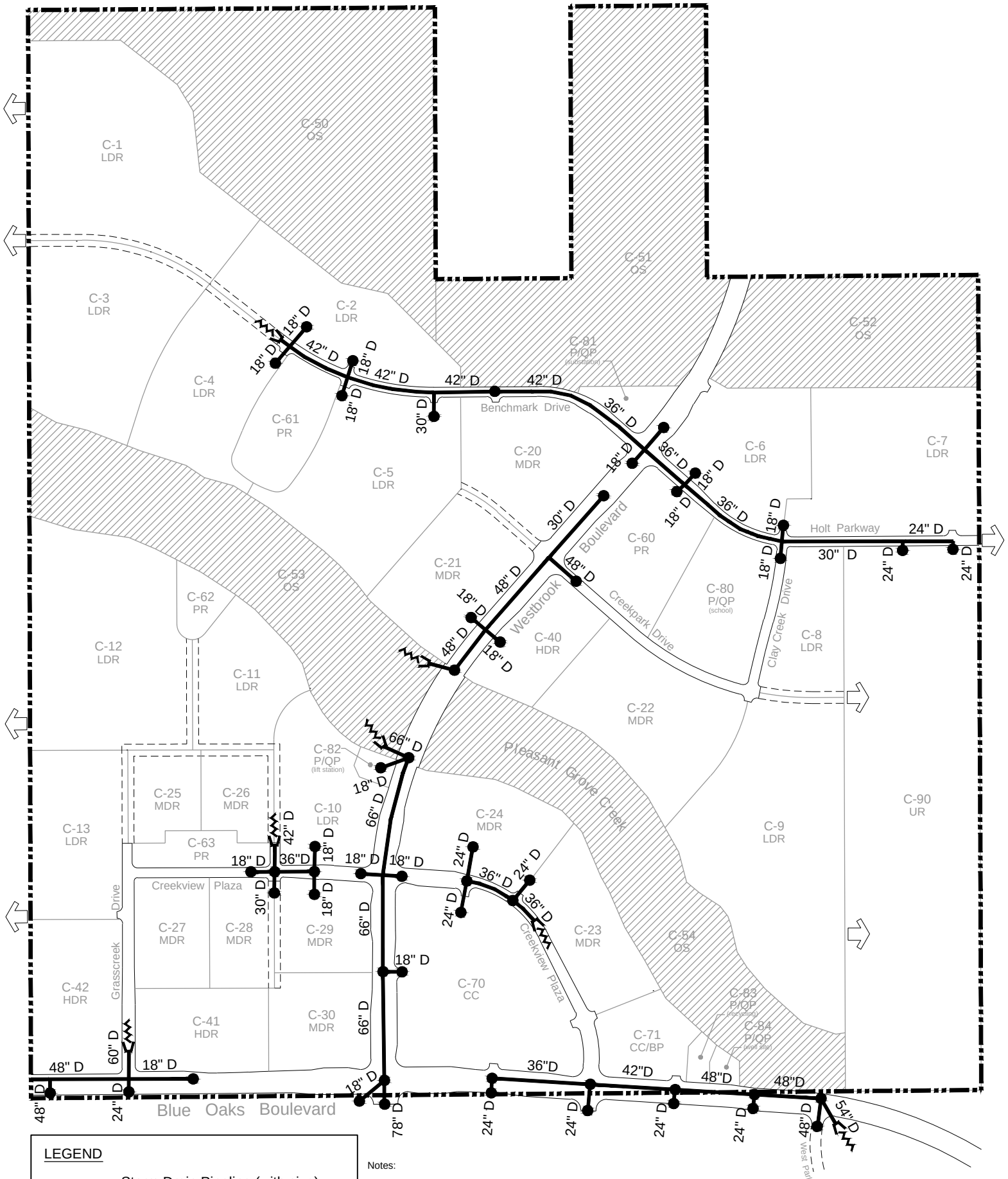
The development of Phase A would require an initial set of Backbone storm drainage improvements along Westbrook Boulevard, Blue Oaks Boulevard, Creekview Plaza, and the Pleasant Grove Creek by-pass channel and restoration. The estimated facilities cost for the Backbone storm drainage improvements for Phase A is approximately $3.7 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

Map 6-1



LEGEND

- Storm Drain Pipeline (with size)
- Storm Drain Outfall
- Open Space
- Bioswale (conceptual locations)

Notes:

Open Space boundaries contain the limits of the post-development design 100 year floodplain.

Sizes and locations of all utilities are conceptual and will be finalized with improvement plans.

This exhibit depicts on-site improvements, refer to Utility Master Plans for off-site connections.

Table 6-1
Creekview Financing Plan
Backbone Storm Drain Costs (2011$)

Item	Phase A	Buildout
Storm Drainage	$3,263,250	$5,010,309
Pleasant Grove Creek Bypass Channel	$763,613	$763,613
City Bypass Channel Infrastructure	($287,345)	($287,345)
Total Storm Drainage Infrastructure Costs	**$3,739,518**	**$5,486,577**

"drain_cost"

Source: MacKay & Somps Enginners 3/18/2011.

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

Table 6-2
Creekview Financing Plan
Infrastructure Cost Allocation: Drainage Costs (2011$)

Item	Land Uses: Developable Acres	Land Uses: Units/ Sq. Ft.	Cost Allocation Basis: Runoff Coefficient [1]	Cost Allocation Basis: Total Runoff Coefficient	Cost Allocation Basis: Distribution of Runoff Coefficient	Drainage Cost Allocation: Assigned Cost	Drainage Cost Allocation: per Acre	Drainage Cost Allocation: per Unit/ Sq. Ft.
Formula	*A*	*B*	*C*	*D=A * C*	*E=D/Total Runoff Coeff.*	*F=Total Cost*E*	*G=F/A*	*H=F/B*
Residential		*units*	*per acre*					*per unit*
Low Density	155.8	836	1.00	155.8	41.0%	$2,250,900	$14,447	$2,692
Medium Density	64.3	655	1.75	112.5	29.6%	$1,625,690	$25,283	$2,482
High Density	17.1	520	2.86	48.9	12.9%	$706,563	$41,319	$1,359
Subtotal Residential	**237.2**	**2,011**		**317.2**	**83.5%**	**$4,583,154**		
Nonresidential		*sq. ft.*	*per acre*					*per sq. ft.*
Community Commercial	15.5	168,795	3.24	50.2	13.2%	$725,547	$46,809	$4.30
Community Commercial/BP	3.8	41,382	3.24	12.3	3.2%	$177,876	$46,809	$4.30
Subtotal Nonresidential	**19.3**	**210,177**		**62.5**	**16.5%**	**$903,423**		
Total Creekview	**256.5**			**379.8**	**100.0%**	**$5,486,577**		

"drain_alloc"

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

building square footage. The costs were spread to the different land uses based on peak flow EDU factors for drainage provided by the City.

Chapter 7: Potable Water

The Creekview 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, groundwater well, 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. 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.

