

APPENDICES

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APPENDIX A

ROADWAY CIP

Table A-1 contains summary roadway construction cost estimates prepared by MacKay & Soms for each roadway improvement project. Roadway improvement projects are based on mitigation measures recommended by the Traffic Impact Analysis Report for the Florin Vineyard Community Plan (Fehr & Peers, May 30, 2008). Projects are arranged by Roadway project phase (Phase 1 to Buildout), based on a specified amount of housing development. Phases 1 to 5 of the Roadway improvements correspond to Phase 1 of the Financing Plan, as noted on pages 5 and 50. Total roadway costs include standard 30-percent contingencies and right-of-way acquisition costs. Right-of-way acquisition costs were calculated at 10 percent of net construction costs based on a detailed right-of-way analysis prepared by Mackay & Soms for the North Vineyard Station roadway Environmental Impact Report project.

Please note that total roadway costs in **Table A-1** include frontage lane improvement costs. MacKay & Soms will estimate frontage lane improvements costs separately for the final version of the Financing Plan. In order to estimate probable fee estimates for roadway and frontage lane improvements, EPS allocated 86.5 percent of total costs to roadway improvements and 13.5 percent to frontage lane improvements as shown in **Table 19**. This assumes a similar cost structure as in the NVSSP PFFP.

Exhibit A-1 references each roadway improvement project, and additional regional exhibits (**Exhibits A-2 to A-7**) depict roadway projects specific to each roadway project phase. **Exhibit A-8** shows typical roadway sections in the Florin Vineyard Community Plan.

Tables A-2 to A-35 include detailed cost estimates for roadway cross sections, roadway drainage structures, traffic signals, and intersections. **Table A-36** shows roadway improvements common to both the Florin Vineyard Community Plan and the North Vineyard Station Specific Plan and have funding under the North Vineyard Station Public Facilities Financing Plan.

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Proj #	Roadway Segment/ Item	Project Description	Fin Plan Ref Table	Mit Meas	Qty	Unit	Unit Price	Total Estimated Cost	Other (partial) Funding Sources (Total Est. Cost of Reimbursable Project	Net Construction Cost (FVCP)	Cumulative Total Estimated Net Cost (FVCP)	
PHASE- 1 (<= 1,400 DU)													
SR-16													
1	At South Watt Ave.	Widen ex. Intx. to mod. 4x6 Intersection (future mod. 6x6) & Signalization	A-1.4.3	EP 43	1	L.S.	\$ 2,104,000	\$ 2,104,000	SCTDF	\$ -	\$ 2,104,000	\$ 2,104,000	
2	At Bradshaw	Widen ex. Intx. & Signal relocation (add NB,EB,SB,WB lanes - mod. 4x6)	A-1.4.3	EP 44	1	L.S.	\$ 2,031,000	\$ 2,031,000	Sunridge PFFP	\$ 1,714,063	\$ 316,937	\$ 2,420,937	
Sub-total SR-16										\$ 1,714,063	\$ 2,420,937	\$ 2,420,937	
Fruitridge Rd.													
3	At Florin-Perkins Rd.	Widen ex. Intx. to 4x6 Intersection, relocate signal	A-1.4.5	EP 45	1	L.S.	\$ -	(cost incl. in EP15)			\$ -	\$ 2,420,937	
4	At South Watt Ave.	Replace rural Intx w/4X6 Intx, Signalization, 4-way (project built summer '08)	A-1.4.3	EP 46, CP 48	1	L.S.	n/a	n/a			n/a	\$ 2,420,937	
Sub-total Fruitridge Rd.										\$ -	\$ -	\$ 2,420,937	
Elder Creek Rd.													
3.1.1	Power Inn Rd. to Florin-Perkins Rd.	Widen ex. 2-lane rural section to 4-lane arterial	A-1.3.2	EP 5	2,465	L.F.	\$ 1,588	\$ 3,914,000			\$ 3,914,000	\$ 6,334,937	
3.1.2	Power Inn Rd. to Florin-Perkins Rd.	Widen ex. 3-lane+median section to 4-lane arterial (add WB frontage)	1.3.12	EP 5	1,865	L.F.	\$ 418	\$ 780,000			\$ 780,000	\$ 7,114,937	
3.1r	Power Inn Rd. to Florin-Perkins Rd.	4-lane at-grade replacement of exist RR X-ing, incl. appurtenances			1	L.S.	\$ 700,000	\$ 700,000			\$ 700,000	\$ 7,814,937	
5	At Florin-Perkins Rd.	Widen ex. Intx. to mod. 4X4 Intersection & relocate Signal (add EB & NB I-turn lanes)	A-1.4.5	CP 50	1	L.S.	\$ 553,000	\$ 553,000	Fair Share = 15%	\$ 470,000	\$ 83,000	\$ 7,897,937	
6	At South Watt Ave.	Re-stripe ex. Intx. to 2x4 Intersection, modify Signal	A-1.4.1	EP 51	1	L.S.	\$ 32,500	\$ 33,000	NVS	\$ 33,000	\$ -	\$ 7,897,937	
7	At Bradshaw	Widen ex. 2x4 to mod. 2x6 intx (add NB & SB shared through/r-turn lanes)	A-1.4.4	EP 51	1	L.S.	\$ 981,500	\$ 982,000	NVS, SCTDF	\$ 706,132	\$ 275,868	\$ 8,173,805	
Sub-total Elder Creek Rd.										\$ 1,209,132	\$ 5,752,868	\$ 8,173,805	
Florin Rd.													
8	At Excelsior Rd.	2X2 Intersection (fut. 4x2 w/ dual LT) & Signalization, 4-way	A-1.4.4	EP 58	1	L.S.	\$ 1,364,000	\$ 1,364,000	NVS	\$ 313,885	\$ 1,050,115	\$ 9,223,920	
12	At Power Inn Rd.	Restripe to provide shared through/right turn on WB approach		EP 52	1	L.S.	\$ 10,000	\$ 10,000			\$ 10,000	\$ 9,233,920	
Sub-total Florin Rd.										\$ 313,885	\$ 1,060,115	\$ 9,233,920	
Gerber Rd.													
9	At Elk Grove-Florin Rd.	Widen ex. Intx. to 4X6 Intersection, relocate Signal	A-1.4.5	EP 61, CP 64	1	L.S.	\$ 553,000	\$ 553,000	SCTDF, NVS	\$ -	\$ 553,000	\$ 9,786,920	
10	At Bradshaw	Widen ex. Intx. to 4X4 Intx (fut 6x4), Signalization	A-1.4.2	EP 64	1	L.S.	\$ 2,227,000	\$ 2,227,000	SCTDF, NVS	\$ 329,250	\$ 1,897,750	\$ 11,684,670	
11	At Vineyard	2X2 Signalization, 3-way	A-1.4.1	EP 65	1	L.S.	\$ 260,000	\$ 260,000	VSCP, NVS	\$ 260,000	\$ -	\$ 11,684,670	
Sub-total Gerber Rd.										\$ 589,250	\$ 2,450,750	\$ 11,684,670	
South Watt Ave.													
7.2	Kiefer Blvd. to SR-16	Widen from ex. sect. to 3 lanes each direction		EP 20 CP 23	2,200	L.S.	\$ 7,080,000	\$ 7,080,000	SCTDF, Meas. A	\$ 3,304,800	\$ 3,775,200	\$ 15,459,870	
21	At Kiefer Blvd.	Widen ex. Intx. To Add NB & SB through lanes, re-locate signal	A-1.4.5	EP 40	1	L.S.	\$ 553,000	\$ 553,000	SCTDF	\$ -	\$ 553,000	\$ 16,012,870	
7.3	SR-16 to Fruitridge Rd.	Widen existing 2-lane rural to 4-lane thoroughfare center section	A-1.3.5	EP4,21,27 CP6,19,24,30	4,470	L.F.	\$ 1,462	\$ 6,535,000	SCTDF, NVS	\$ 329,250	\$ 6,205,750	\$ 22,218,620	
7.4	Fruitridge Rd. to Elder Creek Rd.	Widen existing 2-lane rural to 4-lane thoroughfare center section	A-1.3.5	EP4,22,27,48 CP6,24,25,30	5,260	L.F.	\$ 1,462	\$ 7,690,000	SCTDF, NVS	\$ 387,418	\$ 7,302,582	\$ 29,521,202	
7.4d	Fruitridge Rd. to Elder Creek Rd.	Widen ex. bridge over Morrison Creek to 108' ROW			1	L.S.	\$ 2,252,000	\$ 2,252,000	SCTDF	\$ -	\$ 2,252,000	\$ 31,773,202	
7.5	Elder Creek Rd. to Florin Rd.	Widen existing 2-lane rural to 4-lane thoroughfare center section	A-1.3.5	EP23,48, CP 26	3,785	L.F.	\$ 1,462	\$ 5,534,000	90.62% SCTDF, 9.38% NVS	\$ 367,663	\$ 5,166,337	\$ 36,939,539	
7.5r	Elder Creek Rd. to Florin Rd.	4-lane at-grade replacement of exist RR X-ing, incl. Appurtenances			1	L.S.	\$ 700,000	\$ 700,000	SCTDF	\$ -	\$ 700,000	\$ 37,639,539	
13	At Folsom Blvd.	Widen ex. Intx. to 4X6 Intersection, Signalization (improvements under construction)	A-1.4.5	EP 39 , CP 40	1	L.S.	n/a	\$ -	(under construction)	\$ -	\$ -	\$ 37,639,539	
Sub-total South Watt Ave.										\$ 4,389,131	\$ 25,954,869	\$ 37,639,539	
Elk Grove-Florin Rd.													
8.1	Florin Rd. to Gerber Rd.	Widen existing 2-lane rural to 4-lane thoroughfare center section	A-1.3.5	EP 24, CP 27	4,390	L.F.	\$ 1,462	\$ 7,434,000	SCTDF, NVS, Vineyard	\$ 5,225,738	\$ 2,208,262	\$ 39,847,801	
8.1d	Florin Rd. to Gerber Rd.	Replace exist creek bridge w/6-lane bridge			1	L.S.	\$ 2,252,000	\$ 2,252,000	Fed (HBP)	\$ -	\$ -	\$ 39,847,801	
Sub-total Elk Grove-Florin Rd.										\$ 7,477,738	\$ 2,208,262	\$ 39,847,801	
Bradshaw Rd.													
9.5	Kiefer Blvd. to SR-16	Widen Exist. Section from 4 to 6 Lanes (add median & outside lanes)	A-1.3.7 plus A-1.3.8	EP 28, CP 31	4,520	L.F.	\$ 1,206	\$ 5,451,000	70% SCTDF, 30% Meas. A	\$ 1,453,500	\$ 3,997,500	\$ 43,845,301	
19	At Kiefer Blvd.	Widen ex. mod. 4x4 intx. to mod. 4x6 Intx. (add thru & rt-lanes, NB & SB), relocate Signal	A-1.4.5	EP 41	1	L.S.	\$ 553,000	\$ 553,000	SCTDF	\$ -	\$ 553,000	\$ 44,398,301	
9.1	SR-16 to Elder Creek Rd.	Widen Exist. 4-lane to 6-lane thoroughfare	A-1.3.7	EP 32, CP 32	5,040	L.F.	\$ 892	\$ 4,496,000	64% SCTDF, 36% Meas. A	\$ 1,375,200	\$ 3,120,800	\$ 47,519,101	
9.1d	SR-16 to Elder Creek Rd.	Widen exist Morrison Creek bridge w/6-lane bridge			1	L.S.	\$ 819,000	\$ 819,000	64% SCTDF, 36% Meas. A	\$ 294,840	\$ 524,160	\$ 48,043,261	
9.3	Florin Rd. to Calvine Rd.	Widen Exist. 2-lane rural to 4-lane thoroughfare center section		EP 29, 33, 34	1	L.S.	\$ 28,294,000	\$ 28,294,000	County '07 TIP	\$ 28,294,000	\$ -	\$ 48,043,261	
Sub-total Bradshaw Rd.										\$ 31,417,540	\$ 8,195,460	\$ 48,043,261	
Calvine Rd.													
10.1.1	Power Inn Rd. to Elk Grove-Florin Rd.	Widen ex. Section from 4 to 6 lanes (add WB & frontage)	A-1.3.7	EP 12, CP 15	970	L.S.	\$ 4,081,677	\$ 4,081,677	SCTDF, Vineyard	\$ 1,777,677	\$ 2,304,000	\$ 50,347,261	
10.1r	Railroad Crossing	At-grade widening of exist. (EB), incl. appurtenances			1	L.S.	\$ 175,000	\$ 175,000	50% Vineyard, 50% Elk Grove	\$ 175,000	\$ -	\$ 50,347,261	
Sub-total Calvine Rd.										\$ 1,952,677	\$ 2,304,000	\$ 50,347,261	
Florin-Perkins Rd.													
6.2	SR-16 to Fruitridge Rd.	Widen ex. Arterial Center Section from 4 to 6 Lanes (requires GPA)	A-1.3.7	EP 15	6,100	L.F.	\$ 8,215,000	\$ 8,215,000			\$ 8,215,000	\$ 58,562,261	
6.2r	SR-16 to Fruitridge Rd.	Replacement of at-grade dual-track crossing RR X-ing(requires GPA)			1	L.S.	\$ 1,260,000	\$ 1,260,000			\$ 1,260,000	\$ 59,822,261	
Sub-total Florin-Perkins Rd.										\$ -	\$ 9,475,000	\$ 59,822,261	
Preparation of P.F.F.P. and technical Studies													
Consultant fees													
Sub-total Net Construction Cost (FVCP)												\$ 59,822,261	\$ 59,822,261
Right of Way Acquisition 10% of Net Construction Cost (FVCP)³												\$ 5,982,226	\$ 65,804,487
Total Phase - 1								\$ 108,885,677		\$ 49,063,416	\$ 65,804,487	\$ 65,804,487	