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 $3.2 million. The cost of Backbone potable water facilities include, but are not limited to, the following types of improvements:

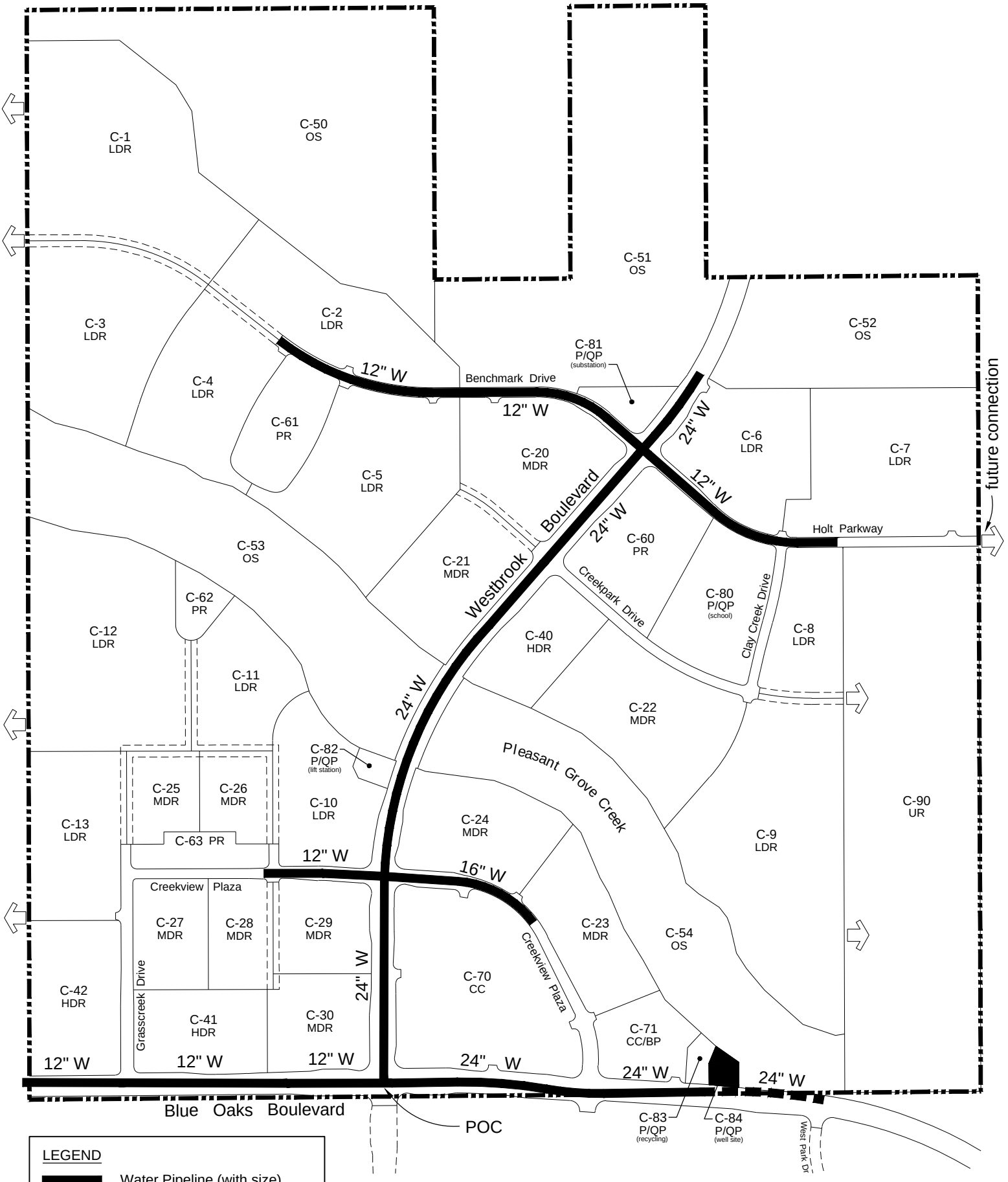
- Water distribution mains
- Groundwater well (not incl. topside)
- Water transmission mains
- Connect to existing water system

Topside improvements are included in the water utility rates fee structure. Detailed backbone potable water improvements and costs are provided by MacKay & Somps in the Creekview Project Cost Estimates.

Phasing

The development of Phase A would require an initial set of Backbone potable water improvements along Westbrook Boulevard, Blue Oaks Boulevard, and Creekview Plaza. 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 $2.1 million.

Map 7-1



LEGEND

- Water Pipeline (with size)
- Existing Water Pipeline
- Groundwater Well Site
- POC — Point of Connection

Notes:

Sizes and locations of all utilities are conceptual and will be finalized with improvement plans.

This exhibit depicts on-site improvements, refer to Utility Master Plans for off-site connections.

NORTH

0 300 600

Table 7-1
Creekview Financing Plan
Backbone Potable Water Costs (2011$)

Item	Phase A	Buildout
Potable Water	$2,131,992	$3,215,952

"potable_water_cost"

Source: MacKay & Somps Engineering 3/18/2011.

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 Creekview Potable Water Master Plan water use factors.

Table 7-2
Creekview Financing Plan
Infrastructure Cost Allocation: Potable Water Costs (2011$)

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		*units*	*per unit*					*per unit*
Low Density	155.8	836	600	501,600	58.6%	$1,885,928	$12,105	$2,256
Medium Density	64.3	655	323	211,565	24.7%	$795,447	$12,371	$1,214
High Density	17.1	520	177	92,040	10.8%	$346,054	$20,237	$665
Subtotal Residential	**237.2**	**2,011**		**805,205**	**94.1%**	**$3,027,429**		
Nonresidential		*sq. ft.*	*per acre*					*per sq. ft.*
Community Commercial	15.5	168,795	2,598	40,269	4.7%	$151,404	$9,768	$0.90
Community Commercial/BP	3.8	41,382	2,598	9,872	1.2%	$37,118	$9,768	$0.90
Subtotal Nonresidential	**19.3**	**210,177**		**50,141**	**5.9%**	**$188,523**		
Total Creekview	**256.5**			**855,346**	**100.0%**	**$3,215,952**		

"potable_water_alloc"

[1] Creekview Potable Water Study water use factors.

Chapter 8: Recycled Water

The Creekview Specific Plan will use recycled water 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. Additionally the project may use up to three potable water connections 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 8-1 shows the total estimated Backbone recycled water facility costs. The recycled water system costs are estimated at roughly $2.5 million. The cost of Backbone recycled water facilities include, but are not limited to, the following types of improvements:

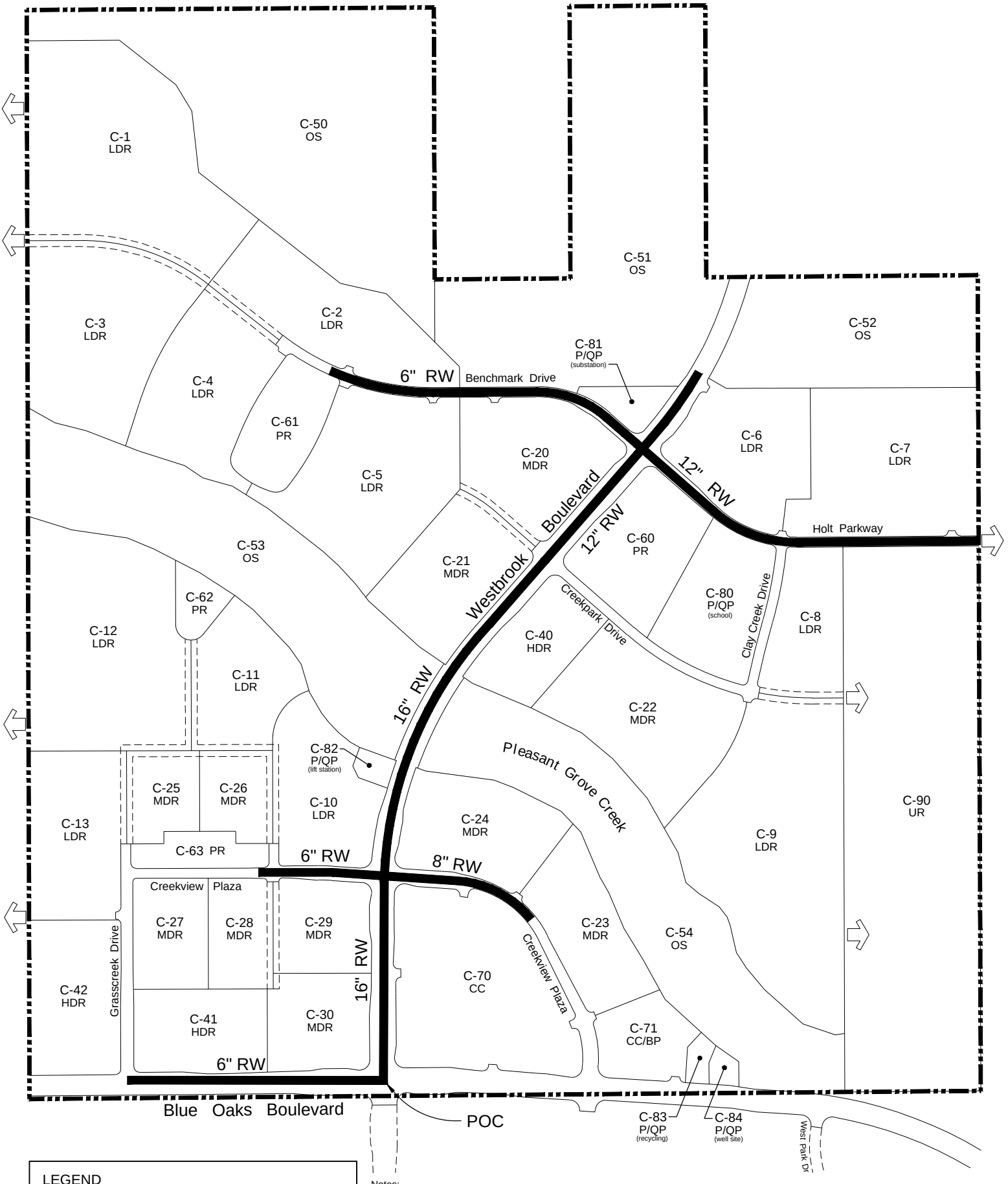
- Recycled water pipelines
- Recycled water valves
- Connect to existing system

Detailed backbone recycled water improvements and costs are provided by MacKay & Somps in the Creekview Project Cost Estimates.

Phasing

The development of Phase A would require an initial set of Backbone recycled water improvements along Westbrook Boulevard, Blue Oaks Boulevard, and Creekview Plaza. 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 $1.9 million.

Map 8-1



LEGEND

Recycled Water Pipeline (with size)

POC Point of Connection

Notes:

Sizes and locations of all utilities are conceptual and will be finalized with improvement plans.

This exhibit depicts on-site improvements, refer to Utility Master Plans for off-site connections.

NORTH 0 300 600

Table 8-1
Creekview Financing Plan
Backbone Recycled Water Costs (2011$)

Item	Phase A	Buildout
Recycled Water Infrastructure	$1,866,024	$2,510,539

"recycled_water_cost"

Source: MacKay & Somps Engineering 3/18/2011.

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 8-2** 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 Creekview 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.

Funding for additional recycled water facilities, ie tank and booster pump, TBD through CFD pay-as-you-go, monthly recycled water rates, and/or reimbursements. Fair share costs for these facilities are still being determined.

Table 8-2
Creekview Financing Plan
Infrastructure Cost Allocation: Recycled Water Costs (2011$)

Item	Land Uses: Developable Acres	Land Uses: Units/ Sq. Ft.	Cost Allocation Basis: Gallons Per Day [1]	Cost Allocation Basis: Total Gallons	Cost Allocation Basis: Distribution of Gallons	Recycled Water Cost Allocation: Assigned Cost	Recycled Water Cost Allocation: per Acre	Recycled Water Cost Allocation: 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		*units*	*per unit*					*per unit*
Low Density	155.8	836	600	501,600	58.6%	$1,472,253	$9,450	$1,761
Medium Density	64.3	655	323	211,565	24.7%	$620,967	$9,657	$948
High Density	17.1	520	177	92,040	10.8%	$270,148	$15,798	$520
Subtotal Residential	**237.2**	**2,011**		**805,205**	**94.1%**	**$2,363,368**		
Nonresidential		*sq. ft.*	*per acre*					*per sq. ft.*
Community Commercial	15.5	168,795	2,598	40,269	4.7%	$118,194	$7,625	$0.70
Community Commercial/BP	3.8	41,382	2,598	9,872	1.2%	$28,977	$7,625	$0.70
Subtotal Nonresidential	**19.3**	**210,177**		**50,141**	**5.9%**	**$147,171**		
Total Creekview	**256.5**			**855,346**	**100.0%**	**$2,510,539**		

"recycled_water_alloc"

[1] Creekview Potable Water Study 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 Creekview includes 151.9 acres of parkland. The project meets the neighborhood park and open space dedication requirement with at least 15.3 acres of each, but does not provide a citywide park. The project will pay a fee (Citywide Park and Bike Trail fee) that is comprised of an in-lieu component and construction funding for both Citywide park facilities and bike trails. Through the Citywide Park and Bike Trail Fee, Creekview will contribute its fair share to the creation of other planned facilities in the City. **Table 9-1** shows the required park acreage under the City's current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the City will be responsible for the construction of all the parks.

Four neighborhood parks have been distributed throughout the project to maximize efficiency and need. **Map 2-1** shows the location of all the neighborhood parks in the Creekview project.

Neighborhood Park Improvements

Facility Costs

Table 9-2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly $4.6 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 & Somps in the Creekview Project Cost Estimates.

Phasing

The development of Phase A would have park improvements that correspond to the amount of initial residential development. These improvements include two neighborhood/community parks at a size of 1.5 acres and 2.2 acres, for a total of 3.7

Table 9-1
Creekview Financing Plan
Creekview Parks Acreage

Park Type	Assumptions	Acres Required	Acres Provided	Surplus/ (Deficit)
Population	*5,108*			
Neighborhood Park	3 acres/1,000 pop.	15.3	15.7	0.4
Citywide Park	3 acres/1,000 pop.	15.3	0.0	(15.3)
Open Space	3 acres/1,000 pop.	15.3	136.2	120.9
Total Parks		**45.9**	**151.9**	

"park_acres"

Sources: Creekview 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 5,108.