Proj #	Roadway Segment/ Item	Project Description	Fin Plan Ref Table	Mit Meas	Qty	Unit	Unit Price	Total Estimated Cost	Other (partial) Funding Sources' (	Total Est. Cost of Reimbursable Project	Net Construction Cost (FVCP)	Cumulative Total Estimated Net Cost (FVCP)	
PHASE - 2 (1,401 <= 2,000 DU)														
Fruitridge Rd.														
2.1	Florin-Perkins Rd. to South Watt Ave.	Widen ex. 2-lane rural section to 4-lane arterial	A-1.3.2	EP3	3,470	L.F.	\$ 1,570	\$ 5,448,000			\$ 5,448,000	\$ 71,252,487		
2.1r	Florin-Perkins Rd. to South Watt Ave.	4-lane at-grade replacement of exist RR X-ing, incl. appurtenances			1	L.S.	\$ 700,000	\$ 700,000			\$ 700,000	\$ 71,952,487		
Sub-total Fruitridge Rd.											\$ 6,148,000	\$ -	\$ 6,148,000	\$ 71,952,487
Florin Rd.														
14	At Florin-Perkins Rd.	Widen ex. Intx. (add WB right turn lane)	A-1.4.5	EP 53, CP 56	1	L.S.	\$ 276,500	\$ 277,000	SCTDF		\$ 277,000	\$ 72,229,487		
15	At South Watt Ave.	Widen ex. partial 4x4 Intx. to full 6x6 (NE corner done), relocate Signal	A-1.4.4	EP 55, CP 58	1	L.S.	\$ 1,364,000	\$ 1,364,000	SCTDF, NVS	\$ 199,745	\$ 1,164,255	\$ 73,393,742		
16	At Bradshaw Rd.	No intersection-specific imp's req'd (system-wide study area mitigation)	A-1.4.4	EP 57	1	L.S.	\$ -	\$ -	NVS		\$ -	\$ 73,393,742		
Sub-total Florin Rd.											\$ 1,641,000	\$ 199,745	\$ 1,441,255	\$ 73,393,742
Gerber Rd.														
17	At Power Inn Rd.	No intersection-specific imp's req'd (system-wide study area mitigation)		EP 59	1	L.S.	\$ -	\$ -			\$ -	\$ 73,393,742		
18	At French Rd.	Exist. Imp's - EB (2 lt, 1 thru, 1 shared thru/rt)		EP 60	1	L.S.	\$ -	\$ -			\$ -	\$ 73,393,742		
Sub-total Gerber Rd.											\$ -	\$ -	\$ -	\$ 73,393,742
Calvine Rd.														
44	At Waterman Rd.	Widen EB & WB approaches, relocate Signal		EP 70	1	L.S.	\$ 553,000	\$ 553,000			\$ 553,000	\$ 73,946,742		
Sub-total Calvine Rd.											\$ 553,000	\$ -	\$ 553,000	\$ 73,946,742
French Road														
12.1.1	Florin Road to Gerber Road	Widen ex. 2-lane rural section to 4-lane arterial	110% of A-1.3.2	EP 8,18; CP 18,22	1,100	L.F.	\$ 1,727	\$ 1,900,000			\$ 1,900,000	\$ 75,846,742		
12.1.2	Florin Road to Gerber Road	Widen ex. section to 4-lane arterial (add SB lane w/ frontage)	72'half	EP 8,18; CP 18,22	1,480	L.F.	\$ 765	\$ 1,132,000			\$ 1,132,000	\$ 76,978,742		
12.1.3	Florin Road to Gerber Road	Restripe (4 lanes & grind ex)		EP 8,18; CP 18,22	1,700	L.F.	\$ 50	\$ 85,000			\$ 85,000	\$ 77,063,742		
12.1d	Florin Road to Gerber Road	Creek Crossing - Widen Elder Creek Bridge from 76' to 84' ROW			1	L.S.	\$ 342,000	\$ 342,000			\$ 342,000	\$ 77,405,742		
Sub-total French Rd.											\$ 3,459,000	\$ -	\$ 3,459,000	\$ 77,405,742
Sub-total Net Construction Cost (FVCP)												\$ 11,601,255	\$ 77,405,742	
Right of Way Acquisition 10% of Net Construction Cost (FVCP)												\$ 1,160,126	\$ 78,565,868	
Total Phase - 2								\$ 11,801,000		\$ 199,745	\$ 12,761,381	\$ 78,565,868		
PHASE - 3 (2,001 <= 3,200 DU)														
SR-16														
1.1	South Watt Ave. to Bradshaw Rd.	Widen ex. partial Arterial Center Section from 2 to 4-lane thoroughfare center section	1.3.4	EP 2	4,130	L.F.	\$ 573	\$ 12,833,068	SCTDF, NVS (14.26%)	\$ 3,055,008	\$ 9,778,060	\$ 88,343,928		
67	at Hedge Ave.	move signal & constr. southern curb returns (EB & WB lanes incl. in proj. 1.1)			1	L.S.	\$ 150,000	\$ 150,000		\$ -	\$ 150,000	\$ 88,493,928		
Sub-total SR-16											\$ 12,833,068	\$ 3,055,008	\$ 9,778,060	\$ 88,493,928
Calvine Rd.														
20	At Elk Grove Florin Rd.	Re-stripe ex. Intx. to 4X6 Intersection	A-1.4.5	EP 69	1	L.S.	\$ 10,000	\$ 10,000			\$ 10,000	\$ 88,503,928		
Sub-total Calvine Rd.											\$ 10,000	\$ -	\$ 10,000	\$ 88,503,928
Elk Grove-Florin Rd.														
8.2	Gerber Rd. to Unionhouse Creek	Widen exist. thoroughfare Center Section from 4 to 6 Lanes (add NB frontage)	A-1.3.11	EP 25, CP 28	2,190	L.F.	\$ 482	\$ 1,056,000	SCTDF	\$ -	\$ 1,056,000	\$ 89,559,928		
8.3	Unionhouse Creek to Caselman Rd.	Widen exist. thoroughfare Center Section from 4 to 6 Lanes	A-1.3.11	EP 25,67 CP 28	710	L.F.	\$ 964	\$ 684,000	SCTDF	\$ -	\$ 684,000	\$ 90,243,928		
8.4	Caselman Rd. to Carlisle Ave.	Widen exist. thoroughfare Center Section from 4 to 6 Lanes (add NB frontage)	A-1.3.11	EP 25, CP 28	620	L.F.	\$ 482	\$ 299,000	SCTDF	\$ -	\$ 299,000	\$ 90,542,928		
8.5	Vintage Park Dr. to 380' south of Britany Park	Widen exist. thoroughfare Center Section from 4 to 6 Lanes (add SB frontage)	A-1.3.7	EP 26, CP 29	380	L.F.	\$ 446	\$ 169,000	SCTDF	\$ -	\$ 169,000	\$ 90,711,928		
8.6	380' south of Britany Park to Calvine Rd.	Widen exist. thoroughfare Center Section from 4 to 6 Lanes	A-1.3.7	EP 26, CP 29	1,540	L.F.	\$ 892	\$ 1,374,000	SCTDF	\$ -	\$ 1,374,000	\$ 92,085,928		
30	At Caselman	Widening to mod. 2X6 Intersection & Signalization (EB dual I-turn lanes)	A-1.4.4	EP 68, CP 70	1	L.S.	\$ 682,000	\$ 682,000		\$ -	\$ 682,000	\$ 92,767,928		
Sub-total Elk Grove-Florin Rd.											\$ 4,264,000	\$ -	\$ 4,264,000	\$ 92,767,928
South Watt Ave.														
7.3	SR-16 to Fruitridge Rd.	Widen exist. thoroughfare Center Section from 4 to 6 Lanes	A-1.3.7	EP4,21,27, CP6,19,24,30	4,470	L.F.	\$ 892	\$ 3,987,000	SCTDF, NVS	\$ 169,015	\$ 3,817,985	\$ 96,585,913		
7.4	Fruitridge Rd. to Elder Creek Rd.	Widen exist. thoroughfare Center Section from 4 to 6 Lanes	A-1.3.7	EP4,22,27,48, CP6,24,25,30	5,260	L.F.	\$ 892	\$ 4,692,000	SCTDF, NVS	\$ 196,648	\$ 4,495,352	\$ 101,081,265		
7.5	Elder Creek Rd. to Florin	Widen exist. thoroughfare Center Section from 4 to 6 Lanes	A-1.3.11	EP 48, CP 26	3,785	L.F.	\$ 964	\$ 3,649,000	SCTDF, NVS	\$ 188,770	\$ 3,460,230	\$ 104,541,495		
7.5r	Elder Creek Rd. to Florin Rd.	Widen ex. 4-lane RR X-ing to 6 lanes			1	E.A.	\$ 300,000	\$ 300,000	SCTDF	\$ -	\$ 300,000	\$ 104,841,495		
6	At Elder Creek Rd.	re-stripe ex. 4x4 Intx. to 4x6 Intersection (minor imp's on 3 frontages req'd)	A-1.4.1	EP 49, CP 51	1	L.S.	\$ 214,000	\$ 214,000	NVS	\$ 214,000	\$ -	\$ 104,841,495		
Sub-total South Watt Ave.											\$ 12,842,000	\$ 768,433	\$ 12,073,567	\$ 104,841,495
Sub-total Net Construction Cost (FVCP)												\$ 26,125,627	\$ 104,841,495	
Right of Way Acquisition 10% of Net Construction Cost (FVCP)												\$ 2,612,563	\$ 107,454,057	
Total Phase - 3								\$ 29,949,068		\$ 3,823,441	\$ 28,738,190	\$ 107,454,057		

Proj #	Roadway Segment/ Item	Project Description	Fin Plan Ref Table	Mit Meas	Qty	Unit	Unit Price	Total Estimated Cost	Other (partial) Funding Sources (	Total Est. Cost of Reimbursable Project	Net Construction Cost (FVCP)	Cumulative Total Estimated Net Cost (FVCP)
PHASE - 4 (3,201 <= 4,400 DU)												
SR-16												
1.2	Folsom Blvd. to South Watt Ave.	Widen ex. 2-lane rural section to 4-lane thoroughfare center section	A-1.3.5	EP 1, 14; CP 2	6,810	L.F.	\$ 1,462	\$ 9,956,000	SCTDF		\$ 9,956,000	\$ 117,410,057
22	At Folsom Blvd.	Modify Traffic Signal Timing		EP 37	1	L.S.	\$ -	\$ -			\$ -	\$ 117,410,057
23	At Florin-Perkins Rd.	Widen ex. Intx. to 4X6 Intersection (4-way) (cost of NB & SB widening in Proj 6.2 - EP15)		EP 42, CP 43	1	L.S.	\$ 147,000	\$ 147,000			\$ 147,000	\$ 117,557,057
Sub-total SR-16										\$ -	\$ 10,103,000	\$ 117,557,057
Elder Creek Rd.												
3.2.1	Florin-Perkins Rd. to South Watt Ave.	Widen ex. 2-lane rural section to 4-lane arterial	A-1.3.2	EP 6	970	L.F.	\$ 1,570	\$ 1,523,000			\$ 1,523,000	\$ 119,080,057
3.2.2	Florin-Perkins Rd. to South Watt Ave.	Widen ex. 3-lane+median section to 4-lane arterial (add various frontage segments)	A-1.3.12	EP 6	3,970	L.F.	\$ 418	\$ 1,659,000			\$ 1,659,000	\$ 120,739,057
3.2r	Florin-Perkins Rd. to South Watt Ave.	4-lane at-grade RR replacement of exist. incl. appurtenances			1	L.S.	\$ 700,000	\$ 700,000			\$ 700,000	\$ 121,439,057
Sub-total Elder Creek Rd.										\$ -	\$ 3,882,000	\$ 121,439,057
Elk Grove-Florin Rd.												
8.1	Florin Rd. to Gerber Rd.	Widen exist. thoroughfare Center Section from 4 to 6 Lanes	A-1.3.11	EP 24, CP 27	4,390	L.F.	\$ 964	\$ 4,232,000	SCTDF, NVS, Vineyard	\$ 3,385,600	\$ 846,400	\$ 122,285,457
Sub-total Elk Grove-Florin Rd.										\$ 3,385,600	\$ 846,400	\$ 122,285,457
Sub-total Net Construction Cost (FVCP)											\$ 14,831,400	\$ 122,285,457
Right of Way Acquisition 10% of Net Construction Cost (FVCP)											\$ 1,483,140	\$ 123,768,597
Total Phase - 4								\$ 18,217,000		\$ 3,385,600	\$ 16,314,540	\$ 123,768,597
PHASE - 5 (4,401 <= 5,600 DU)												
Fruitridge Rd.												
25	At Hedge Ave.	widen exist Intx. to 2X2 Intx. (fut. 4x2), Signalization, 4-way	A-1.4.4	EP 47, CP 49	1	L.S.	\$ 1,364,000	\$ 1,364,000			\$ -	\$ 125,132,597
Sub-total Fruitridge Rd.										\$ -	\$ 1,364,000	\$ 125,132,597
Elder Creek Rd.												
26	At Hedge	Widen ex. Intx. to 2x4 intx, signalize	A-1.4.4	EP 50, CP 52	1	L.S.	\$ 1,364,000	\$ 1,364,000			\$ -	\$ 126,496,597
3.4	South Watt Ave. to Hedge Ave	Widen ex. 2-lane rural section to 4-lane arterial	A-1.3.2	EP 30, CP 35	1,050	L.F.	\$ 1,570	\$ 1,649,000	SCTDF, NVS, NVS Other	\$ 386,921	\$ 1,262,079	\$ 127,758,676
3.5	Hedge Ave. to Bradshaw Rd.	Widen ex. 2-lane rural section to 4-lane arterial	A-1.3.2	EP 31, CP 7	7,000	L.F.	\$ 1,570	\$ 10,990,000	SCTDF, NVS, NVS Other	\$ 2,580,098	\$ 8,409,902	\$ 136,168,578
Sub-total Elder Creek Rd.										\$ 2,967,019	\$ 11,035,981	\$ 136,168,578
Florin Rd.												
4.1	South Watt Ave. to Hedge Ave	Widen ex. 2-lane rural section to 4-lane thoroughfare center section	A-1.3.5	EP 9, CP 12	1,900	L.F.	\$ 1,462	\$ 2,778,000	NVS, NVS Other	\$ 2,778,000	\$ -	\$ 136,168,578
4.1f.n	South Watt Ave. to Hedge Ave	Frontage on-site impr. (north side)	A-1.3.11		1,900	L.F.	\$ 482	\$ 916,000			\$ 916,000	\$ 137,084,578
4.1f.s	South Watt Ave. to Hedge Ave	Frontage on-site impr. (south side)	A-1.3.11		1,900	L.F.	\$ 482	\$ 916,000			\$ 916,000	\$ 138,000,578
27	At Gardner Ave	Widen ex. Intx. to 2X6 Intersection, Signalization, 4-way (north leg by adjacent project)	A-1.4.8	EP 54, CP 57	1	L.S.	\$ 1,685,000	\$ 1,685,000			\$ -	\$ 139,685,578
28	At Hedge Ave	2X4 Intersection widening (E/W legs incl. in road segm't) & Signalization, 4-way	50% of A-1.4.5	EP 56, CP 59	1	L.S.	\$ 366,500	\$ 367,000	NVS	\$ 167,000	\$ 200,000	\$ 139,885,578
Sub-total Florin Rd.										\$ 2,945,000	\$ 3,717,000	\$ 139,885,578
Gerber Rd.												
5.2	Elk Grove-Florin Rd. to Bradshaw Rd.	Widen ex. 2-lane section to 4-lane arterial (east-bound frontage only req'd)	A-1.3.11	EP 11	8,840	L.F.	\$ 482	\$ 4,261,000			\$ -	\$ 144,146,578
29	At Waterman	Constr. 2x4 Intx. - CR's on south side only (fut. 4x4), Signalization	10% of A-1.4.3 plus...	EP 62	1	L.S.	\$ 534,000	\$ 534,000			\$ 534,000	\$ 144,680,578
Sub-total Gerber Rd.										\$ -	\$ 4,795,000	\$ 144,680,578
Waterman Rd.												
14.1.2	Vintage Park Dr. to Gerber Rd.	Constr. 2-lane arterial center section w/median	A-1.3.3 minus...	EP 26	2,440	L.F.	\$ 888	\$ 2,167,000	Vineyard	\$ 2,123,000	\$ 44,000	\$ 144,724,578
Sub-total Waterman Rd.										\$ -	\$ 2,167,000	\$ 144,724,578
Sub-total Net Construction Cost (FVCP)											\$ 20,955,981	\$ 144,724,578
Right of Way Acquisition 10% of Net Construction Cost (FVCP)											\$ 2,095,598	\$ 146,820,176
Total Phase - 5								\$ 33,255,000		\$ 8,035,019	\$ 23,051,579	\$ 146,820,176

Proj #	Roadway Segment/ Item	Project Description	Fin Plan Ref Table	Mit Meas	Qty	Unit	Unit Price	Total Estimated Cost	Other (partial) Funding Sources' (	Total Est. Cost of Reimbursable Project	Net Construction Cost (FVCP)	Cumulative Total Estimated Net Cost (FVCP)
BUILDOUT PHASE ("CUMULATIVE + PROJECT" CONDITIONS) - triggered subsequent to Phase - 5 projects												
Elder Creek Rd.												
33	At Bradshaw	Widen mod. 2x6 to mod. 4x6 intx (add through lanes & RT-lanes, 4-way)	A-1.4.10	CP 53	1	L.S.	\$ 1,087,500	\$ 1,088,000	Fair Share = 29%	\$ 772,000	\$ 316,000	\$ 147,136,176
34	At Excelsior	Replace ex rural intx - add NB left turn lane & EB right turn lane, signalization	75% of A-1.4.4	CP 54	1	L.S.	\$ 1,096,000	\$ 1,096,000	Fair Share = 16%	\$ 921,000	\$ 175,000	\$ 147,311,176
64	At Waterman Rd.	Constr. 4x4 intx (3-way), signalize	75% of A-1.4.2	CP 52, CP 59	1		\$ 1,743,500	\$ 1,744,000	Fair Share = 39%	\$ 1,063,840	\$ 680,000	\$ 147,991,176
Sub-total Elder Creek Rd.										\$ 2,756,840	\$ 1,171,000	\$ 147,991,176
SR-16												
1.3	South Watt Ave to Bradshaw Rd	Widen ex. 4-lane (thoroughfare section) to 6-lane (2 frontages)	A-1.3.7	CP 3	6,810	L.F.	\$ 892	\$ 6,075,000	SCTDF, NVS (fair share = 9%)	\$ 5,528,000	\$ 547,000	\$ 148,538,176
1.4	Bradshaw Rd to Excelsior Rd.	Widen ex. 2-lane rural section to 4-lane arterial (thoroughfare center section)	A-1.3.5	CP 4	10,330	L.F.	\$ 1,462	\$ 15,102,000	70% SCTDF, 30% Meas. A (fair share < 1%)	\$ 14,951,000	\$ 151,000	\$ 148,689,176
1.4d	Bradshaw Rd to Excelsior Rd.	Creek Crossing - Morrison Creek Bridge new bridge 6 lane thoroughfare	A-1.5.4		1	L.S.	\$ 3,575,000	\$ 3,575,000	70% SCTDF, 30% Meas. A (fair share < 1%)	\$ 3,539,000	\$ 36,000	\$ 148,725,176
1.5	Excelsior Rd. to Sunrise Blvd.	Widen ex. 2-lane rural section to 4-lane arterial (thoroughfare center section)	SCTDF	CP 4	10,600	L.S.	\$ 20,526,000	\$ 20,526,000	SCTDF (fair share = 1%)	\$ 20,321,000	\$ 205,000	\$ 148,930,176
63	At Bradshaw	Widen 4x6 Intx. to 6x6 Intersection (CAC only, yet consistent w/CP-2 and CP-26)	A-1.4.5	CP 45	1	L.S.	\$ 733,000	\$ 733,000	Sunridge PFFP, NVS (fair share = 14%)	\$ 630,000	\$ 103,000	\$ 149,033,176
35	At Excelsior	Widen ex. 2x2 to mod. 4x4 intx; relocate signal	A-1.4.10 plus...	CP 46	1	L.S.	\$ 1,380,500	\$ 1,381,000	Sunridge PFFP, NVS (fair share = 5%)	\$ 1,312,000	\$ 69,000	\$ 149,102,176
36	At South Watt Ave.	Widen ex. mod. 4x6 intx to mod. 6x6 intx.	A-1.4.5	CP 44	1	L.S.	\$ 440,500	\$ 441,000	SCTDF (fair share = 22%)	\$ 344,000	\$ 97,000	\$ 149,199,176
Sub-total SR-16										\$ 47,833,000	\$ 1,208,000	\$ 149,199,176
Gerber Rd.												
38	At French Rd.	widen WB approach (add rt-lane); all other imp's exist. - may be R.O.W. constrained	A-1.3.14	CP 63	0	L.S.	\$ 178,000	\$ -	fair share = 24%	\$ -	\$ -	\$ 149,199,176
40	At Bradshaw	Widen 4x4 Intx. to 4X6 Intx.	A-1.4.5	CP 67	1	L.S.	\$ 440,500	\$ 441,000	NVS (fair share = 32%)	\$ 335,000	\$ 106,000	\$ 149,305,176
41	At Waterman	Exist. Improvements (see EP 62)		CP 65	1	L.S.	\$ -	\$ -	Fair Share = 38%	\$ -	\$ -	\$ 149,305,176
42	At Bardu Lane	Constr. 4x2 Intx., Signalize (E/W improvements incl. in Gerber Road widening)		EP 63, CP 66	1	L.S.	\$ 310,000	\$ 310,000	Fair Share = 53%	\$ 146,000	\$ 164,000	\$ 149,469,176
60	At Vineyard	Modify from 3-way to 4 way & widen (NB)	30% of A-1.4.4	CP 68	1	L.S.	\$ 409,200	\$ 409,000	NVS (fair share = 20%)	\$ 327,000	\$ 82,000	\$ 149,551,176
43	At Excelsior	Replace ex rural intx. w/mod. 4x2, 4-way, signalize		EP 66, CP 69	1	L.S.	\$ 1,071,000	\$ 1,071,000	NVS (fair share = 7%)	\$ 996,000	\$ 75,000	\$ 149,626,176
Sub-total Gerber Rd.										\$ 2,231,000	\$ 427,000	\$ 149,626,176
South Watt Ave.												
61	At Kiefer Blvd.	Widen ex. Intx. to add NB right turn lane	50% of A-1.4.5	CP 41	1	L.S.	\$ 276,500	\$ 277,000	SCTDF (fair share = 13%)	\$ 241,000	\$ 36,000	\$ 149,662,176
Sub-total South Watt Ave.										\$ 277,000	\$ 36,000	\$ 149,662,176
Calvine Rd.												
44	At Waterman Rd.	Widen ex. Intx. to 6x4 intx, relocate signal (imp's included in project EP 70)		CP 73	1	L.S.	\$ -	\$ -	Fair Share = 13%	\$ -	\$ -	\$ 149,662,176
45	At Excelsior	Widen ex. Intx (add left turn lanes), signalize (4-way) (CAC plan mitigation only)	A-1.4.6	CP 74	1	L.S.	\$ 1,174,000	\$ 1,174,000	Fair Share = 3%	\$ 1,139,000	\$ 23,000	\$ 149,685,176
10.2.1	Elk Grove-Florin Rd to Grand Cru Drive	Widen Exist. Thoroughfare Center Section from 4 to 6 Lanes	A-1.3.7	CP 16	690	L.F.	\$ 892	\$ 615,000	Vineyard, Vineyard Other (Fair share = 8%)	\$ 566,000	\$ 49,000	\$ 149,734,176
10.2.2	Elk Grove-Florin Rd to Grand Cru Drive	Widen Exist. Thoroughfare Center Section from 4 to 6 Lanes (add WB frontage)	A-1.3.7	CP 16	1,330	L.F.	\$ 446	\$ 593,000	Vineyard, Vineyard Other (Fair share = 8%)	\$ 546,000	\$ 47,000	\$ 149,781,176
Sub-total Calvine Rd.										\$ 2,382,000	\$ 119,000	\$ 149,781,176
Elk Grove-Florin Rd.												
46	At Calvine Rd	Restripe intersection to 6x6 intx.		EP 69, CP 72	1	LS	\$ 15,000	\$ 15,000	Fair share = 16%	\$ 13,000	\$ 1,000	\$ 149,782,176
47	At Vintage Park Drive	Modify exist. signal and add "no U-Turn" sign		EP 71, CP 71	1	L.S.	\$ 10,000	\$ 10,000	Fair Share = 29%	\$ 7,000	\$ 3,000	\$ 149,785,176
Sub-total Elk Grove-Florin Rd.										\$ 25,000	\$ 4,000	\$ 149,785,176
Bradshaw Road												
9.2	Elder Creek Rd. to Florin Rd.	Widen Exist. Thoroughfare Center Section from 4 to 6 Lanes	A-1.3.11	CP 33	4,400	L.F.	\$ 964	\$ 4,242,000	NVS, SCTDF (Fair share = 25%)	\$ 3,182,000	\$ 1,060,000	\$ 150,845,176
9.6	Florin Rd. to Gerber Rd.	Widen Exist. Thoroughfare Center Section from 4 to 6 Lanes	A-1.3.11	CP 37	4,436	L.F.	\$ 964	\$ 4,276,000	NVS (Fair share = 27%)	\$ 3,121,000	\$ 1,155,000	\$ 152,000,176
65	At Kiefer Blvd.	Widen exist. mod. 4x6 intx. (add 2nd. Lt-lanes - EB & WB, rt-lane EB)	A-1.4.5	CP 42	1	L.S.	\$ 553,000	\$ 553,000	SCTDF (Fair share = 14%)	\$ 476,000	\$ 77,000	\$ 152,077,176
Sub-total Bradshaw Rd.										\$ 9,071,000	\$ 2,292,000	\$ 152,077,176

Proj #	Roadway Segment/ Item	Project Description	Fin Plan Ref Table	Mit Meas	Qty	Unit	Unit Price	Total Estimated Cost	Other (partial) Funding Sources ¹ (	Total Est. Cost of Reimbursable Project	Net Construction Cost (FVCP)	Cumulative Total Estimated Net Cost (FVCP)
BUILDOUT PHASE continued ("CUMULATIVE + PROJECT" CONDITIONS) - triggered subsequent to Phase - 5 projects												
Florin Rd.												
4.2	Bradshaw Rd. to Excelsior Rd.	Widen ex. 2-lane rural section to 4-lane thoroughfare center section	A-1.3.5	CP 36	9,720	L.F.	\$ 1,488	\$ 14,463,000	SCTDF, NVS (Fair Share = 31%)	\$ 9,979,000	\$ 4,484,000	\$ 156,561,176
4.2f.n	Bradshaw Rd. to 2650' west of Vineyard Rd.	Frontage on-site impr. (north side)	A-1.3.11		2,200	L.F.	\$ 482	\$ 1,060,000	Fair Share = 36%	\$ 678,000	\$ 382,000	\$ 156,943,176
4.2d	Bradshaw Rd. to Excelsior Rd.	Replace Gerber Creek Bridge with 6 lane thoroughfare bridge	A-1.5.10		1	L.S.	\$ 1,502,000	\$ 1,502,000	SCTDF, NVS (Fair share = 29%)	\$ 1,066,000	\$ 436,000	\$ 157,379,176
48	At Bradshaw	Widen ex. mod 2x4 Intx. to 4X6 Intx.(add 1 thru each way, rt-lane WB; CAC mitigation only)	A-1.4.10	CP 60	1	L.S.	\$ 1,187,500	\$ 1,188,000	NVS (Fair Share = 31%)	\$ 820,000	\$ 368,000	\$ 157,747,176
51	At Excelsior Rd.	Constr. 4x 2 intx.	80% of A-1.4.4 plus...	CP 62	1	L.S.	\$ 1,149,700	\$ 1,150,000	NVS (Fair Share = 19%)	\$ 932,000	\$ 218,000	\$ 157,965,176
53	At Vineyard Rd.	Constr. 2x4 intx., signalize 4-way	A-1.4.4	CP 61	1	L.S.	\$ 1,364,000	\$ 1,364,000	NVS (Fair Share = 25%)	\$ 1,023,000	\$ 341,000	\$ 158,306,176
54	At Waterman Rd.	Constr. 4x4 intx (future 4x6); 3-way; signalize (intx. legs incl. in main line segments)	25% of A-1.4.2	CP 59	1	L.S.	\$ 776,125	\$ 776,000	NVS (Fair Share = 41%)	\$ 458,000	\$ 318,000	\$ 158,624,176
4.4	Power Inn Road to Florin- Perkins Road	Const. Alta Florin Rd (2-lane arterial center section) from Power Inn Rd to Florin-Perkins Rd.	(SCTDF)	CP 9	4,700	L.F.	\$	\$ 30,000,000	SCTDF	\$ 30,000,000	\$	\$ 158,624,176
4.3	Stockton Blvd to Power Inn Road	Widen Exist. Thoroughfare Center Section from 4 to 6 Lanes	A-1.3.7	EP 7, CP 8	4,010	L.F.	\$ 892	\$ 3,577,000	SCTDF (Fair share = 22%)	\$ 2,790,000	\$ 787,000	\$ 159,411,176
4.5	Florin-Perkins Rd to Gardner Ave.	Widen Exist. Thoroughfare Center Section from 4 to 6 Lanes	A-1.3.7	EP 35, CP 10	2,400	L.F.	\$ 892	\$ 2,141,000	SCTDF (Fair share = 54%)	\$ 985,000	\$ 1,156,000	\$ 160,567,176
4.6	Gardner Ave. to South Watt Ave.	Widen Exist. Thoroughfare Center Section from 4 to 6 Lanes	A-1.3.11	EP 36, CP 11	1,125	L.F.	\$ 964	\$ 1,085,000	SCTDF (Fair share = 59%)	\$ 445,000	\$ 640,000	\$ 161,207,176
4.0f.n	Hedge Ave. to Bradshaw Rd.	Frontage on-site impr. (north side)	A-1.3.11		7,250	L.F.	\$ 482	\$ 3,495,000	Fair Share = 50%	\$ 1,748,000	\$ 1,747,000	\$ 162,954,176
4.0f.s	Hedge Ave. to CCTC	Frontage on-site impr. (south side)	A-1.3.11		1,170	L.F.	\$ 482	\$ 564,000	Fair Share = 50%	\$ 282,000	\$ 282,000	\$ 163,236,176
Sub-total Florin Rd.												
62	At Hedge Ave.	widen exist Intx. (add rt-lane, EB))	A-1.4.4	CP 49	1	L.S.	\$ 178,000	\$ 178,000	Fair Share = 8%	\$ 164,000	\$ 14,000	\$ 163,250,176
Sub-total Fruitridge Rd.												
Waterman Rd												
14.1.1	Vintage Park Dr to Gerber Rd	Widen ex.section to 4-lane arterial (add NB frontage & median)	A-1.3.13, A-1.3.8	CP 34	3,300	L.F.	\$ 792	\$ 2,614,000	Fair Share = 33%	\$ 1,751,000	\$ 863,000	\$ 164,113,176
14.1.2	Vintage Park Dr to Gerber Rd	Widen ex.2-lane arterial center section to 4-lane arterial	A-1.3.13	CP 34	2,440	L.F.	\$ 1,008	\$ 2,460,000	Fair Share = 33%	\$ 1,648,000	\$ 812,000	\$ 164,925,176
14.2	Florin Rd. to Elder Creek Rd.	Constr. 4-lane arterial	A-1.3.2	CP 52	4,480	L.F.	\$ 1,570	\$ 7,034,000	Fair Share = 38%	\$ 4,361,000	\$ 2,673,000	\$ 167,598,176
14.2d	Florin Rd. to Elder Creek Rd.	Constr. Elder Creek bridge		CP 52	1	L.S.	\$ 2,717,000	\$ 2,717,000	Fair Share = 38%	\$ 1,685,000	\$ 1,032,000	\$ 168,630,176
66	At Florin Rd.	Widen exist 4x4 3-way intx. to 4x4 4-way intx (NB - future 6x4), modify signal	25% of A-1.4.2 plus...		1	L.S.	\$ 583,600	\$ 584,000	Fair Share = 41%	\$ 345,000	\$ 239,000	\$ 168,869,176
Sub-total Waterman Rd.												
Sub-total Net Construction Cost (FVCP)												
Right of Way Acquisition 10% of Net Construction Cost (FVCP)												
Total Build-out Conditions Phase												
								\$ 143,699,000		\$ 121,636,840	\$ 24,253,900	\$ 171,074,076
Infeasible Mitigation Measures ("Significant and Unavoidable" Impacts)												
Florin-Perkins Rd.												
6.1	Fruitridge Rd. to Elder Creek Rd.	Widen ex. Arterial Center Section from 4 to 6 Lanes (requires GPA; r.o.w. constrained)		EP 16, CP 20	4,400	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
6.1d	Fruitridge Rd. to Elder Creek Rd.	Widen ex. bridge over Morrison Creek to 96' ROW (requires GPA; r.o.w. constrained)			1	L.S.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
6.3	Elder Creek Rd. to Florin Rd.	Widen ex. Arterial Center Section from 4 to 6 Lanes (requires GPA; r.o.w. constrained)		EP 17, CP 21	4,400	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
6.3d	Elder Creek Rd. to Florin Rd.	Widen ex. Florin Creek culvert to 96' ROW (requires GPA; r.o.w. constrained)			1	L.S.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
24	At Folsom Blvd.	Mitigation Infeasible (4X6 widening)		EP 38, CP 39	1	L.S.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
South Watt Ave.												
7.1	Folsom Blvd. to Kiefer Blvd.	Mitigation Infeasible (widen to 8 lanes; requires GPA; r.o.w. constrained)		EP 19	1,530	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
Gerber Rd.												
5.1	Power Inn Rd. to French Rd	Widen ex. Arterial Center Section from 4 to 6 Lanes (requires GPA; r.o.w. constrained)		EP 10, CP 13	4,350	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
5.1d	Creek Crossing	Widen Elder Creek Bridge from 4 to 6 lanes (requires GPA; r.o.w. constrained)			1	L.S.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
5.3	French Rd to Elk Grove-Florin Rd	Widen ex. Arterial Center Section from 4 to 6 Lanes (requires GPA; r.o.w. constrained)		CP 14	2,150	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
SR-16												
37	At Folsom Blvd.	Widen EB approach by adding 2nd right turn lane (mitigation not feasible - ROW constraints)		CP 38	0	L.S.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
Fruitridge Rd.												
2.2	Power Inn Rd. to Florin-Perkins Rd.	Widen ex. Arterial Section from 4 to 6 Lanes (requires GPA; r.o.w. constrained)		CP 5	4,380	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
56	At Florin-Perkins Rd.	Widen ex. Intx. To 4x4 intx, relocate Signal - dual lefts, 4-way (infeasible; r.o.w. constrained)		CP 47	0	L.S.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
Folsom Blvd												
13.1	SR-16 to Watt Ave.	Widen Exist. Arterial Center Section from 4 to 6 Lanes (requires GPA; r.o.w. constrained)		CP 1	4,800	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
Power Inn Road												
11.1	Elder Creek Road to Florin Road	Widen Exist. Arterial Center Section from 4 to 6 Lanes (requires GPA; r.o.w. constrained)		EP 13, CP 17	4,355	L.F.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
Florin Rd.												
12	At Power Inn Rd.	Widen SB approach (add shared through/RT lane)		CP 55	1	L.S.	n/a	\$ -		\$ -	\$ -	\$ 171,074,076
TOTAL ROW Acquisition											\$ 15,538,552	
TOTAL PROJECT COST								\$ 489,505,745		\$ 307,780,901	\$ 170,924,076	\$ 171,074,076

¹(SCTDF project inclusion noted, though assumed that reimbursements will be given in the form of credit against the SCTDF fee. Alternatively, FVCP could pay 100% of the SCTDF fee and then be relieved of further funding obligation of projects included in the SCTDF program.
²(Required improvements in excess of (inconsistent with) existing General Plan Transportation Element roadway designations are deemed infeasible.
³(Right-of-way acquisition cost as a percentage of construction cost is derived from detailed right-of-way analyses performed for North Vineyard Station. Prior to the actual acquisition process starting, similarly detailed analysis will need to be performed for the Florin Vineyard Community Plan right-of-way needs.
⁴(Fair Share funding for projects included in the SCTDF should be given credit against the regional SCTDF fee.

Abbreviations
 d - drainage
 r - railroad
 n - north
 s - south
 e - east
 w - west
 f - frontage

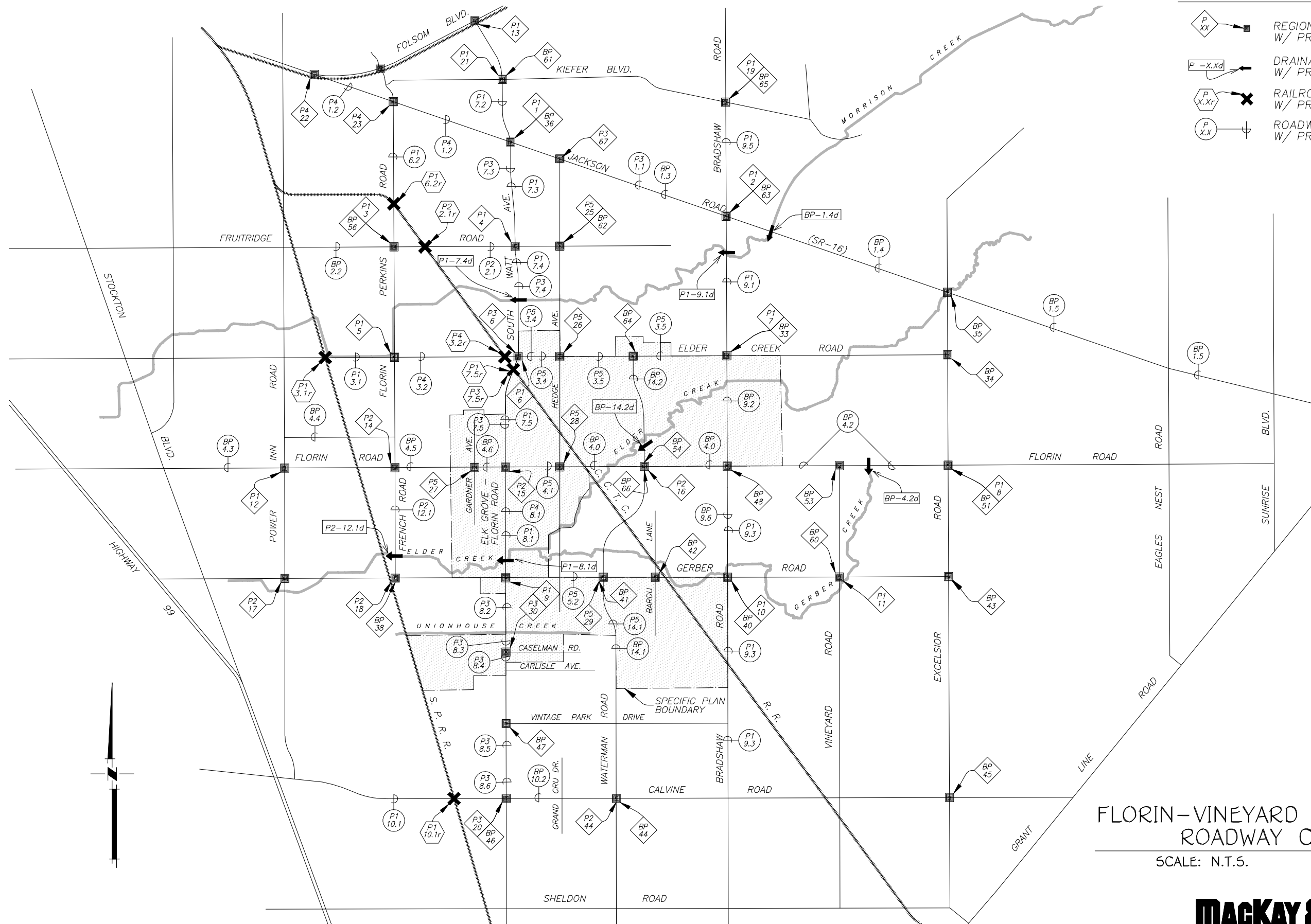
Exhibit A-1

LEGEND

- REGIONAL INTERSECTION IMPROVEMENTS W/ PROJECT NUMBER
- DRAINAGE CROSSING IMPROVEMENTS W/ PROJECT NUMBER
- RAILROAD CROSSING IMPROVEMENTS W/ PROJECT NUMBER
- ROADWAY IMPROVEMENTS W/ PROJECT NUMBER