Table 9-2
Creekview Financing Plan
Neighborhood Park Costs (2011$)

Item	Phase A		Buildout	
	Acres/ Facility	Amount	Acres/ Facility	Amount
Neighborhood Parks	3.7	$1,383,994	15.7	$4,627,015

"parks_cost"

Source: MacKay & Somps, Park-Paseo-Trail Cost Estimates 3/18/2011.

Note: All park costs include estimates of a 15% Contingency and 13% Soft Costs.

acres. The estimated facilities cost for the park improvements for Phase A is approximately $1.4 million.

Funding Strategy

Existing Fee Programs

The neighborhood/community park impact fee funds the neighborhood/community park improvements in Creekview. **Table 9-3** creates an updated fee for the Creekview 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.

Table 9-4 shows the neighborhood/community park impact fee revenues for Phase A and Build out. .

Citywide Park and Bike Trail Improvements

The Citywide Park and Bike Trail Fee will include both an infrastructure (Citywide parks and bike trails) and an in-lieu component because Creekview was not required to build a citywide park. This fee will go towards citywide park improvements within the City, bike trail improvements within Creekview, and an in-lieu component to go towards future park land purchase or additional construction of facilities. The combination of Citywide infrastructure and in-lieu will not exceed $3,200.

In the Creekview 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. The pedestrian/bike bridge in the southeast portion of the project and the trail section along the northwestern open space will be funded by the City using other funding methods.

Facility Costs

Table 9-5 shows the total estimated in-lieu cost and facility improvement costs, with the City participating in the pedestrian/bike bridge structures through a differenet funding resource. Creekview's share of the bike trail and other Citywide facilities costs are estimated at roughly $6.4 million. The cost of the facility 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
- Citywide Parks

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

Item	Land Uses: Developable Acres	Land Uses: Units/ Sq. Ft.	Cost Allocation Basis: Persons Per HH/ Emp. Per Acre	Cost Allocation Basis: Total Persons/Emps.	Cost Allocation Basis: Distribution of Persons	Park Cost Allocation: Assigned Cost	Park Cost Allocation: per Acre	Park Cost Allocation: 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		*units*	*persons per HH*					*per unit*
Low Density	155.8	836	2.54	2,123	47.4%	$2,192,736	$14,074	$2,623
Medium Density	64.3	655	2.17	1,421	31.7%	$1,467,734	$22,826	$2,241
High Density	17.1	520	1.80	936	20.9%	$966,545	$56,523	$1,859
Subtotal Residential	**237.2**	**2,011**		**4,481**	**100.0%**	**$4,627,015**		
Nonresidential		*sq. ft.*	*sq.ft. per employee*					*per sq. ft.*
Community Commercial	15.5	168,795	N/A	-	-	-	-	-
Community Commercial/BP	3.8	41,382	N/A	-	-	-	-	-
Subtotal Nonresidential	**19.3**	**210,177**		**-**	**-**	**-**		
Total Creekview	**256.5**			**4,481**	**100.0%**	**$4,627,015**		

"ncparks_alloc"

Table 9-4
Creekview Financing Plan
Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Revenue	
	Phase A	Buildout
Residential		
Low Density	$577,036	$2,192,736
Medium Density	$851,510	$1,467,734
High Density	$715,615	$966,545
Subtotal Residential	**$2,144,161**	**$4,627,015**
Nonresidential		
Community Commercial	$0	$0
Community Commercial/BP	$0	$0
Subtotal Nonresidential	**$0**	**$0**
Total Fee Program Revenue (Park)	**$2,144,161**	**$4,627,015**

"ncpark_sfd"

Source: AJC.

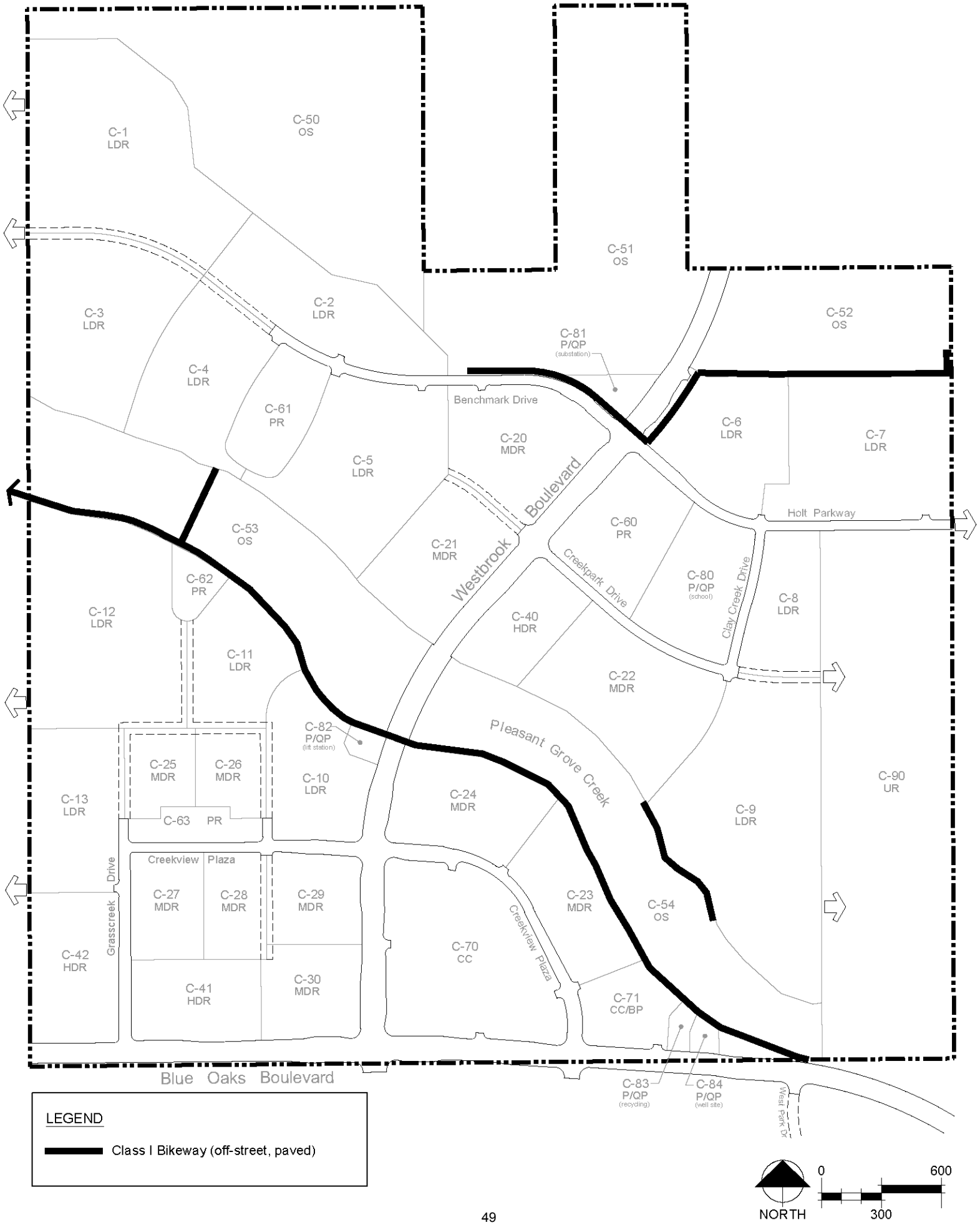
Table 9-5
Creekview Financing Plan
Citywide Park and Bike Trail Fee

Item	Costs		
	Acres	Cost per Acre [1]	Total
Citywide Park In-Lieu	15.3	$135,000	$2,065,500
Citywide Facilities [2]			$4,369,700
Total			**$6,435,200**

"park"

[1] Most recent relevent appraisal done within the City, Sierra Vista SP.
[2] Citywide park facilities including bike trails.