PROJECT PHASES

- P1 - PHASE 1
- P2 - PHASE 2
- P3 - PHASE 3
- P4 - PHASE 4
- P5 - PHASE 5
- P6 - PHASE 6
- BP - BUILDOUT PHASE
- P - NEW



FLORIN-VINEYARD COMMUNITY PLAN ROADWAY CIP EXHIBIT





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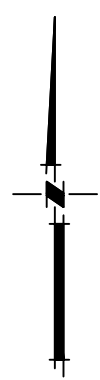
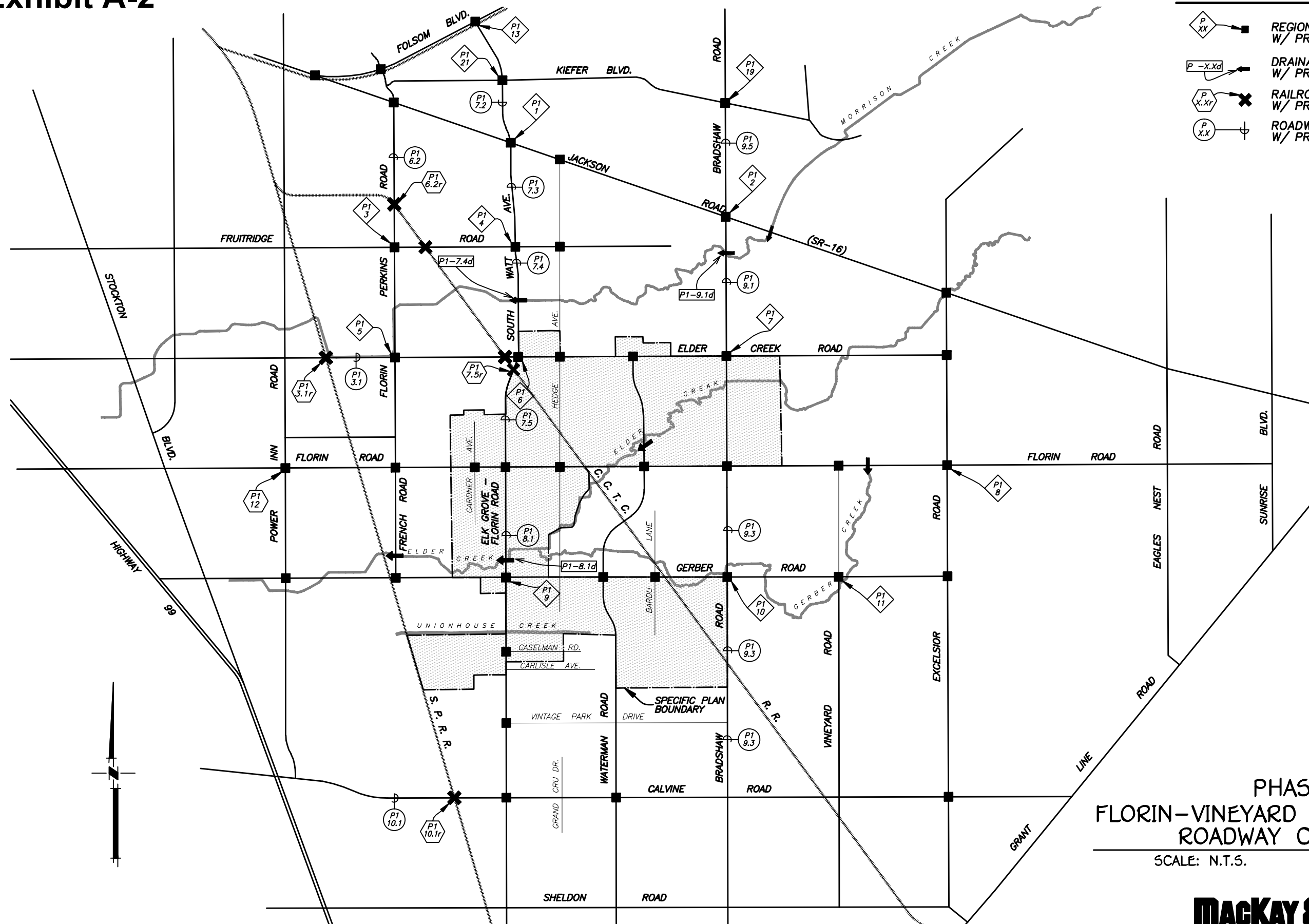
JULY 11, 2008

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Exhibit A-2

LEGEND

-  REGIONAL INTERSECTION IMPROVEMENTS
W/ PROJECT NUMBER
-  DRAINAGE CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  RAILROAD CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  ROADWAY IMPROVEMENTS
W/ PROJECT NUMBER



PHASE 1 FLORIN-VINEYARD COMMUNITY PLAN ROADWAY CIP EXHIBIT





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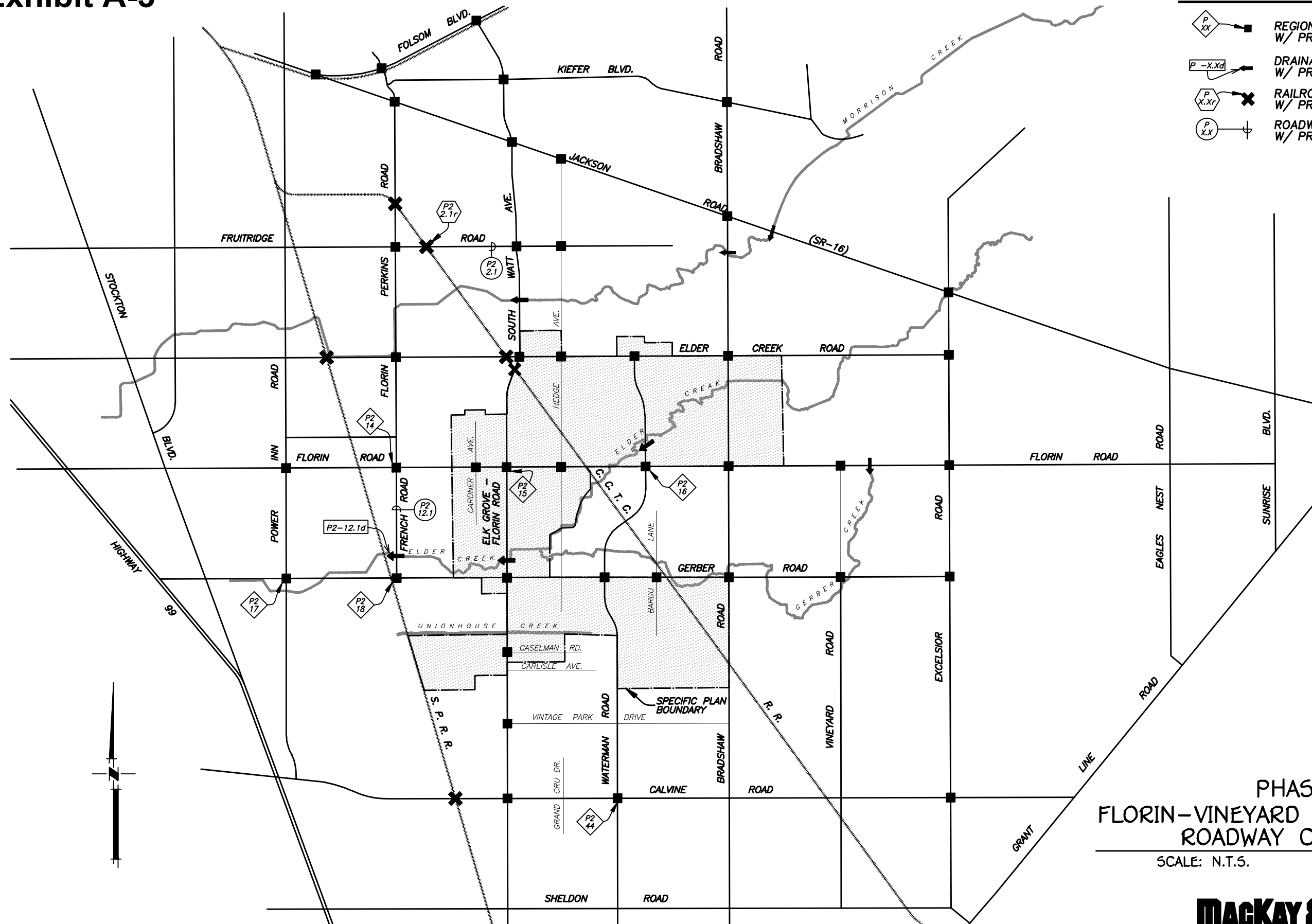
Mackay & Somps
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 There are no references in this drawing.

Exhibit A-3

LEGEND

-  REGIONAL INTERSECTION IMPROVEMENTS
W/ PROJECT NUMBER
-  DRAINAGE CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  RAILROAD CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  ROADWAY IMPROVEMENTS
W/ PROJECT NUMBER



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



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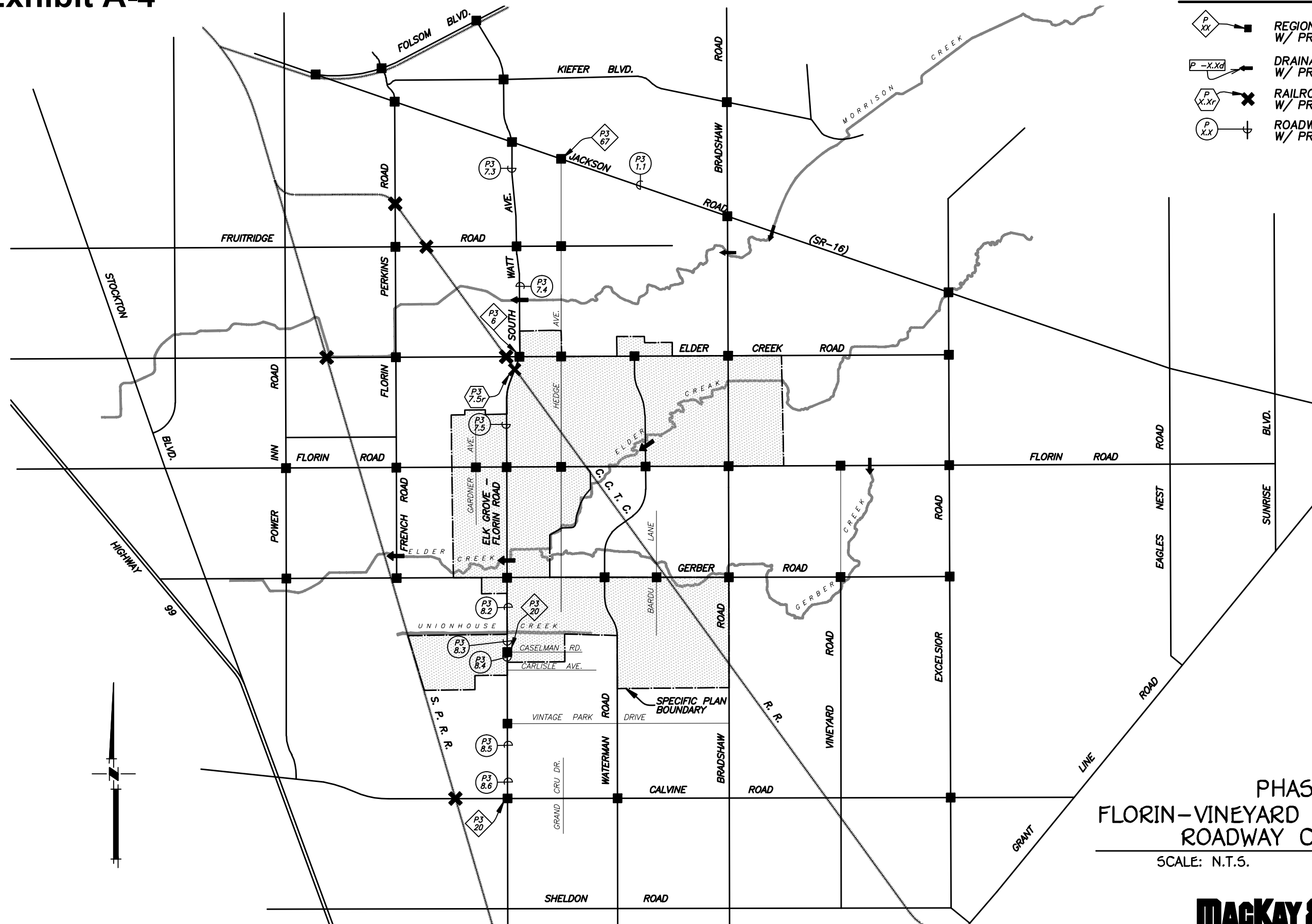
JULY 11, 2008

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Exhibit A-4

LEGEND

-  REGIONAL INTERSECTION IMPROVEMENTS
W/ PROJECT NUMBER
-  DRAINAGE CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  RAILROAD CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  ROADWAY IMPROVEMENTS
W/ PROJECT NUMBER



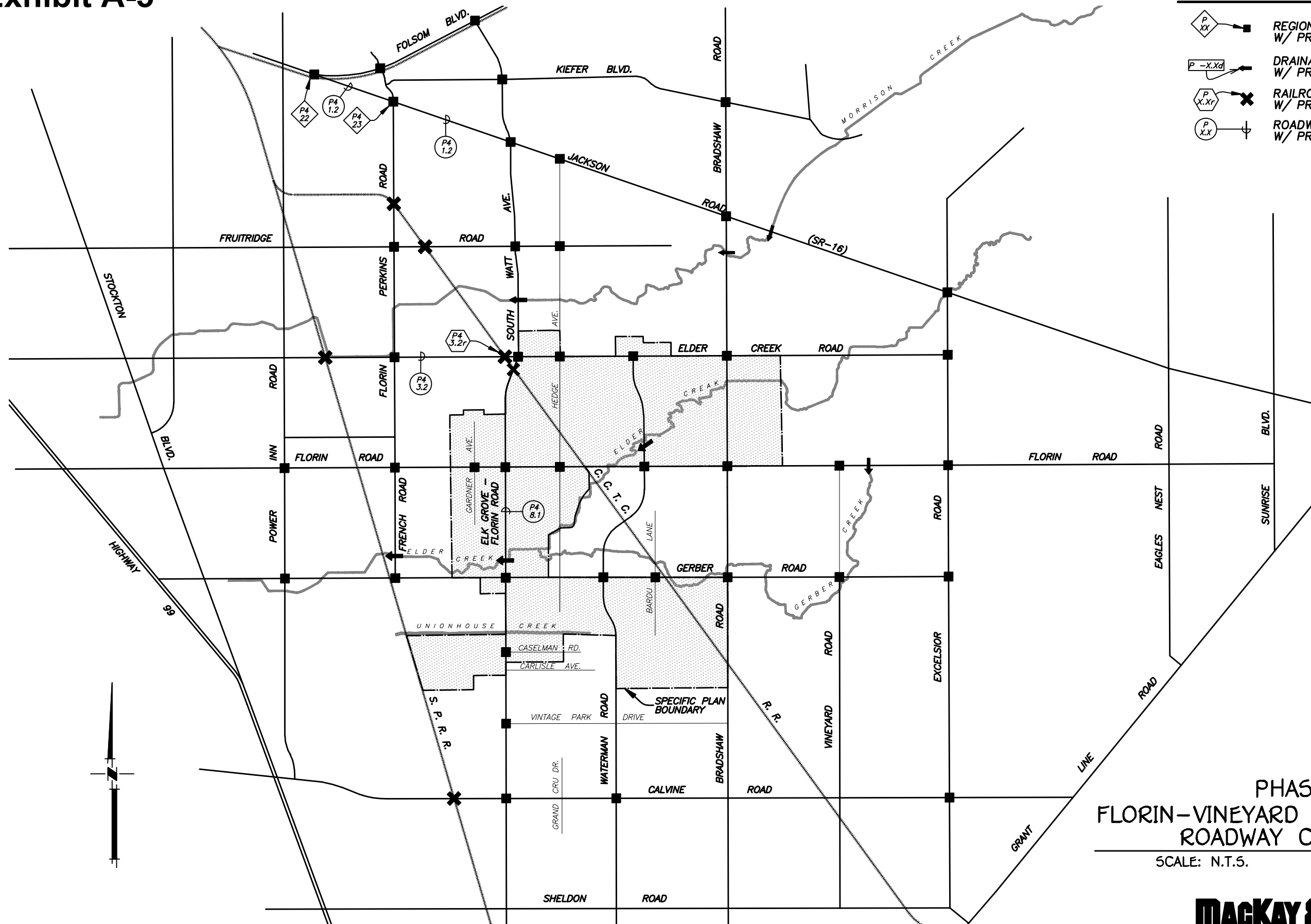
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JULY 11, 2008