Map 9-1


C-1 LDR
C-50 OS
C-51 OS
C-2 LDR
C-3 LDR
C-4 LDR
C-81 P/QP (substation)
C-52 OS
C-61 PR
Benchmark Drive
C-20 MDR
C-6 LDR
C-7 LDR
C-5 LDR
Westbrook Boulevard
Holt Parkway
C-53 OS
C-21 MDR
C-60 PR
Creekpark Drive
C-80 P/QP (school)
Clay Creek Drive
C-8 LDR
C-62 PR
C-12 LDR
C-40 HDR
C-11 LDR
C-22 MDR
C-82 P/QP (lift station)
Pleasant Grove Creek
C-25 MDR
C-26 MDR
C-10 LDR
C-90 UR
C-13 LDR
C-24 MDR
C-9 LDR
C-63 PR
Creekview Plaza
Grasscreek Drive
C-27 MDR
C-28 MDR
C-29 MDR
C-23 MDR
C-54 OS
C-42 HDR
C-70 CC
Creekview Plaza
C-41 HDR
C-30 MDR
C-71 CC/BP
Blue Oaks Boulevard
C-83 P/QP (recycling)
C-84 P/QP (well site)
West Park Dr
LEGEND
Class I Bikeway (off-street, paved)
NORTH
0
300
600

Detailed bike trail improvements and costs are provided by MacKay & Somps in the Creekview Project Cost Estimates. Citywide park improvements are determined by the City.

Phasing

The development of Phase A would have an initial set of bike trail improvements running through the open space south of Pleasant Grove Creek, extending from Blue Oaks Boulevard to the west edge of the project. The estimated facilities cost for the bike trail improvements for Phase A is approximately $600,000. The remaining balance would go towards the Cities Citywide fund.

Funding Strategy

Existing Fee Programs

The City's Citywide Facilities impact fee will fund the bike trail improvements including the bridge crossings in Creekview, Citywide park facilities throughout the City, and an in-lieu component to fund future land acquisitions or additional construction. **Table 9-6** creates an updated fee for the Creekview project by allocating the total in-lieu and facility improvement costs on a per residential unit. The costs were spread to the different residential land uses based on average persons per household factors.

Table 9-7 shows the Citywide facilites impact fee revenues for Phase A and Build out.

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 Creekview run along some segments of collector roadways, along some primary residential streets and through the commercial site. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 9-1** illustrates the proposed layout of the paseos in the project.

Facility Costs

Table 9-8 shows the total estimated paseo improvement costs. The paseo costs are estimated at roughly $324,000. The cost of the paseo improvements include, but are not limited to, the following:

- Concrete Sidewalk
- Trash Receptacles
- Benches
- Landscaping

Table 9-6
Creekview Financing Plan
Citywide Park and Bike Trail Fee (2011$)

Item	Land Uses: Developable Acres	Land Uses: Units/ Sq. Ft.	Cost Allocation Basis: Persons Per HH/ Emp. Per Acre	Cost Allocation Basis: Total Persons/Emps.	Cost Allocation Basis: Distribution of Persons	Citywide Park and Bike Trail Cost Allocation: Assigned Cost	Citywide Park and Bike Trail Cost Allocation: per Acre	Citywide Park and Bike Trail Cost Allocation: 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		*units*	*persons per HH*					*per unit*
Low Density	155.8	836	2.54	2,123	41.6%	$2,675,200	$17,171	$3,200
Medium Density	64.3	655	2.54	1,664	32.6%	$2,096,000	$32,597	$3,200
High Density	17.1	520	2.54	1,321	25.9%	$1,664,000	$97,310	$3,200
Subtotal Residential	**237.2**	**2,011**		**5,108**	**100.0%**	**$6,435,200**		
Nonresidential		*sq. ft.*	*sq.ft. per employee*					*per sq. ft.*
Community Commercial	15.5	168,795	N/A	-	-	-	-	-
Community Commercial/BP	3.8	41,382	N/A	-	-	-	-	-
Subtotal Nonresidential	**19.3**	**210,177**		**-**	**-**	**-**		
Total Creekview	**256.5**			**5,108**	**100.0%**	**$6,435,200**		

"parks_inlieu"

Table 9-7
Creekview Financing Plan
Fee Revenue by Phase (Citywide Park and Bike Trail Component)

Item	Fee per Unit	Revenue	
		Phase A	Buildout
Residential			
Low Density	$3,200	$704,000	$2,675,200
Medium Density	$3,200	$1,216,000	$2,096,000
High Density	$3,200	$1,232,000	$1,664,000
Subtotal Residential		**$3,152,000**	**$6,435,200**
Nonresidential			
Community Commercial	n/a	$0	$0
Community Commercial/BP	n/a	$0	$0
Subtotal Nonresidential		**$0**	**$0**
Total Fee Program Revenue (Citywide Park and Bike Trail)		**$3,152,000**	**$6,435,200**

"citypark_sfd"

Source: AJC.

Table 9-8
Creekview Financing Plan
Paseo Costs (2011$)

Item	Phase A	Buildout
Paseo (Additional beyond Landscape Corridor)	$104,484	$324,342

"paseo_cost"

Source: MacKay & Somps, Park-Paseo-Trail Cost Estimates

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

Detailed paseo improvements and costs are provided by MacKay & Somps in the Creekview Project Cost Estimates.

Phasing

The development of Phase A includes paseo improvements within the residential area west of Westbrook Boulevard and through the commercial site. The estimated facilities cost for the paseo improvements for Phase A is approximately $104,000.

Funding Strategy

Community Facilities District (CFD)

The CFD will fund the paseo improvements in Creekview. **Table 9-9** 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 9-9
Creekview Financing Plan
Public Facilities Cost Allocation: Paseo Costs (2011$)

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		*units*	*persons per HH*					*per unit*
Low Density	155.8	836	2.54	2,123	43.9%	$142,421	$914	$170
Medium Density	64.3	655	2.17	1,421	29.4%	$95,331	$1,483	$146
High Density	17.1	520	1.80	936	19.4%	$62,778	$3,671	$121
Subtotal Residential	**237.2**	**2,011**		**4,481**	**92.7%**	**$300,530**		
Nonresidential		*sq. ft.*	*sq.ft. per employee*					*per sq. ft.*
Community Commercial	15.5	168,795	592	285	5.9%	$19,124	$1,234	$0.11
Community Commercial/BP	3.8	41,382	592	70	1.4%	$4,688	$1,234	$0.11
Subtotal Nonresidential	**19.3**	**210,177**		**355**	**7.3%**	**$23,812**		
Total Creekview	**256.5**			**4,836**	**100.0%**	**$324,342**		