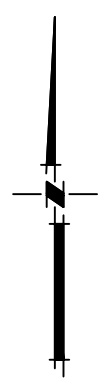
Mackay & Somps
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Exhibit A-5



LEGEND

- REGIONAL INTERSECTION IMPROVEMENTS W/ PROJECT NUMBER
- DRAINAGE CROSSING IMPROVEMENTS W/ PROJECT NUMBER
- RAILROAD CROSSING IMPROVEMENTS W/ PROJECT NUMBER
- ROADWAY IMPROVEMENTS W/ PROJECT NUMBER



PHASE 4 FLORIN-VINEYARD COMMUNITY PLAN ROADWAY CIP EXHIBIT





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Exhibit A-6

LEGEND

-  REGIONAL INTERSECTION IMPROVEMENTS
W/ PROJECT NUMBER
-  DRAINAGE CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  RAILROAD CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  ROADWAY IMPROVEMENTS
W/ PROJECT NUMBER



PHASE 5 FLORIN-VINEYARD COMMUNITY PLAN ROADWAY CIP EXHIBIT

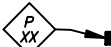
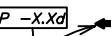
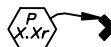
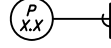
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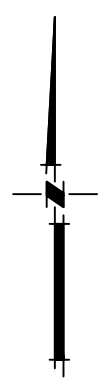
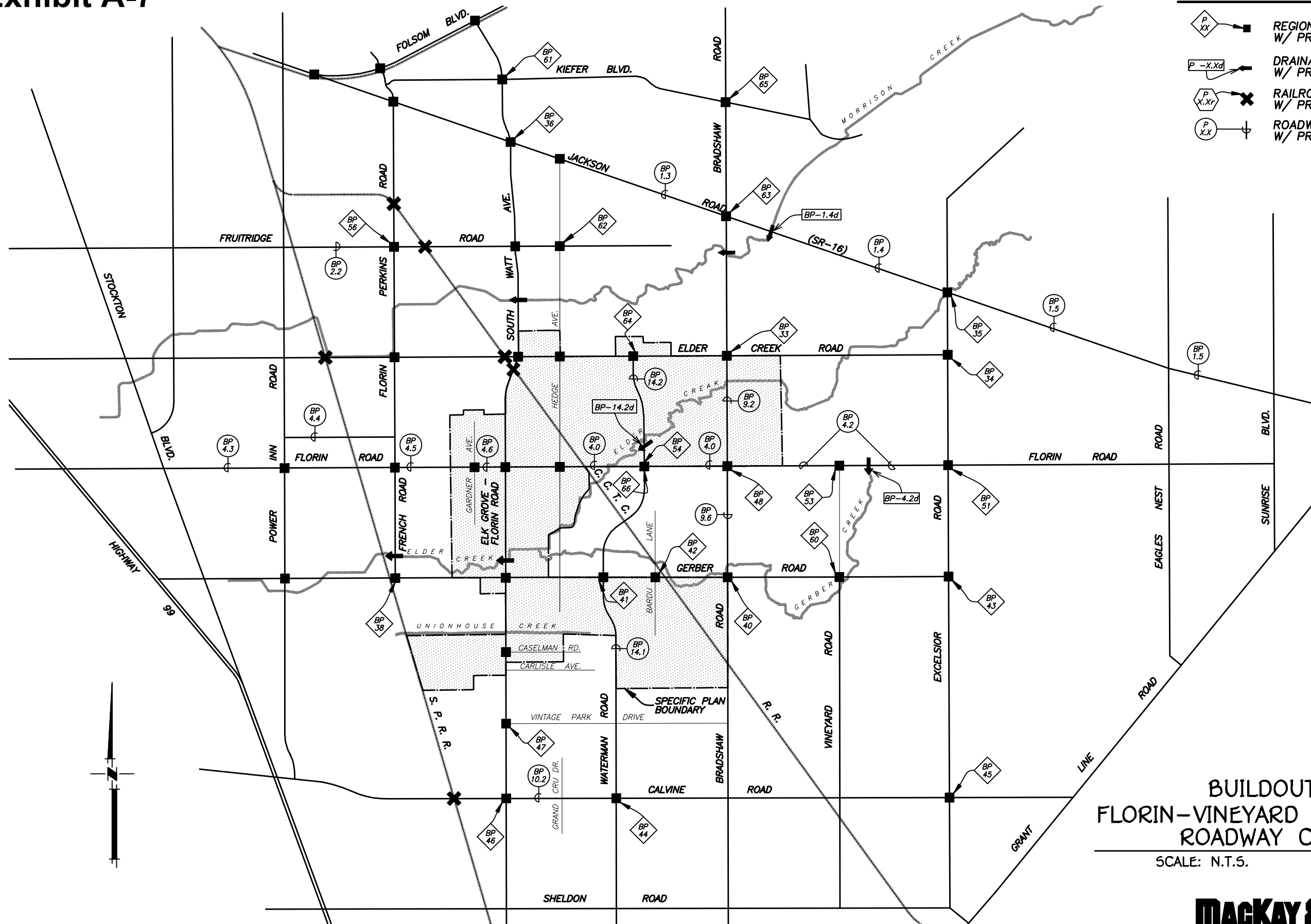
JULY 11, 2008

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Exhibit A-7

LEGEND

-  REGIONAL INTERSECTION IMPROVEMENTS
W/ PROJECT NUMBER
-  DRAINAGE CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  RAILROAD CROSSING IMPROVEMENTS
W/ PROJECT NUMBER
-  ROADWAY IMPROVEMENTS
W/ PROJECT NUMBER



BUILDOUT PHASE FLORIN-VINEYARD COMMUNITY PLAN ROADWAY CIP EXHIBIT

SCALE: N.T.S.

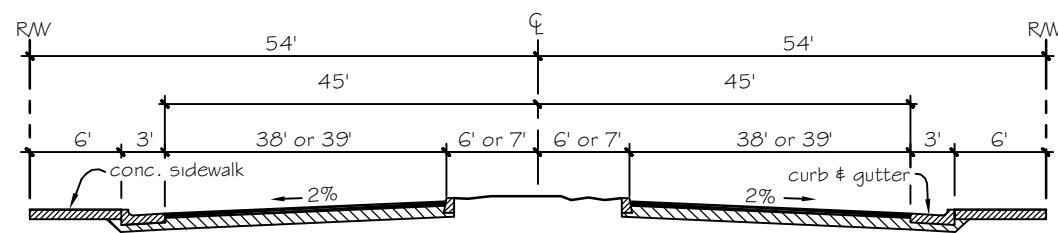
JULY 11, 2008

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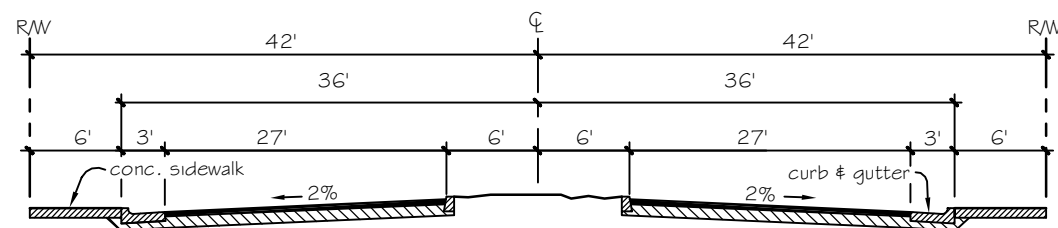
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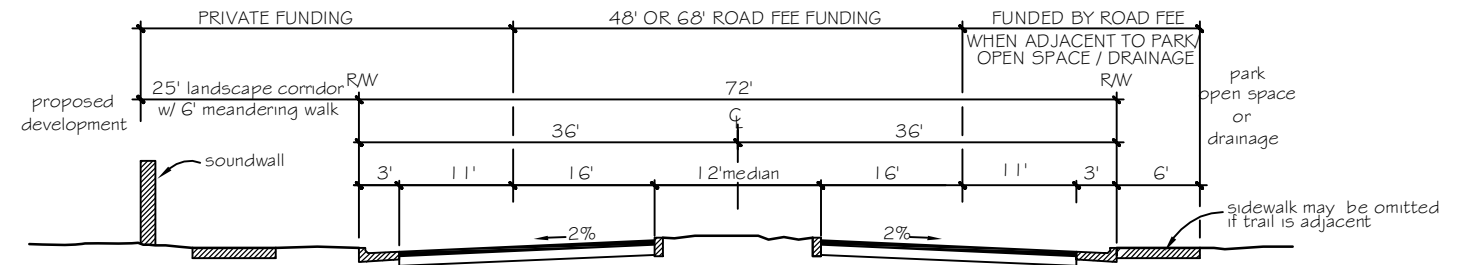
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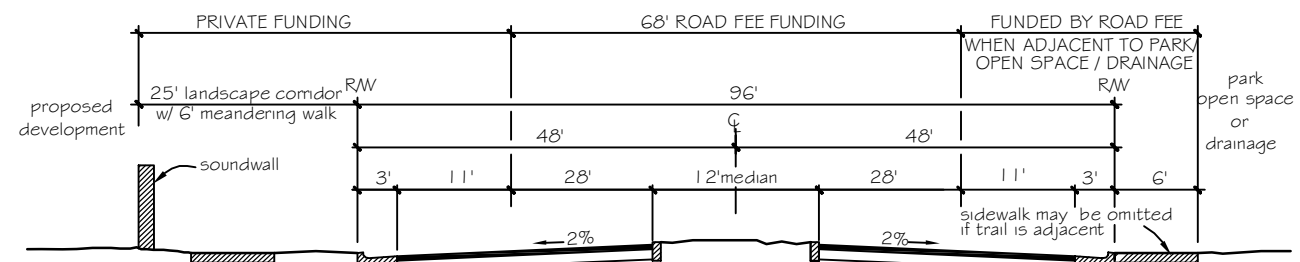
OFFSITE 108' STREET
(THOROUGHFARE)
not to scale



OFFSITE 84' STREET
(ARTERIAL)
not to scale



ONSITE 72' STREET
(ARTERIAL)
not to scale



ONSITE 96' STREET
(THOROUGHFARE)
not to scale

Florin - Vineyard Community Plan Roadway Capital Improvement Program

Typical Roadway Sections
Sacramento County California
Scale: N.T.S. January 09, 2008

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SACRAMENTO, CALIFORNIA (916) 928-0082

Table A-2
Florin Vineyard Gap Community Plan
Figure A-1.3
Roadway Cross Section Index
Summary of Preliminary Per Foot Cost Estimates

SHEET	PROJECT NAME	TOTAL COST PER L.F.
A-1.3.1	108' R/W (Thoroughfare) Full Section	\$ 2,074.00
A-1.3.2	84' R/W (Arterial) Full Section	\$ 1,570.00
A-1.3.3	72' R/W (Arterial) Center Section	\$ 953.00
A-1.3.4	Widen Exist. 2-lane Thoroughfare Center Section to 4 Lanes	\$ 573.00
A-1.3.5	96' R/W (Thoroughfare) Center Section	\$ 1,462.00
A-1.3.6	108' R/W (Thoroughfare) Half Section w/ median	\$ 1,037.00
A-1.3.7	Off-Site Thoroughfare Frontage Lane	\$ 446.00
A-1.3.8	12' Median	\$ 314.00
A-1.3.9	South Side Center Lane	\$ 379.00
A-1.3.10	96' R/W (Thoroughfare) Half Section	\$ 654.00
A-1.3.11	On-Site Thoroughfare Frontage Lane	\$ 482.00
A-1.3.12	Off-Site Arterial Frontage Lane	\$ 418.00
A-1.3.13	On-Site Arterial Frontage Lane	\$ 504.00
A-1.3.14	Addition of Right-Turn Lane	\$ 178,000.00

Table A-3
Florin Vineyard Gap Community Plan
Figure A-1.3.1
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical 108' R/W Thoroughfare

Project Description:
12' Landscaped Median (39' Pavement, 6' Sidewalk and 3' C&G Each Side = 96')

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	96	S.F.	\$ 0.35	\$ 33.60
2. Pavement removal	20	S.F.	\$ 1.50	\$ 30.00
3. Excavation- Major Road	7	C.Y.	\$ 30.00	\$ 210.00
4. Asphaltic Concrete, 6.5"	78	S.F.	\$ 4.50	\$ 351.00
5. Aggregate Base, 23"	78	S.F.	\$ 6.40	\$ 499.20
6. Conc.-Median Curb, Type 3	2	L.F.	\$ 18.00	\$ 36.00
7. Conc.-Curb and Gutter, Type 2	2	L.F.	\$ 25.00	\$ 50.00
8. Conc.- 6' Sidewalk W/ 6" AB	12	S.F.	\$ 10.00	\$ 120.00
9. Median Landscaping & Irrigation (turf & street trees)	11	S.F.	\$ 11.00	\$ 121.00
10. Local Drainage- Street Storm Drain System	2	L.F.	\$ 25.00	\$ 50.00
11. Signing & Striping	2	L.F.	\$ 7.50	\$ 15.00
12. Intx.-Traffic Signal Interconnect	1	L.F.	\$ 10.00	\$ 10.00
13. Street Lights-Major Rd., Type A 220' Spacing	2	L.F.	\$ 18.75	\$ 37.50
14. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
15. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
			Subtotal	\$ 1,595.55
				<u>\$ 478.67</u>
			Grand Total per Foot	\$ 2,074.22
			Use	\$ 2,074.00
			In case of utility pole relocation (1-side) use	\$ 2,092.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 6.55" AC over 23" AB roadway section.

Table A-4
Florin Vineyard Gap Community Plan
Figure A-1.3.2
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical 84' R/W Arterial

Project Description:
12' Landscaped Median (27' Pavement, 6' Sidewalk and 3' C&G Each Side = 72')

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	72	S.F.	\$ 0.35	\$ 25.20
2. Pavement removal	20	S.F.	\$ 1.50	\$ 30.00
3. Excavation- Major Road	5.6	C.Y.	\$ 30.00	\$ 168.00
4. Asphaltic Concrete, 5.5"	54	S.F.	\$ 3.80	\$ 205.20
5. Aggregate Base, 20.5"	54	S.F.	\$ 5.70	\$ 307.80
6. Conc.-Median Curb, Type 3	2	L.F.	\$ 18.00	\$ 36.00
7. Conc.-Curb and Gutter, Type 2	2	L.F.	\$ 25.00	\$ 50.00
8. Conc.- 6' Sidewalk W/ 6" AB	12	S.F.	\$ 10.00	\$ 120.00
9. Median Landscaping & Irrigation (turf & street trees)	11	S.F.	\$ 11.00	\$ 121.00
10. Local Drainage- Street Storm Drain System	2	L.F.	\$ 25.00	\$ 50.00
11. Signing & Striping	2	L.F.	\$ 7.50	\$ 15.00
12. Intx.-Traffic Signal Interconnect	1	L.F.	\$ 10.00	\$ 10.00
13. Street Lights-Major Rd., Type A 220' Spacing	2	L.F.	\$ 18.75	\$ 37.50
14. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
15. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
			Subtotal	\$ 1,207.95
				\$ 362.39
30% (surveys, design, inspection and contingency)				<u>\$ 362.39</u>
			Grand Total per Foot	\$ 1,570.34
			Use	\$ 1,570.00
			In case of utility pole relocation (1-side) use	\$ 1,588.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5.5" AC over 20.5" AB roadway section.

**Table A-5
 Florin Vineyard Gap Community Plan
 Figure A-1.3.3
 Roadway Cross Section Index
 Preliminary Per Foot Cost Estimate
 Typical 72' R/W (Arterial) Center-Section**

**Project Description:
 12' Landscape Median, 17' Pavement, and 6' Roadside Ditch (Each Side) = 58'**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	58	S.F.	\$ 0.35	\$ 20.30
2. Pavement Removal	20	S.F.	\$ 1.50	\$ 30.00
3. Excavation- Major Road	4	C.Y	\$ 30.00	\$ 120.00
4. Asphaltic Concrete, 5.5"	34	S.F.	\$ 3.80	\$ 129.20
5. Aggregate Base, 20.5"	34	S.F.	\$ 5.70	\$ 193.80
6. Conc.-Median Curb, Type 3	2	L.F.	\$ 18.00	\$ 36.00
7. Median Landscaping & Irrigation (turf & street trees)	11	S.F.	\$ 11.00	\$ 121.00
8. Drainage-Roadside Drainage	2	L.F.	\$ 17.00	\$ 34.00
9. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
10. Intx.-Traffic Signal Interconnect	1	L.F.	\$ 10.00	\$ 10.00
11. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
12. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
		Subtotal	\$	733.05
30% (surveys, design, inspection and contingency)			\$	219.92
		Grand Total per Foot	\$	952.97
		Use	\$	953.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Landscaping and soundwall are excluded.
4. Assumes a 5.5" AC over 20.5" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are not included.

Table A-6
Florin Vineyard Gap Community Plan
Figure A-1.3.4
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Widen 96' R/W (Thoroughfare) 2-Lane Center Section to 4 Lanes

Project Description:
11' Pavement and 6' Roadside Ditch Each Side = 34'

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	34	S.F.	\$ 0.35	\$ 11.90
2. Sawcut Exist. Pavement	2	L.F.	\$ 1.00	\$ 2.00
3. Excavation- Major Road	3	C.Y.	\$ 30.00	\$ 90.00
4. Asphaltic Concrete, 6.5"	22	S.F.	\$ 4.50	\$ 99.00
5. Aggregate Base, 23"	22	S.F.	\$ 6.40	\$ 140.80
6. Local Drainage - Roadside Drainage	2	L.F.	\$ 17.00	\$ 34.00
7. Signing & Striping	2	L.F.	\$ 6.50	\$ 13.00
8. Utility Pole Relocation	1	L.F.	\$ 18.00	\$ 18.00
9. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
10. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
			Subtotal	\$ 440.95
30% (surveys, design, inspection and contingency)				<u>\$ 132.29</u>
			Grand Total per Foot	\$ 573.24
			Use	\$ 573.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 6.5" AC over 23" AB roadway section.
5. Outside 11' travel lane, curb, gutter & s/w are not included.