"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 Creekview Specific Plan backbone infrastructure (not including CIP) is estimated at $34.9 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 Roseville Specific Plan Infrastructure Reimbursement

When the West Roseville Specific Plan Development was approved, infrastructure and facilities were sized and constructed to serve the WRSP Remainder area which includes the Creekview Specific Plan project proposed today. The WRSP Development Agreements include a reimbursement provision for the upsizing of infrastructure to serve the Remainder Area (now Creekview). The Creekview Specific Plan is responsible for reimbursing the WRSP approximately $651,000 of roadway, sewer, potable water, and recycled water infrastructure improvements. **Table 10-3** shows the breakdown of the

Table 10-1
Creekview Financing Plan
Creekview Special Financing District Per Unit/Sq. Ft. Costs

Item	Preliminary Estimated Costs [1]	Creekview Land Uses				
		Residential			Nonresidential	
		LDR	MDR	HDR	Community Commercial	Community Commercial/BP
Backbone Infrastructure		*per unit*			*per sq.ft.*	
Roadways	$21,620,721	$10,214	$10,214	$6,333	$14.50	$15.73
Sewer	$1,742,184	$901	$901	$617	$0.37	$0.37
Storm Drainage	$5,486,577	$2,692	$2,482	$1,359	$4.30	$4.30
Potable Water	$3,215,952	$2,256	$1,214	$665	$0.90	$0.90
Recycled Water	$2,510,539	$1,761	$948	$520	$0.70	$0.70
Paseos	$324,342	$170	$146	$121	$0.11	$0.11
Total Special Financing District	**$34,900,315**	**$17,995**	**$15,905**	**$9,614**	**$20.88**	**$22.11**

"detailed_fees"

Source: AJC.

[1] Only contains costs not funded through other existing sources of funding.

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

Land Use	Phase A Units/ Acres	Phase A Tax Rate	Phase A Tax Revenue	Remaining Phases Units/ Acres	Remaining Phases Tax Rate	Remaining Phases Tax Revenue	Total at Buildout	Extended CFD Proceeds Yrs 31-50
Residential	units			units				
LDR	220	$1,530	$336,600	616	$1,530	$942,480		$1,279,080
MDR	380	$1,230	$467,400	275	$1,230	$338,250		$805,650
HDR	385	$530	$204,050	135	$530	$71,550		$275,600
Subtotal Residential	**985**		**$1,008,050**	**1,026**		**$1,352,280**		**$2,360,330**
Nonresidential	acres			acres				
Community Commercial	15.5	$6,200	$96,100	0	$6,200	$0		$96,100
Community Commercial/Business Professional	3.8	$6,200	$23,560	0	$6,200	$0		$23,560
Subtotal Nonresidential	**19.3**		**$119,660**	**0**		**$0**		**$119,660**
Total Tax Revenues			**$1,127,710**			**$1,352,280**		**$2,479,990**
Maximum Annual Special Tax Revenues			**$1,127,710**			**$1,352,280**		**$2,479,990**
Desired Cumulative Coverage Level			110%			110%		115%
Cumulative Coverage			**$1,025,191**			**$1,229,345**		**$2,156,513**
Estimated Construction Proceeds								
Estimated Phased Bond Size [1]			$12,722,000			$15,255,000		$23,297,000
Estimated Phased Bond Size with Escalating Tax Rates [2]			$15,266,400			$18,306,000		$27,956,400
Less: Reserve Fund			($1,230,229)			($1,475,215)		$0
Less: Issuance Costs			($610,656)			($732,240)		($838,692)
Less: 18-month Capitalized Interest			($1,602,972)			($1,922,130)		$0
Net Proceeds from Phased Bonds			**$11,822,543**			**$14,176,415**	**$25,998,958**	**$27,117,708**
Tax Revenues Available for PAYG Capital (Net Present Value)			**$2,373,453**			**$2,601,871**	**$4,975,324**	**$0**
Net Proceeds Including PAYG			**$14,195,996**			**$16,778,286**	**$30,974,283**	**$27,117,708**

"cfd"

[1] Assumes 7% interest and 30 years term for bonds.
[2] Increases bond size roughly 20% to account for escalating maximum tax rates.

Table 10-3
Creekview Financing Plan
West Plan Reimbursement Costs (2010$)

Item	Preliminary Cost Estimates	Creekview Land Uses				
		Residential			Nonresidential	
		LDR	MDR	HDR	Community Commercial	Community Commercial/BP
Backbone Infrastructure		---------- *per unit* ----------			*-----per bldg. sq. ft.-----*	
Sewer	$297,902	$154	$154	$105	$0.06	$0.06
Potable Water	$290,334	$204	$110	$60	$0.08	$0.08
Recycled Water	$63,140	$44	$24	$13	$0.02	$0.02
Total Reimbursement	**$651,376**	**$402**	**$288**	**$179**	**$0.16**	**$0.16**

"reimb"

Source: MacKay & Somps 12/14/2010 and Creekview Development Agreement.

total reimbursement owed and the estimated cost by residential (per unit) and nonresidential (per square foot) land uses.

Table 10-4 thru **Table 10-6** 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 Creekview 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
Creekview 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.
Formula	*A*	*B*	*C*	*D=B*C*	*E=D/Total Gallons*	*F=Total Cost*E*	*G=F/A*	*H=F/B*
Residential		*units*	*per unit*					*per unit*
Low Density	155.8	836	190	158,840	43.2%	$128,830	$827	$154
Medium Density	64.3	655	190	124,450	33.9%	$100,938	$1,570	$154
High Density	17.1	520	130	67,600	18.4%	$54,828	$3,206	$105
Subtotal Residential	**237.2**	**2,011**		**350,890**	**95.5%**	**$284,596**		
Nonresidential		*sq. ft.*	*per acre*					*per sq. ft.*
Community Commercial	15.5	168,795	850	13,175	3.6%	$10,686	$689	$0.06
Community Commercial/BP	3.8	41,382	850	3,230	0.9%	$2,620	$689	$0.06
Subtotal Nonresidential	**19.3**	**210,177**		**16,405**	**4.5%**	**$13,306**		
Total Creekview	**256.5**			**367,295**	**100.0%**	**$297,902**		

"sewer_alloc_r"

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

Table 10-5
Creekview 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		*units*	*per unit*					*per unit*
Low Density	155.8	836	600	501,600	58.6%	$170,260	$1,093	$204
Medium Density	64.3	655	323	211,565	24.7%	$71,812	$1,117	$110
High Density	17.1	520	177	92,040	10.8%	$31,242	$1,827	$60
Subtotal Residential	**237.2**	**2,011**		**805,205**	**94.1%**	**$273,314**		
Nonresidential		*sq. ft.*	*per acre*					*per sq. ft.*
Community Commercial	15.5	168,795	2,598	40,269	4.7%	$13,669	$882	$0.08
Community Commercial/BP	3.8	41,382	2,598	9,872	1.2%	$3,351	$882	$0.08
Subtotal Nonresidential	**19.3**	**210,177**		**50,141**	**5.9%**	**$17,020**		
Total Creekview	**256.5**			**855,346**	**100.0%**	**$290,334**		

"potable_water_alloc_r"

[1] Creekview Potable Water Master Plan water use factors.