Table A-7
Florin Vineyard Gap Community Plan
Figure A-1.3.5
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical 96' R/W (Thoroughfare) Center Section Only

Project Description:
12' Landscaped Median, 28' Pavement and 6' Roadside Ditch Each Side = 80'

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	80	S.F.	\$ 0.35	\$ 28.00
2. Pavement removal	20	S.F.	\$ 1.50	\$ 30.00
3. Excavation- Major Road	7	C.Y.	\$ 30.00	\$ 210.00
4. Asphaltic Concrete, 6.5"	56	S.F.	\$ 4.50	\$ 252.00
5. Aggregate Base, 23"	56	S.F.	\$ 6.40	\$ 358.40
6. Conc.-Median Curb, Type 3	2	L.F.	\$ 18.00	\$ 36.00
7. Median Landscaping & Irrigation (turf & street trees)	11	S.F.	\$ 11.00	\$ 121.00
8. Local Drainage - Roadside Drainage	2	L.F.	\$ 17.00	\$ 34.00
9. Signing & Striping	2	L.F.	\$ 6.50	\$ 13.00
10. Intx.-Traffic Signal Interconnect	1	L.F.	\$ 10.00	\$ 10.00
11. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
12. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
			Subtotal	\$ 1,124.65
30% (surveys, design, inspection and contingency)				<u>\$ 337.40</u>
			Grand Total per Foot	\$ 1,462.05
			Use	\$ 1,462.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 6.5" AC over 23" AB roadway section.
5. Outside 11' travel lane, curb, gutter & s/w are not included.

Florin Vineyard Gap Community Plan
Figure A-1.3.6
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical Off-Site Thoroughfare half section w/ median

Project Description:
12' Median, 39' Pavement, 6' Sidewalk, 3' C&G = 48' (w/o Soundwall)
Widening/Outside Travel Lane - One Side Only

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	48	S.F.	\$ 0.35	\$ 16.80
2. Sawcut Existing Pavement	1	L.F.	\$ 1.00	\$ 1.00
3. Excavation- Major Road	1	C.Y.	\$ 30.00	\$ 30.00
4. Asphaltic Concrete, 6.5"	39	S.F.	\$ 4.50	\$ 175.50
5. Aggregate Base, 23"	39	S.F.	\$ 6.40	\$ 249.60
6. Conc.-Median Curb, Type 3	2	L.F.	\$ 18.00	\$ 36.00
7. Median Landscaping & Irrigation (turf & street trees)	11	S.F.	\$ 11.00	\$ 121.00
8. Conc.-Curb and Gutter, Type 2	1	L.F.	\$ 25.00	\$ 25.00
9. Conc.- 6' Sidewalk W/ 6" AB	6	S.F.	\$ 10.00	\$ 60.00
10. Local Drainage- Street Storm Drain System	1	L.F.	\$ 25.00	\$ 25.00
11. Street Lights-Major Rd., Type A 220' Spacing	1	L.F.	\$ 18.75	\$ 18.75
12. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
13 Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
14. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
		Subtotal		\$ 797.40
30% (surveys, design, inspection and contingency)				\$ 239.22
		Grand Total per Foot	\$	1,036.62
		Use	\$	1,037.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 6.5" AC over 23" AB roadway section.

Table A-9
Florin Vineyard Gap Community Plan
Figure A-1.3.7
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical Off-Site Thoroughfare Frontage Lane

Project Description:
11' Pavement, 3' C&G, 6' Sidewalk = 20' (w/o Soundwall)
Widening/Outside Travel Lane - One Side Only

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	20	S.F.	\$ 0.35	\$ 7.00
2. Sawcut Existing Pavement	1	L.F.	\$ 1.00	\$ 1.00
3. Excavation- Major Road	1	C.Y.	\$ 30.00	\$ 30.00
4. Asphaltic Concrete, 6.5"	11	S.F.	\$ 4.50	\$ 49.50
5. Aggregate Base, 23"	11	S.F.	\$ 6.40	\$ 70.40
6. Conc.-Curb and Gutter, Type 2	1	L.F.	\$ 25.00	\$ 25.00
7. Conc.- 6' Sidewalk W/ 6" AB	6	S.F.	\$ 10.00	\$ 60.00
8. Local Drainage- Street Storm Drain System	1	L.F.	\$ 25.00	\$ 25.00
9. Street Lights-Major Rd., Type A 220' Spacing	1	L.F.	\$ 18.75	\$ 18.75
10. Utility Pole Relocation	1	L.F.	\$ 18.00	\$ 18.00
11. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
13 Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
14. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
		Subtotal	\$	343.40
30% (surveys, design, inspection and contingency)				<u>\$ 103.02</u>
		Grand Total per Foot	\$	446.42
		Use	\$	446.00
		In Case of Both		
		Sides of Street Use	\$	892.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 6.5" AC over 23" AB roadway section.

Table A-10
Florin Vineyard Gap Community Plan
Figure A-1.3.8
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
12' Median

Project Description:
12' Landscape Median = 12'

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	12	S.F.	\$ 0.35	\$ 4.20
2. Pavement Removal	12	S.F.	\$ 1.50	\$ 18.00
3. Excavation- Major Road	1	C.Y	\$ 30.00	\$ 30.00
4. Conc.-Median Curb, Type 3	2	L.F.	\$ 18.00	\$ 36.00
5. Median Landscaping & Irrigation (turf & street trees)	11	S.F.	\$ 11.00	\$ 121.00
6. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
7. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
			Subtotal	\$ 241.45
30% (surveys, design, inspection and contingency)				<u>\$ 72.44</u>
			Grand Total per Foot	\$ 313.89
			Use	\$ 314.00

Note:
Right-of-way costs are excluded.

Table A-11
Florin Vineyard Gap Community Plan
Figure A-1.3.9
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
South Side Center Lane

Project Description:
17' Pavement and 6' Roadside Ditch (South Side) = 23'

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	23	S.F.	\$ 0.35	\$ 8.05
2. Pavement Removal	4	S.F.	\$ 1.50	\$ 6.00
3. Excavation- Major Road	2	C.Y	\$ 30.00	\$ 60.00
4. Asphaltic Concrete, 5.5"	17	S.F.	\$ 3.80	\$ 64.60
5. Aggregate Base, 20.5"	17	S.F.	\$ 5.70	\$ 96.90
6. Drainage-Roadside Drainage	1	L.F.	\$ 17.00	\$ 17.00
7. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
8. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
9. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
			Subtotal	\$ 291.30
30% (surveys, design, inspection and contingency)				<u>\$ 87.39</u>
			Grand Total per Foot	\$ 378.69
			Use	\$ 379.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Landscaping and soundwall are excluded.
4. Assumes a 5.5" AC over 20.5" AB roadway section.
5. Outside 11' travel lane. curb, gutter, & s/w are not included.

Table A-12
Florin Vineyard Gap Community Plan
Figure A-1.3.10
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical 96' R/W (Thoroughfare) South Side Only

Project Description:
28' Pavement and 6' Roadside Ditch South Side Only = 34'

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	34	S.F.	\$ 0.35	\$ 11.90
2. Pavement removal	10	S.F.	\$ 1.50	\$ 15.00
3. Excavation- Major Road	3.5	C.Y.	\$ 30.00	\$ 105.00
4. Asphaltic Concrete, 6.5"	28	S.F.	\$ 4.50	\$ 126.00
5. Aggregate Base, 23"	28	S.F.	\$ 6.40	\$ 179.20
6. Local Drainage - Roadside Drainage	1	L.F.	\$ 17.00	\$ 17.00
7. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
8. Intx.-Traffic Signal Interconnect	1	L.F.	\$ 10.00	\$ 10.00
9. Erosion Control	1	L.F.	\$ 12.25	\$ 12.25
10. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
			Subtotal	\$ 502.85
30% (surveys, design, inspection and contingency)				<u>\$ 150.86</u>
			Grand Total per Foot	\$ 653.71
			Use	\$ 654.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 6.5" AC over 23" AB roadway section.
5. Outside 11' travel lane, curb, gutter & s/w are not included.

Table A-13
Florin Vineyard Gap Community Plan
Figure A-1.3.11
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical On-Site Thoroughfare Frontage Lane

Project Description:
11' Pavement, 3' C&G, 6' Sidewalk = 20' (w/o Soundwall)
Widening/Outside Travel Lane - One Side Only

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	20	S.F.	\$ 0.35	\$ 7.00
2. Sawcut Existing Pavement	1	L.F.	\$ 1.00	\$ 1.00
3. Excavation - Major Road	1	C.Y.	\$ 30.00	\$ 30.00
4. Asphaltic Concrete, 6.5"	11	S.F.	\$ 4.50	\$ 49.50
5. Aggregate Base, 23"	11	S.F.	\$ 6.40	\$ 70.40
6. Conc. - Curb and Gutter, Type 2	1	L.F.	\$ 25.00	\$ 25.00
7. Conc. - 6' Sidewalk w/ 6" AB	6	S.F.	\$ 10.00	\$ 60.00
8. Local Drainage - Street Storm Drain System	1	L.F.	\$ 25.00	\$ 25.00
9. Street Lights-Major Road, Type A 220' Spacing	1	L.F.	\$ 18.75	\$ 18.75
10. Joint Trench	1	L.F.	\$ 52.00	\$ 52.00
11. Utility Contracts (incl. material & inspection)	1	L.F.	\$ 26.00	\$ 26.00
12. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
	Subtotal			\$ 371.15
				<u>\$ 111.35</u>
				Grand Total per Foot \$ 482.50
				Use \$ 482.00
				In Case of Both Sides of Street Use \$ 964.00

Notes:

1. Right-of-way costs are excluded.
2. Frontage Landscaping and soundwall are excluded.
3. Assumes a 6.5" AC over 23" AB roadway section.

Table A-14
Florin Vineyard Gap Community Plan
Figure A-1.3.12
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical Off-Site 72' R/W (Arterial) Frontage Lane Improvements

Project Description:
11' Pavement, 3' C&G, 6' Sidewalk (w/o Soundwall) = 20'
 Widening/Outside Travel Lane - One Side Only

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	20.0	S.F.	\$ 0.35	\$ 7.00
2. Sawcut exist. pavement	1.0	L.F.	\$ 1.00	\$ 1.00
4. Excavation- Major Road	1	C.Y.	\$ 30.00	\$ 30.00
5. Asphaltic Concrete, 5.5"	11	S.F.	\$ 3.80	\$ 41.80
6. Aggregate Base, 20.5"	11	S.F.	\$ 5.70	\$ 62.70
7. Conc.-Curb and Gutter, Type 2	1	L.F.	\$ 25.00	\$ 25.00
8. Conc.- 6' Sidewalk W/ 6" AB	6	S.F.	\$ 10.00	\$ 60.00
9. Local Drainage- Street Storm Drain System	1	L.F.	\$ 25.00	\$ 25.00
10. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
11. Erosion Control	1	L.F.	\$ 6.00	\$ 6.00
12. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
13. Street Lights-Major Rd., Type A 220' Spacing	1	L.F.	\$ 18.75	\$ 18.75
14. Utility Pole Relocation	1	L.F.	\$ 18.00	\$ 18.00
			Subtotal	\$ 321.75
				<u>\$ 96.53</u>
			Grand Total per Foot	\$ 418.28
			Use	\$ 418.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Landscaping and soundwall are excluded.
4. Assumes a 5.5"AC over 20.5" AB roadway section.

Table A-15
Florin Vineyard Gap Community Plan
Figure A-1.3.13
Roadway Cross Section Index
Preliminary Per Foot Cost Estimate
Typical On-Site 72' R/W (Arterial) Frontage Lane Improvements

Project Description:
11' Pavement, 3' C&G, 6' Sidewalk (w/o Soundwall) = 20'
 Widening/Outside Travel Lane - One Side Only

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>PER FT COST</u>
1. Clearing & Grubbing, Subgrade Preparation	20.0	S.F.	\$ 0.35	\$ 7.00
2. Sawcut exist. pavement	1.0	L.F.	\$ 1.00	\$ 1.00
4. Excavation- Major Road	1.2	C.Y.	\$ 30.00	\$ 36.00
5. Asphaltic Concrete, 5.5"	11	S.F.	\$ 3.80	\$ 41.80
6. Aggregate Base, 20.5"	11	S.F.	\$ 5.70	\$ 62.70
7. Conc.-Curb and Gutter, Type 2	1	L.F.	\$ 25.00	\$ 25.00
8. Conc.- 6' Sidewalk W/ 6" AB	6	S.F.	\$ 10.00	\$ 60.00
9. Local Drainage- Street Storm Drain System	1	L.F.	\$ 25.00	\$ 25.00
10. Signing & Striping	1	L.F.	\$ 6.50	\$ 6.50
11. Erosion Control	1	L.F.	\$ 6.00	\$ 6.00
12. Traffic Control	1	L.F.	\$ 20.00	\$ 20.00
13. Street Lights-Major Rd., Type A 220' Spacing	1	L.F.	\$ 18.75	\$ 18.75
14. Joint Trench	1	L.F.	\$ 52.00	\$ 52.00
15. Utility Contracts (incl. material & inspection)	1	L.F.	\$ 26.00	\$ 26.00
			Subtotal	\$ 387.75
30% (surveys, design, inspection and contingency)				<u>\$ 116.33</u>
			Grand Total per Foot	\$ 504.08
			Use	\$ 504.00

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Landscaping and soundwall are excluded.
4. Assumes a 5.5"AC over 20.5" AB roadway section.

Table A-16
Florin Vineyard Gap Community Plan
Figure A-1.3.14
Roadway Cross Section Index
Preliminary Lump Sum Estimate
Additional Right-Turn Lane

Project Description:
Additional Right-Turn Lane at Exist. Intersection
 (incl. 11' lane, C&G, S/W, w/250' lane transition)

4.	Clearing & Grubbing, Subgrade Preparation	8,875	S.F.	\$	0.35	\$	3,106.25
8.	Asphaltic Concrete, 5.5"	5,500	S.F.	\$	3.80	\$	20,900.00
9.	Aggregate Base, 20.5"	5,500	S.F.	\$	5.70	\$	31,350.00
10.	Conc.-Curb and Gutter, Type 2	650	L.F.	\$	25.00	\$	16,250.00
11.	Handicap Ramp	1	EA	\$	3,500.00	\$	3,500.00
12.	Conc.- 6' Sidewalk W/ 6" AB	3,900	S.F.	\$	10.00	\$	39,000.00
13.	Signing & Striping	1	L.S.	\$	20,000.00	\$	20,000.00
14.	Erosion Control	10,800	S.F.	\$	0.25	\$	2,700.00
						Subtotal \$	136,900.00
	30% (surveys, design, inspection and contingency)					\$	41,070.00
						Total \$	177,970.00
						Use \$	178,000.00

Notes:
 1. Joint Trench costs are excluded.
 2. Right-of-way costs are excluded.
 3. Landscaping and soundwall are excluded.
 4. Assumes a 5.5"AC over 20.5" AB roadway

Table A-17
Roadway Drainage Structure Cost Index
Summary of Costs

SHEET	PROJECT NAME	TOTAL COST
A-1.5.1	Morrison Creek Crossing @ Florin Perkins Rd.(existing)	\$ -
A-1.5.2	Morrison Creek Crossing @ South Watt Ave.	\$ 2,252,000
A-1.5.3	Morrison Creek Crossing @ Bradshaw Rd.	\$ 819,000
A-1.5.4	Morrison Creek Crossing @ SR-16	\$ 2,503,000
A-1.5.5	Elder Creek Crossing @ Gerber Rd.(GPA)	\$ -
A-1.5.6	Elder Creek Crossing @ French Rd.	\$ 164,000
A-1.5.7	Elder Creek Crossing @ EIK Grove Florin Rd.	\$ 2,252,000
A-1.5.8	Elder Creek Crossing @ SR-16	\$ 302,000
A-1.5.9	Channel Crossing @ SR-16	\$ 2,377,000
A-1.5.10	Gerber Creek Crossing @ Bradshaw Rd.	\$ 1,502,000

GRAND TOTAL \$ 12,171,000

NOTES:

1. TOTAL COST INCLUDES THE FOLLOWING:
30% surveys, desing, inspection and contingency

Table A-18
Roadway Drainage Structure Cost Index
Cost Detail - Morrison Creek Crossing @ South Watt Ave.

PROJECT NO. : P1-7.1d
PROJECT NAME: Morrison Creek Crossing @ South Watt Ave.
PROJECT DESCRIPTION: NEW BRIDGE CONSTRUCTION (108' R/W)

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Constr. New Bridge	9,900	S.F.	\$175.00	\$1,732,500
		Subtotal		\$1,732,500
30% (surveys, design, inspection and contingency)				\$519,750
		Total Cost		\$2,252,000

NOTES:

1. Width = 108' + 2' = 110'
2. Span = 90'
3. s.f. to construct = 9,900 s.f.
4. Cost includes demolition, erosion control, etc.
5. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

Table A-19
Roadway Drainage Structure Cost Index
Cost Detail - Morrison Creek Crossing @ Bradshaw Rd.

PROJECT NO. : P-9.1d
PROJECT NAME: Morrison Creek Crossing @ Bradshaw Rd.
PROJECT DESCRIPTION: NEW BRIDGE CONSTRUCTION (108' R/W)

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Constr. New Bridge	3,600	S.F.	\$175.00	\$630,000
		Subtotal		\$630,000
30% (surveys, design, inspection and contingency)				\$189,000
		Total Cost		\$819,000

NOTES:

1. Width = $108' + 2' = 110' - 70'(\text{ex}) = 40'$
2. Span = 90'
3. s.f. to construct = 3,600 s.f.
4. Cost includes demolition, erosion control, etc.
5. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

**Table A-20
Roadway Drainage Structure Cost Index
Cost Detail - Morrison Creek Crossing @ SR-16**

PROJECT NO. : P-1.4d
PROJECT NAME: Morrison Creek Crossing @ SR-16
PROJECT DESCRIPTION: NEW BRIDGE CONSTRUCTION (108' R/W)

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Constr. New Bridge	11,000	S.F.	\$175.00	\$1,925,000
		Subtotal		\$1,925,000
30% (surveys, design, inspection and contingency)				\$577,500
		Total Cost		\$2,503,000

NOTES:

1. Width = 108' + 2' = 110'
2. Span = 100'
3. s.f. to construct = 11,000 s.f.
4. Cost includes demolition, erosion control, etc.
5. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

**Table A-21
Roadway Drainage Structure Cost Index
Cost Detail - Elder Creek Crossing @ French Rd.**

PROJECT NO. : P-12d
PROJECT NAME: Elder Creek Crossing @ French Rd.
PROJECT DESCRIPTION: |Widen Elder Creek Bridge from 76' to 84' ROW

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Constr. New Bridge	720	S.F.	\$175.00	\$126,000
		Subtotal		\$126,000
30% (surveys, design, inspection and contingency)				\$37,800
		Total Cost		\$164,000

NOTES:

1. Width = 84' - 76' = 8'
2. Span = 90'
3. s.f. to construct = 720 s.f.
4. Cost includes demolition, erosion control, etc.
5. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

Table A-22
Roadway Drainage Structure Cost Index
Cost Detail - Elder Creek Crossing @ Elk Grove Florin Rd.

PROJECT NO. : P1-8.1d
PROJECT NAME: Elder Creek Crossing @ Elk Grove Florin Rd.
PROJECT DESCRIPTION: NEW BRIDGE CONSTRUCTION (108' R/W)

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Constr. New Bridge	9,900	S.F.	\$175.00	\$1,732,500
		Subtotal		\$1,732,500
30% (surveys, design, inspection and contingency)				\$519,750
		Total Cost		\$2,252,000

NOTES:

1. Width = 108' + 2' = 110'
2. Span = 90'
3. s.f. to construct = 9,900 s.f.
4. Cost includes demolition, erosion control, etc.
5. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

**Table A-23
Roadway Drainage Structure Cost Index
Cost Detail - Elder Creek Crossing @ SR-16**

PROJECT NO. : BP - 35d
PROJECT NAME: Elder Creek Crossing @ SR-16
PROJECT DESCRIPTION: (2) 8'x6' BOX CULVERT CONSTR. w/ HEADWALLS (84' ROW)

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
8' x 6' Conc. Box Culvert	100	L.F.	\$1,500.00	\$150,000
Headwall & Wingwalls	2	EA	\$36,000.00	\$72,000
Erosion Protection	1	L.S.	\$10,000.00	\$10,000
		Subtotal		\$232,000
30% (surveys, design, inspection and contingency)				\$69,600
		Total Cost		\$302,000

NOTES:

1. New crossing construction
2. Channel excav. incl. in Gerber Creek reach 2A channel improvements.
3. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

**Table A-24
Roadway Drainage Structure Cost Index
Cost Detail - Channel Crossing @ SR-16**

PROJECT NO. : P-1.6d
PROJECT NAME: Channel Crossing @ SR-16
PROJECT DESCRIPTION: NEW BRIDGE CONSTRUCTION (108' R/W)

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Constr. New Bridge	10,450	S.F.	\$175.00	\$1,828,750
		Subtotal		\$1,828,800
30% (surveys, design, inspection and contingency)				\$548,640
		Total Cost		\$2,377,000

NOTES:

1. Width = 108' + 2' = 110'
2. Span = 95'
3. s.f. to construct = 10,450 s.f.
4. Cost includes demolition, erosion control, etc.
5. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

**Table A-25
Roadway Drainage Structure Cost Index
Cost Detail - Gerber Creek Crossing @ Bradshaw Rd.**

PROJECT NO. : P1-9.3d
PROJECT NAME: Gerber Creek Crossing @ Bradshaw Rd.
PROJECT DESCRIPTION: NEW BRIDGE CONSTRUCTION (108' R/W)

PROJECT COSTS:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Constr. New Bridge	6,600	S.F.	\$175.00	\$1,155,000
		Subtotal		\$1,155,000
30% (surveys, design, inspection and contingency)				\$346,500
		Total Cost		\$1,502,000

NOTES:

1. Width = 108' + 2' = 110'
2. Span = 60'
3. s.f. to construct = 6,600 s.f.
4. Cost includes demolition, erosion control, etc.
5. Rev. eng. & contingency from 10% & 10% to 30% total consistent with Roadway Items. 2-5-97

Table A-26
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index

Description	Traffic Signals	Eng., Design, Survey, Inspection, & Cont. 30%	Total
3 Way: 6X2X6 & 4X2X4	\$ 200,000	\$ 60,000	\$ 260,000
4 Way: 6x6x2x2 & 4x4x2x2	\$ 225,000	\$ 67,500	\$ 293,000

Table A-27
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Typical 4x4 Intersection
Replacement of Two-Lane Rural Intersection

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	70,100	S.F.	\$ 0.35	\$ 24,535
2. Pavement removal	53,100	S.F.	\$ 1.50	\$ 79,650
3. Excavation- Major Road	7,700	C.Y.	\$ 30.00	\$ 231,000
4. Asphaltic Concrete, 5"	111,400	S.F.	\$ 3.50	\$ 389,900
5. Aggregate Base, 20"	111,400	S.F.	\$ 5.60	\$ 623,840
6. Conc.-Curb and Gutter, Type 2	200	L.F.	\$ 25.00	\$ 5,000
7. Local Drainage - Street Storm Drain System	1,560	L.F.	\$ 25.00	\$ 39,000
8. Traffic Signal	1	L.S.	\$225,000.00	\$ 225,000
9. Signing & Striping	1,800	L.F.	\$ 6.50	\$ 11,700
10. Conc.- 6' Sidewalk w/ 6" AB	1,060	S.F.	\$ 10.00	\$ 10,600
11. Handicap Ramp	8	EA.	\$3,500.00	\$ 28,000
		Subtotal		\$ 1,640,225
30% (surveys, design, inspection and contingency)				\$ 492,068
		Grand Total		\$ 2,132,293
		Use		\$ 2,132,000
		Without Traffic Signal Use		\$ 1,839,500

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

Table A-28
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Typical 6x4 Intersection
Replacement of Two-Lane Rural Intersection

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	88,500	S.F.	\$ 0.35	\$ 30,975
2. Pavement removal	53,100	S.F.	\$ 1.50	\$ 79,650
3. Excavation- Major Road	8,900	C.Y.	\$ 30.00	\$ 267,000
4. Asphaltic Concrete, 5"	125,000	S.F.	\$ 3.50	\$ 437,500
5. Aggregate Base, 20"	125,000	S.F.	\$ 5.60	\$ 700,000
6. Conc.-Curb and Gutter, Type 2	200	L.F.	\$ 25.00	\$ 5,000
7. Conc.-Median Curb	1,560	L.F.	\$ 18.00	\$ 28,080
8. Median Landscaping (turf only)	4,920	S.F.	\$ 11.00	\$ 54,120
9. Local Drainage - Street Storm Drain System	1,560	L.F.	\$ 25.00	\$ 39,000
10. Traffic Signal	1	L.S.	\$225,000.00	\$ 225,000
11. Signing & Striping	1,800	L.F.	\$ 6.50	\$ 11,700
12. Conc.- 6' Sidewalk w/ 6" AB	1,060	S.F.	\$ 10.00	\$ 10,600
11. Handicap Ramp	8	EA.	\$3,500.00	\$ 28,000
		Subtotal		\$ 1,888,625
30% (surveys, design, inspection and contingency)				\$ 566,588
		Grand Total		\$ 2,455,213
		Use		\$ 2,455,000
		Without Traffic Signal Use		\$ 2,162,500

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

Table A-29
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Typical 2x2 Intersection & 4x2 Intersection Widening
Widen two-lane rural intersection incl. Protective turn lane

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	35,050	S.F.	\$ 0.35	\$ 12,268
2. Pavement removal	26,550	S.F.	\$ 1.50	\$ 39,825
3. Excavation- Major Road	7,700	C.Y.	\$ 30.00	\$ 231,000
4. Asphaltic Concrete, 5"	55,700	S.F.	\$ 3.50	\$ 194,950
5. Aggregate Base, 20"	55,700	S.F.	\$ 5.60	\$ 311,920
6. Traffic Signal	1	L.S.	\$225,000.00	\$ 225,000
7. Signing & Striping	1,800	L.F.	\$ 6.50	\$ 11,700
		Subtotal		\$ 1,026,663
30% (surveys, design, inspection and contingency)				\$ 307,999
		Grand Total		\$ 1,334,661
		Use		\$ 1,335,000
		Without Traffic Signal Use		\$ 1,042,500

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

Table A-30
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Typical 6x4 Intersection
Widen Existing 4 x 4 to 4 X 6

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	18,400	S.F.	\$ 0.35	\$ 6,440
2. Excavation- Major Road	1,200	C.Y.	\$ 30.00	\$ 36,000
3. Asphaltic Concrete, 5"	13,600	S.F.	\$ 3.50	\$ 47,600
4. Aggregate Base, 20"	13,600	S.F.	\$ 5.60	\$ 76,160
5. Conc.-Curb and Gutter, Type 2	200	L.F.	\$ 25.00	\$ 5,000
6. Conc.-Median Curb	1,560	L.F.	\$ 18.00	\$ 28,080
7. Median Landscaping (turf only)	4,920	S.F.	\$ 11.00	\$ 54,120
8. Local Drainage - Street Storm Drain System	1,560	L.F.	\$ 25.00	\$ 39,000
9. Traffic Signal	1	L.S.	\$225,000.00	\$ 225,000
10. Signing & Striping	1,800	L.F.	\$ 6.50	\$ 11,700
11. Conc.- 6' Sidewalk w/ 6" AB	1,060	S.F.	\$ 10.00	\$ 10,600
11. Handicap Ramp	8	EA.	\$3,500.00	\$ 28,000
		Subtotal		\$ 539,700
30% (surveys, design, inspection and contingency)				\$ 161,910
		Grand Total		\$ 701,610
		Use		\$ 702,000
		Without Traffic Signal Use		\$ 409,500
		Modified Traffic Signal Use		\$ 522,000

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

**Table A-31
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Typical 6x6 Intersection
Construction of four way left-turn lane**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	36,800	S.F.	\$ 0.35	\$ 12,880
2. Excavation- Major Road	2,400	C.Y.	\$ 30.00	\$ 72,000
3. Asphaltic Concrete, 5"	27,200	S.F.	\$ 3.50	\$ 95,200
4. Aggregate Base, 20"	27,200	S.F.	\$ 5.60	\$ 152,320
5. Conc.-Curb and Gutter, Type 2	400	L.F.	\$ 25.00	\$ 10,000
6. Conc.-Median Curb	3,120	L.F.	\$ 18.00	\$ 56,160
7. Median Landscaping (turf only)	9,840	S.F.	\$ 11.00	\$ 108,240
8. Local Drainage - Street Storm Drain System	3,120	L.F.	\$ 25.00	\$ 78,000
9. Traffic Signal	1	L.S.	\$225,000.00	\$ 225,000
10. Signing & Striping	3,600	L.F.	\$ 6.50	\$ 23,400
11. Conc.- 6' Sidewalk w/ 6" AB	2,120	S.F.	\$ 10.00	\$ 21,200
11. Handicap Ramp	8	EA.	\$3,500.00	\$ 28,000
		Subtotal		\$ 854,400
30% (surveys, design, inspection and contingency)				\$ 256,320
		Grand Total		\$ 1,110,720
		Use		\$ 1,111,000
		Without Traffic Signal Use		\$ 818,500

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

Table A-32
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Typical 6x6 Intersection
Replacement of Two-Lane Rural Intersection - two legs only

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	44,250	S.F.	\$ 0.35	\$ 15,488
2. Pavement removal	26,550	S.F.	\$ 1.50	\$ 39,825
3. Excavation- Major Road	4,450	C.Y.	\$ 30.00	\$ 133,500
4. Asphaltic Concrete, 5"	62,500	S.F.	\$ 3.50	\$ 218,750
5. Aggregate Base, 20"	62,500	S.F.	\$ 5.60	\$ 350,000
6. Conc.-Curb and Gutter, Type 2	100	L.F.	\$ 25.00	\$ 2,500
7. Conc.-Median Curb	780	L.F.	\$ 18.00	\$ 14,040
8. Median Landscaping (turf only)	2,460	S.F.	\$ 11.00	\$ 27,060
9. Local Drainage - Street Storm Drain System	780	L.F.	\$ 25.00	\$ 19,500
10. Traffic Signal	1	L.S.	\$225,000.00	\$ 225,000
11. Signing & Striping	900	L.F.	\$ 6.50	\$ 5,850
12. Conc.- 6' Sidewalk w/ 6" AB	530	S.F.	\$ 10.00	\$ 5,300
11. Handicap Ramp	8	EA.	\$3,500.00	\$ 28,000
		Subtotal		\$ 1,056,813
30% (surveys, design, inspection and contingency)				\$ 317,044
		Grand Total		\$ 1,373,856
		Use		\$ 1,374,000
		Without Traffic Signal Use		\$ 1,081,500

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

Table A-33
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Typical 6x2-Plus Intersection (3-way)
Replacement of Two-Lane Rural Intersection

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	52,575	S.F.	\$ 0.35	\$ 18,401
2. Pavement removal	39,825	S.F.	\$ 1.50	\$ 59,738
3. Excavation- Major Road	1,925	C.Y.	\$ 30.00	\$ 57,750
4. Asphaltic Concrete, 5"	83,550	S.F.	\$ 3.50	\$ 292,425
5. Aggregate Base, 20"	83,550	S.F.	\$ 5.60	\$ 467,880
6. Conc.-Curb and Gutter, Type 2	150	L.F.	\$ 25.00	\$ 3,750
7. Local Drainage - Street Storm Drain System	1,170	L.F.	\$ 25.00	\$ 29,250
8. Traffic Signal	1	L.S.	\$200,000.00	\$ 200,000
9. Signing & Striping	1,350	L.F.	\$ 6.50	\$ 8,775
10. Conc.- 6' Sidewalk w/ 6" AB	795	S.F.	\$ 10.00	\$ 7,950
11. Handicap Ramp	8	EA.	\$3,500.00	\$ 28,000
		Subtotal		\$ 1,145,919
30% (surveys, design, inspection and contingency)				\$ 343,776
		Grand Total		\$ 1,489,694
		Use		\$ 1,490,000
		Without Traffic Signal Use		\$ 1,230,000

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

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Table A-34
Florin Vineyard Gap Community Plan
Traffic Signals and Intersection Index
Preliminary Cost Estimate - Intersection widening (3-way)
shoulder improvements

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	32,400	S.F.	\$ 0.35	\$ 11,340
2. Excavation- Major Road	1,350	C.Y.	\$ 30.00	\$ 40,500
3. Asphaltic Concrete, 5"	16,200	S.F.	\$ 3.50	\$ 56,700
4. Aggregate Base, 20"	16,200	S.F.	\$ 5.60	\$ 90,720
5. Local Drainage - Roadside Ditch	1,170	L.F.	\$ 17.00	\$ 19,890
6. Traffic Signal	1	L.S.	\$225,000.00	\$ 225,000
7. Signing & Striping	1,350	L.F.	\$ 6.50	\$ 8,775
		Subtotal		\$ 452,925
30% (surveys, design, inspection and contingency)				\$ 135,878
		Grand Total		\$ 588,803
		Use		\$ 589,000
		Without Traffic Signal Use		\$ 296,500

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Outside 11' travel lane, curb, gutter, & s/w are the responsibility of fronting properties; 100' tapers from curb returns provided
6. Includes 450' intersection legs each way

**Table A-35
 Florin Vineyard Gap Community Plan
 Traffic Signals and Intersection Index
 Preliminary Cost Estimate - Typical 6x6 Intersection
 Widen Existing 4 x 4 to 6 X 6 (exist. CR's and signal in ult. location)**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>
1. Clearing & Grubbing	68,640	S.F.	\$ 0.35	\$ 24,024
2. Excavation- Major Road	2,400	C.Y.	\$ 30.00	\$ 72,000
3. Asphaltic Concrete, 5"	34,300	S.F.	\$ 3.50	\$ 120,050
4. Aggregate Base, 20"	34,300	S.F.	\$ 5.60	\$ 192,080
5. Conc.-Curb and Gutter, Type 2	3,120	L.F.	\$ 25.00	\$ 78,000
6. Local Drainage - Street Storm Drain System	3,120	L.F.	\$ 25.00	\$ 78,000
7. modify Traffic Signal	1	L.S.	\$ 25,000.00	\$ 25,000
8. Signing & Striping	3,600	L.F.	\$ 6.50	\$ 23,400
9. Conc.- 6' Sidewalk w/ 6" AB	18,720	S.F.	\$ 10.00	\$ 187,200
		Subtotal		\$ 799,754
30% (surveys, design, inspection and contingency)				\$ 239,926
		Grand Total		\$ 1,039,680
		Use		\$ 1,040,000
		Without Traffic Signal Use		\$ 1,007,500
		Re-locate Traffic Signal Use		\$ 1,107,500

Notes:

1. Joint Trench costs are excluded.
2. Right-of-way costs are excluded.
3. Frontage Landscaping and soundwall are excluded.
4. Assumes a 5" AC over 20" AB roadway section.
5. Includes 450' intersection legs each way

Table A-36
Florin Vineyard Community Plan
Mitigation Projects with Funding by the North Vineyard Station Financing Plan