Table 10-6
Creekview Financing Plan
West Plan Reimbursement Infrastructure Cost Allocation: Recycled Water Costs (2010$)

Item	Land Uses: Developable Acres	Land Uses: Units/ Sq. Ft.	Cost Allocation Basis: Gallons Per Day [1]	Cost Allocation Basis: Total Gallons	Cost Allocation Basis: Distribution of Gallons	Recycled Water Cost Allocation: Assigned Cost	Recycled Water Cost Allocation: per Acre	Recycled Water Cost Allocation: 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		*units*	*per unit*					*per unit*
Low Density	155.8	836	600	501,600	58.6%	$37,027	$238	$44
Medium Density	64.3	655	323	211,565	24.7%	$15,617	$243	$24
High Density	17.1	520	177	92,040	10.8%	$6,794	$397	$13
Subtotal Residential	**237.2**	**2,011**		**805,205**	**94.1%**	**$59,439**		
Nonresidential		*sq. ft.*	*per acre*					*per sq. ft.*
Community Commercial	15.5	168,795	2,598	40,269	4.7%	$2,973	$192	$0.02
Community Commercial/BP	3.8	41,382	2,598	9,872	1.2%	$729	$192	$0.02
Subtotal Nonresidential	**19.3**	**210,177**		**50,141**	**5.9%**	**$3,701**		
Total Creekview	**256.5**			**855,346**	**100.0%**	**$63,140**		

"recycled_water_alloc_r"

[1] Creekview 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.

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 Creekview 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
Creekview 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	CFD
Parks		
Neighborhood/Community	City Parks Department	CFD
Citywide	City Parks Department	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
Creekview Financing Plan
Ongoing Maintenance and Landscape Costs

Item	Quantity	Cost per year [1]	Total Annual Cost
Residential/Nonresidential Assessment			
Landscape Corridors	12.7	$10,401 per acre	$131,676
Paseos	6.3	$10,401 per acre	$65,838
Medians [2]	1.9	$7,677 per acre	$14,933
Open Space	133.3	$201 per acre	$26,742
Bike Trails	12,850	$0.92 per lf	$11,835
Leaf Pick-Up	2.5	$52.97 per mile	$133
Streetsweeping	2.5	$24.73 per mile	$62
Water/Utility Costs		n/a	$34,959
Subtotal Costs			**$286,178**
Repair/Replacement (sinking fund) (5%)			$14,309
County Administration (1%)			$3,005
City Administration			$65,668
Annual Maintenance (Residential/Nonresidential)			**$369,159**
Residential Only Assessment			
Neighborhood Parks	15.7	$10,000 per acre	$157,000
Stormwater Management		$18 per unit	$36,198
Subtotal Costs			**$193,198**
Repair/Replacement (sinking fund) (5%)			$9,660
County Administration (1%)			$1,667
City Administration			$44,332
Annual Maintenance (Residential Only)			**$248,857**

"maint_cfd"

Source: AJC.

[1] Based on 2004 costs from Westpark CFD No. 2. All estimates escalated to 2010$ using CPI. This is an estimate only. Actual costs are to be dertermined upon completion of a PAR Analysis and at the formation of the Community Facilities District for Services.

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

Table 11-3
Creekview Financing Plan
Ongoing Operations and Maintenance Costs (2010$)

	Land Uses		Cost Allocation Basis			Annual Maintenance Cost Allocation				
Item	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		*units*	*persons per HH*							*per unit*
Low Density	155.8	836	2.54	2,123	43.9%	$162,100	$117,933	$280,033	$1,797	$335
Medium Density	64.3	655	2.17	1,421	29.4%	$108,504	$78,940	$187,443	$2,915	$286
High Density	17.1	520	1.80	936	19.4%	$71,453	$51,984	$123,437	$7,219	$237
Subtotal Residential	**237.2**	**2,011**		**4,481**	**92.7%**	**$342,057**	**$248,857**	**$590,913**		
Nonresidential		*sq. ft.*	*sq.ft. per employee*							*per sq. ft.*
Community Commercial	15.5	168,795	592	285	5.9%	$21,766	$0	$21,766	$1,404	$0.13
Community Commercial/BP	3.8	41,382	592	70	1.4%	$5,336	$0	$5,336	$1,404	$0.13
Subtotal Nonresidential	**19.3**	**210,177**		**355**	**7.3%**	**$27,102**	**$0**	**$27,102**		
Total Creekview	**256.5**			**4,836**	**100.0%**	**$369,159**	**$248,857**	**$618,016**		

"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 Creekview 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. Creekview and the City have agreed to delay a portion of the development impact fees until the second phase of the CFD. Any combination of the Community Benefit fee, Public Facilities fee, Tier II Traffic fee, and Citywide Park fee that amounts to the three City fees as a whole will be funded through the second phase of the CFD.

Total Infrastructure Burden

The total infrastructure burden is summarized by school district due to the variance in fees. **Table 12-2** summarize the total fee burden for a residential unit and **Table 12-3** summarize the total infrastructure burden for nonresidential land use by acre.

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.

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.

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

Fee	Revenue at Buildout
Building Permit Fees	
Building Permit	$2,504,213
Building Plan Check Fee	$1,695,556
Planning Plan Check Fee	$131,673
Electric Development Fee	$2,594,098
Fire Tax Equivalent Fee	$1,732,392
Strong Motion	$37,122
Regional Sewer Connection Fee	$13,233,454
Local Sewer Fee	$645,128
Water Domestic Connection Fee	$10,854,648
Water Meter Fee	$858,774
Traffic Mitigation Fee	$9,552,499
Highway 65 Fee [2]	$1,038,910
SPRTA [2]	$1,944,154
City/County Traffic Mitigation [2]	$905,165
City/County Fee #2	$921,119
Drainage	$881,218
Placer Co. Capital Facilities Fee	$3,525,655
Solid Waste Impact Fee	$755,050
Animal Control Fee	$294,242
Water Use Fee	$150,825
Parks - Neighborhood/Community	$4,627,015
Water Irrigation Connection Fee	-
Roseville Joint Union High School	$11,878,947
Roseville City School District	$18,260,363
Subtotal Building Permit Fees	**$89,022,220**
Development Agreement Fees	
Community Benefit Fee	$2,347,776
Public Facilities Fee	$4,011,573
Tier II Regional Traffic Fee	$11,884,985
Citywide Park and Bike Trail Fee	$6,435,200
Subtotal Development Agreement Fees	**$24,679,534**
Creekview Backbone Infrastructure Fee	**$34,900,315**
West Plan Reimbursement Fee	**$651,376**
Total Revenue	**$149,253,444**

"fee_revenue"

Table 12-2
Creekview Financing Plan
Cost Burden: Residential

Item	Residential LDR	Residential MDR	Residential HDR
Home Price	$400,000	$320,000	$140,000
Assumptions			
Unit Size (sq.ft)	2,400	1,400	1,000
Lot Square Feet	6,100	2,650	n/a
Acres	502.4	250.0	67.9
Density	5.0	8.9	24.3
Building Valuation	$225,816	$131,726	$94,090
Building Permit Fees			
Building Permit	$1,516	$1,046	$858
Building Plan Check Fee	$910	$628	$815
Planning Plan Check Fee	$58	$58	$58
Electric Development Fee	$1,211	$1,211	$518
Fire Tax Equivalent Fee	$1,129	$659	$470
Strong Motion	$23	$13	$9
Regional Sewer Connection Fee	$6,359	$6,359	$6,359
Local Sewer Fee	$310	$310	$310
Water Domestic Connection Fee	$6,360	$6,360	$1,387
Water Meter Fee	$366	$366	$366
Traffic Mitigation Fee [2]	$4,500	$4,500	$2,763
Highway 65 Fee [2]	$473	$473	$290
SPRTA [2]	$885	$885	$544
City/County Traffic Mitigation [2]	$412	$412	$253
City/County Fee #2	$450	$450	$279
Drainage	$406	$406	$335
Placer Co. Capital Facilities Fee	$1,850	$1,850	$1,348
Solid Waste Impact Fee	$410	$410	$139
Animal Control Fee	$182	$182	$44
Water Use Fee	$75	$75	$75
Parks - Neighborhood/Community	$2,623	$2,241	$1,859
Subtotal Building Permit Fees	**$30,508**	**$28,893**	**$19,079**
Development Agreement Fees			
Public Benefit Fee	$1,280	$1,280	$845
Public Facilities Fee	$2,712	$1,582	$1,130
Tier II Regional Traffic Fee [3]	$5,600	$5,600	$5,600
Citywide Park and Bike Trail Fee	$3,200	$3,200	$3,200
Westbrook Boulevard Fee	TBD	TBD	TBD
Fee Shift to Extended CFD Term	($5,600)	($5,600)	($5,600)
Subtotal Development Agreement Fees	**$7,192**	**$6,062**	**$5,175**
Total City Fees Due at Building Permit	**$37,700**	**$34,955**	**$24,254**
School Fees			
Roseville Joint Union High School	$6,863	$6,863	$3,089
Roseville City School District	$10,883	$10,883	$3,798
Subtotal School Fees	**$17,746**	**$17,746**	**$6,887**
Creekview Backbone Infrastructure Fee	**$17,995**	**$15,905**	**$9,614**
West Plan Reimbursement Fee	**$402**	**$288**	**$179**
Total Cost Burden Per Unit (Rounded)	**$73,800**	**$68,900**	**$40,900**
Cost Burden as % of Unit Sales Price	**18%**	**22%**	**29%**

"res_fee"

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
Creekview Financing Plan
Cost Burden: Nonresidential

Item	Nonresidential	
	Community Commercial	Community Commercial/BP
Average Value per acre [1]	$2,994,750	$2,994,750
Assumptions		
Total Size (sq.ft)	168,795	41,382
Total Acres	15.5	3.8
Density	0.25	0.25
Building Valuation (per acre)	$1,165,230	$1,165,230
Building Permit Fees (per acre)		
Building Permit	$5,467	$5,467
Building Plan Check Fee	$5,193	$5,193
Planning Plan Check Fee	$779	$779
Electric Development Fee	$26,898	$26,898
Fire Tax Equivalent Fee	$5,826	$5,826
Strong Motion	$245	$245
Regional Sewer Connection Fee	$23,083	$23,083
Local Sewer Fee	$1,125	$1,125
Water Domestic Connection Fee	$33,708	$33,708
Water Meter Fee	$6,360	$6,360
Traffic Mitigation Fee	$64,496	$106,987
Highway 65 Fee	$6,777	$20,430
SPRTA	$12,687	$38,244
City/County Traffic Mitigation (estimated)	$5,908	$17,810
City/County Fee #2	$5,445	$5,445
Drainage	$5,268	$5,268
Placer Co. Capital Facilities Fee	$3,049	$5,009
Solid Waste Impact Fee	$3,703	$3,703
Water Irrigation Connection Fee [2]	-	-
Subtotal Building Permit Fees (per acre)	**$216,018**	**$311,579**
Development Agreement Fees (per acre)		
Public Facilities Fee	$5,881	$7,732
Tier II Fee regional Traffic Fee	$32,300	$32,300
Westbrook Boulevard Fee	TBD	TBD
Subtotal Development Agreement Fees (per acre)	**$38,180**	**$40,032**
Total City Fees Due at Building Permit	**$254,198**	**$351,611**
School Fees		
Roseville Joint Union High School	$2,069	$2,069
Roseville City School District	$3,049	$3,049
Subtotal School Fees	**$5,118**	**$5,118**
Creekview Backbone Infrastructure by Land Use	**$227,412**	**$240,760**
West Plan Reimbursement Fee (per acre)	**$1,763**	**$1,763**
Total Cost Burden Per Unit (Rounded) (per acre)	**$488,500**	**$599,300**

"nonres_fee"

Note: Some fees may vary if multiple permits are pulled at one time.

[1] Assumes nonresidential valuation per acre including bulding consistent with Creekview Fiscal Analysis.
[2] Assumes no water irrigation connection fee because the project is using reclaimed water for irrigation.

Two-Percent Test

In **Table 12-4** 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 12-4
Creekview Financing Plan
Residential Tax Burden

Item	Assumptions	Residential Units LDR	MDR	HDR
Home Price Estimate [1]		$400,000	$320,000	$140,000
Homeowner's Exemption		(7,000)	(7,000)	(7,000)
Assessed Value		$393,000	$313,000	$133,000
Property Tax	1.0000%	$3,930	$3,130	$1,330
Other Ad Valorem Taxes				
Rsvle City Elem. B&I 1992 Series A	0.0259%	$102	$81	$34
Rsvle City Elem. B&I 2002 Series A	0.0067%	$26	$21	$9
Rsvle City Elem. B&I 2002 Series B	0.0092%	$36	$29	$12
Rsvle High B&I 1992	0.0239%	$94	$75	$32
Rsvle High B&I 2004 Series A	0.0065%	$25	$20	$9
Rsvle High B&I 2004 Series B	0.0062%	$24	$19	$8
Rsvle High B&I 2004 Series C	0.0065%	$26	$20	$9
Rsvle High B&I 2008 Series A SFID #1	0.0387%	$152	$121	$51
Total Other Ad Valorem Taxes		**$486**	**$387**	**$164**
Total Ad Valorem Taxes	**1.1235%**	**$4,416**	**$3,517**	**$1,494**
Special Taxes and Assessments				
Placer Mosquito and Vector Control		$4	$4	$4
City of Roseville Creekview CFD #1 (Services)[2]		$335	$286	$237
City of Roseville Creekview CFD #3 (Police/Fire)		$343	$200	$100
Total Special Taxes and Assessments		**$682**	**$490**	**$342**
Proposed Infrastructure CFD		**$1,530**	**$1,230**	**$530**
Total Tax Burden		**$6,627**	**$5,237**	**$2,366**
Tax Burden as % of Home Price		**1.7%**	**1.6%**	**1.7%**

Source: EPS, City of Roseville, and AJC.

[1] Home prices are based on the Creekview Fiscal Impact Analysis prepared by EPS 8/2010.
[2] Proposed public services CFD to fund ongoing operations and maintenance of landscape corridors, paseos, neighborhood open space, trails and medians.