Prj #	Roadway Segment/ Item	Project Description	NVS Fin Plan Ref Table	F&P Threshold Trigger Units	NVS Mit Meas
Waterman Road					
R 7.3.1	Gerber (NVS Bndry) to CCTC RR Crossing	4 Lane 72' R/W cent. sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.3	900	
R 7.12	Gerber Creek Crossing	2-8' X 6' Box Culverts With Headwalls (84' R/W)	A-1.5.3		
Subtotal - Waterman Road					
Florin Road					
R 3.3	CCTC RR (NVS Boundary) to Waterman	6 Lane 96' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.5	4500	TC-14
R 3.11	CCTC RR Crossing	Reconstruct at-grade RR crossing (108' R/W)	N/A	1800	TC-14
R 3.12	Crossing at Elder Creek	New Bridge Construction (108' R/W)	A-1.5.2	1800	TC-14
R 3.4.1	Waterman to 1,350' east of Waterman	6 Lane 96' R/W; center sect. w/ med. (excludes outside lanes & ftg.)	A-1.3.5	4500	TC-14
R 3.4.2	1,350' east of Waterman to Bradshaw	4 Lane 72' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.3	1800	TC-14
R 3.2	Elk Grove-Florin to NVS boundary (CCTC RR crossing)	Widen shoulders to provide minimum pavement width	A-1.3.1	900	
R 4.4	At Hedge Avenue	Widen 2 lane intersect. (incl. Protective turn lane & Signal)	A-1.4.4	800	
R 32.1	At Excelsior Rd.	4 X 2 Intersection Signalization, 4-way	A-1.4.1	800	TC-10
R 29	At Waterman Rd.	6 X 4 Intersection & Signalization, 3-way	A-1.4.3		
R 3.4.2	1,350' east of Waterman to Bradshaw	Widen from 2 to 4 lanes both sides (excludes outside lanes & ftg.)	A-1.3.4	4500	TC-14
R 3.5	Bradshaw to Vineyard (NVS Bndry)	Widen shoulders to provide minimum pavement width	A-1.3.1	2500	
R 28.1	At Elk Grove-Florin Rd.	Signalization (modify existing)	N/A	2500	
R 28.2	At Elk Grove-Florin Rd.	Turn Lane installation (westbound right-turn)	A-1.4.6	2500	
R 3.6	Vineyard (NVS boundary) to Excelsior	Widen shoulders to provide minimum pavement width	A-1.3.1	1800	
R 3.13	Trib No. 1 to Gerber Creek Crossing (E of Bradshaw Rd)	Bridge/Culvert Improvements (lengthen to upgraded 2)	A-1.5.8	1800	
R 32.2	At Excelsior Rd.	4 X 2 Intersection Widening, 4-way (incl. 450' intx. leg imp.)	A-1.4.4	1800	TC-9
R 3.5	Bradshaw to 3,320' east of Bradshaw	96' R/W Half-section (s. side, excl. median & outside 11' pvmt. & ftg.)	A-1.5.10		
R 30	At Bradshaw Rd.	Construct third thru lane north&south legs and turn lane installation (eastbound left-turn), no signal	A-1.4.5		TC-23
R 30	At Bradshaw Rd.	Construct east & west legs of intersection only (no signalization)	A-1.4.7		
R 3.5	3,320' east of Bradshaw to Vineyard	96' R/W Half-section (s, side, excl. median & outside 11' pvmt. & ftg.)	A-1.3.10		
R 31	At Vineyard Rd.	6 X 2-plus Intersection & Signalization, 3-way (incl. 450' intx. leg imp.)	A-1.4.8		
R 3.2	Elk-Grove Florin to CCTC RR (NVS boundary)	6 Lane 108' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.5	4500	TC-14
R 28.2	At Elk Grove-Florin Rd.	Construct third thru lane north&south legs of intersection only, no signal	A-1.4.5	5700	TC-22
Subtotal - Florin Road					
Gerber Road					
R 37	At Excelsior Rd.	4 X 2 Intersection Signalization, 4-way	A-1.4.1	800	TC-10
R 35	At Bradshaw Rd.	Widen exist. 4 x 4 to 4 X 6 Intersection, 4-way (450' intx. east & west leg	A-1.4.5		
R 37	At Excelsior Rd.	4 X 2 Intersection Widening, 3-way (incl. 450' intx. Leg imp.)	A-1.4.4	2200	TC-10
R 4.2	Elk-Grove Florin to NVS boundary	12' Median	A-1.3.8		TC-4
R 4.2	Elk-Grove Florin to NVS boundary	South Side Center Lane	A-1.3.9		TC-4
R 4.3	NVS Boundary to Waterman	12' Median	A-1.3.8		TC-4
R 4.3	NVS Boundary to Waterman	South Side Center Lane	A-1.3.9		TC-4
Subtotal - Gerber Road					
South Watt					
R 25.1	At Elder Creek Rd.	4 X 6 Intersection Signalization, 4-way	A-1.4.1	1200	TC-7
R 25.2	At Elder Creek Rd.	4 X 6 Intersection Widening, 4-way Turn Lane installation (left-turn)	A-1.4.6	1200	TC-7
R 6.4	Florin to Elder Creek	6 Lane 108' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.5	2500	
R 6.5	Elder Creek to Fruitridge	6 Lane 108' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.5	4500	TC-2
R 6.6	Fruitridge to Jackson	6 Lane 108' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.5	4500	TC-2
R 6.4	Florin to Elder Creek	Widen from 4 to 6 lanes (outside 11' pvmt., c&g), both sides	A-1.3.7	5700	
R 6.5	Elder Creek to Fruitridge	Widen from 4 to 6 lanes (outside 11' pvmt., c&g), both sides	A-1.3.7	5700	TC-16
R 6.6	Fruitridge to Jackson	Widen from 4 to 6 lanes (outside 11' pvmt., c&g), both sides	A-1.3.7	5700	TC-16
Subtotal - South Watt					
Elk Grove-Florin Road					
R 6.3	Gerber to Florin	6 Lane 108' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.5	2500	TC-3
R 6.12	Elder Creek Crossing	New Bridge Construction (108' R/W)	A-1.5.1	2500	
Subtotal - Elk Grove Florin Road					
Elder Creek Road					
R 27	At Excelsior Rd.	Intx.-Widening, 3-way (shoulder improvements)	A-1.4.9		
R 2.2	South Watt to Bradshaw	Widen shoulders to provide minimum pavement width	A-1.3.1	5700	
R 26	At Bradshaw Rd.	Construct east&west legs of intersection only, no signal	A-1.4.3	5700	
R 26	At Bradshaw Rd.	Construct third thru lane north&south legs of intersection only, no signal	A-1.4.5	5700	TC-21
Subtotal - Elder Creek Road					
Jackson Road					
R 1.2	So. Watt Ave to Bradshaw	6 Lane 108' R/W center sect. w/ med. (excludes outside 11' pvmt. & ftg.)	A-1.3.5	5700	
Subtotal - Jackson Road					

Notes to Tables

- [1] 50% funding participation by VSCP (\$2.04 mil.) shifted to Gerber Rd. Improvements east of Bradshaw Rd. in exchange for NVS assuming 100% of the funding for Gerber Rd. imp. West of Bradshaw (even trade).
- [2] SCTDF
- [3] Measure A Development Fees, sales tax or other.
- [4] 80% EGWV
- [5] Costs shown taken from approved NVSSP PFFP (2005 \$). To bring them current, County IFS has adjusted the NVSSP PFFP every year for a combined 9.75% (1008 \$)

Table A-36
Florin Vineyard Community Plan
Mitigation Projects with Funding by the North Vineyard Station Financing Plan

Prj #	Roadway Segment/ Item	Qty	Unit	Unit Price [5]	Private Const. Discount	Total Estimated Cost	Other Funding Sources	Net NVS Funding/ Cost	Cumulative Total Estimated Net Cost
Waterman Road									
R 7.3.1	Gerber (NVS Bndry) to CCTC RR Crossing	3,100	L.F.	\$ 815	\$ 734	\$ 2,274,000		\$ 2,274,000	\$ 2,274,000
R 7.12	Gerber Creek Crossing	1	L.S.	\$ 290,000	\$ 261,000	\$ 261,000		\$ 261,000	\$ 2,535,000
Subtotal - Waterman Road						\$ 2,535,000		\$ 2,535,000	\$ 2,535,000
Florin Road									
R 3.3	CCTC RR (NVS Boundary) to Waterman	3,440	L.F.	\$ 1,120	\$ 1,008	\$ 3,468,000		\$ 3,468,000	\$ 6,003,000
R 3.11	CCTC RR Crossing	1	L.S.	\$ 510,000		\$ 510,000		\$ 510,000	\$ 6,513,000
R 3.12	Crossing at Elder Creek	1	L.S.	\$ 1,287,000	\$ 1,158,300	\$ 1,158,000		\$ 1,158,000	\$ 7,671,000
R 3.4.1	Waterman to 1,350' east of Waterman	1,350	L.F.	\$ 1,120	\$ 1,008	\$ 1,361,000		\$ 1,361,000	\$ 9,032,000
R 3.4.2	1,350' east of Waterman to Bradshaw	1,520	L.F.	\$ 815	\$ 734	\$ 1,115,000		\$ 1,115,000	\$ 10,147,000
R 3.2	Elk Grove-Florin to NVS boundary (CCTC RR crossing)	3,860	L.F.	\$ 219		\$ 845,000		\$ 845,000	\$ 10,992,000
R 4.4	At Hedge Avenue	1	L.S.	\$ 1,071,000		\$ 1,071,000		\$ 1,070,999	\$ 12,062,999
R 32.1	At Excelsior Rd.	1	L.S.	\$ 286,000		\$ 286,000		\$ 285,998	\$ 12,348,997
R 29	At Waterman Rd.	1	L.S.	\$ 1,857,000	\$ 1,671,300	\$ 1,671,000		\$ 1,671,000	\$ 14,019,997
R 3.4.2	1,350' east of Waterman to Bradshaw	1,520	L.F.	\$ 391	\$ 352	\$ 535,000		\$ 535,000	\$ 14,554,997
R 3.5	Bradshaw to Vineyard (NVS Bndry)	4,850	L.F.	\$ 219	\$ 197	\$ 956,000		\$ 956,000	\$ 15,510,997
R 28.1	At Elk Grove-Florin Rd.	1	EA.	\$ 75,000		\$ 75,000	[3]	\$ 15,000	\$ 15,525,997
R 28.2	At Elk Grove-Florin Rd.	1	L.S.	\$ 166,500		\$ 167,000		\$ 167,000	\$ 15,692,997
R 3.6	Vineyard (NVS boundary) to Excelsior	4,890	L.F.	\$ 219		\$ 1,071,000		\$ 1,071,000	\$ 16,763,997
R 3.13	Trib No. 1 to Gerber Creek Crossing (E of Bradshaw Rd)	1	L.S.	\$ 136,000		\$ 136,000		\$ 136,000	\$ 16,899,997
R 32.2	At Excelsior Rd.	1	L.S.	\$ 1,071,000		\$ 1,071,000		\$ 1,071,000	\$ 17,970,997
R 3.5	Bradshaw to 3,320' east of Bradshaw	2,870	L.F.	\$ 474	\$ 427	\$ 1,224,000		\$ 1,224,000	\$ 19,194,997
R 30	At Bradshaw Rd.	1	L.S.	\$ 333,000	\$ 299,700	\$ 300,000		\$ 300,000	\$ 19,494,997
R 30	At Bradshaw Rd.	1	L.S.	\$ 786,000	\$ 707,400	\$ 707,000		\$ 707,000	\$ 20,201,997
R 3.5	3,320' east of Bradshaw to Vineyard	1,950	L.F.	\$ 474	\$ 427	\$ 832,000		\$ 832,000	\$ 21,033,997
R 31	At Vineyard Rd.	1	L.S.	\$ 1,094,000	\$ 984,600	\$ 985,000		\$ 985,000	\$ 22,018,997
R 3.2	Elk-Grove Florin to CCTC RR (NVS boundary)	3,860	L.F.	\$ 1,120		\$ 4,323,000		\$ 4,323,000	\$ 26,341,997
R 28.2	At Elk Grove-Florin Rd.	1	L.S.	\$ 333,000		\$ 333,000		\$ 333,000	\$ 26,674,997
Subtotal - Florin Road						\$ 24,200,000		\$ 24,139,997	\$ 26,674,997
Gerber Road									
R 37	At Excelsior Rd.	1	L.S.	\$ 286,000		\$ 286,000		\$ 286,000	\$ 26,960,997
R 35	At Bradshaw Rd.	1	L.S.	\$ 333,000	\$ 299,700	\$ 300,000		\$ 300,000	\$ 27,260,997
R 37	At Excelsior Rd.	1	EA.	\$ 1,071,000		\$ 1,071,000		\$ 1,071,000	\$ 28,331,997
R 4.2	Elk-Grove Florin to NVS boundary	1,570	L.F.	\$ 306		\$ 480,000	[1]	\$ 480,000	\$ 28,811,997
R 4.2	Elk-Grove Florin to NVS boundary	1,570	L.F.	\$ 288		\$ 452,000	[1]	\$ 452,000	\$ 29,263,997
R 4.3	NVS Boundary to Waterman	2,620	L.F.	\$ 306		\$ 802,000	[1]	\$ 802,000	\$ 30,065,997
R 4.3	NVS Boundary to Waterman	2,620	L.F.	\$ 288		\$ 755,000	[1]	\$ 755,000	\$ 30,820,997
Subtotal - Gerber Road						\$ 4,146,000		\$ 4,146,000	\$ 30,820,997
South Watt									
R 25.1	At Elder Creek Rd.	1	EA.	\$ 286,000		\$ 286,000		\$ 286,000	\$ 31,106,997
R 25.2	At Elder Creek Rd.	1	L.S.	\$ 666,000		\$ 666,000		\$ 666,000	\$ 31,772,997
R 6.4	Florin to Elder Creek	4,990	L.F.	\$ 1,120		\$ 5,589,000	[2]	\$ 335,000	\$ 32,107,997
R 6.5	Elder Creek to Fruitridge	5,260	L.F.	\$ 1,120		\$ 5,891,000	[2]	\$ 353,000	\$ 32,460,997
R 6.6	Fruitridge to Jackson	4,470	L.F.	\$ 1,120		\$ 5,006,000	[2]	\$ 300,000	\$ 32,760,997
R 6.4	Florin to Elder Creek	4,990	L.F.	\$ 574		\$ 2,864,000	[2]	\$ 172,000	\$ 32,932,997
R 6.5	Elder Creek to Fruitridge	5,260	L.F.	\$ 574		\$ 3,019,000	[2]	\$ 181,000	\$ 33,113,997
R 6.6	Fruitridge to Jackson	4,470	L.F.	\$ 574		\$ 2,566,000	[2]	\$ 154,000	\$ 33,267,997
Subtotal - South Watt						\$ 25,887,000		\$ 2,447,000	\$ 33,267,997
Elk Grove-Florin Road									
R 6.3	Gerber to Florin	4,850	L.F.	\$ 1,120		\$ 5,432,000	[4]	\$ 1,086,400	\$ 34,354,397
R 6.12	Elder Creek Crossing	1	L.S.	\$ 1,201,000		\$ 1,201,000	[4]	\$ 240,200	\$ 34,594,597
Subtotal - Elk Grove Florin Road						\$ 6,633,000		\$ 1,326,600	\$ 34,594,597
Elder Creek Road									
R 27	At Excelsior Rd.	1	EA.	\$ 216,000		\$ 216,000		\$ 216,000	\$ 34,810,597
R 2.2	South Watt to Bradshaw	10,030	L.F.	\$ 219		\$ 2,197,000		\$ 2,197,000	\$ 37,007,597
R 26	At Bradshaw Rd.	1	L.S.	\$ 776,000		\$ 776,000	[3]	\$ 310,400	\$ 37,317,997
R 26	At Bradshaw Rd.	1	L.S.	\$ 333,000		\$ 333,000		\$ 333,000	\$ 37,650,997
Subtotal - Elder Creek Road						\$ 3,522,000		\$ 3,056,400	\$ 37,650,997
Jackson Road									
R 1.2	So. Watt Ave to Bradshaw	10,440	L.F.	\$ 1,120		\$ 11,693,000	[2]	\$ 2,806,320	\$ 40,457,317
Subtotal - Jackson Road						\$ 11,693,000		\$ 2,806,320	\$ 40,457,317

Notes to Tables

- [1] 50% funding participation by VSCP (\$2.04 mil.) shifted to Gerber Rd. Improvements east of Bradshaw Rd. in exchange for NVS assuming 100% of the funding for Gerber Rd. imp. West of Bradshaw (even trade).
- [2] SCTDF
- [3] Measure A Development Fees, sales tax or other.
- [4] 80% EGWV
- [5] Costs shown taken from approved NVSSP PFFP (2005 \$). To bring them current, County IFS has adjusted the NVSSP PFFP every year for a combined 9.75% (1008 \$)

APPENDIX B

WATER CIP

Table B-1	Summary of Estimated Water Infrastructure Costs	B-1
Table B-2	Estimated Water Cost per Unit.....	B-2
Table B-3	Units and Acres in CAWC Service Area	B-3
Table B-4	Preliminary Cost Estimate.....	B-4
Map B-1	Proposed Water Distribution Facilities	B-5
Map B-2	Phase 1 Water Transmission Main Facilities	B-6
Map B-3	Facility Phasing in the Florin Vineyard Community Plan Area— Phase 4.....	B-7
	Water Cost Detail	B-8

Table B-1
Florin Vineyard Public Facilities Financing Plan
Summary of Estimated Water Infrastructure Costs

Water District	Estimated Cost	
	Phase 1	Buildout
Sacramento County Zone 40 Water District	\$ 4,683,600	\$14,942,300
CAWC Water District	\$4,627,400	\$4,627,400
Total Cost	\$ 9,311,000	\$19,569,700

"total_water_costs"

Source: MacKay & Somps.

Table B-2
Florin Vineyard Public Facilities Financing Plan
Estimated Water Costs per Unit

Water District	Phase 1	Buildout	Units	Cost Per Unit
Cal Am [1]	\$4,627,400	\$4,627,400	1,167	\$3,965
Zone 40	\$4,683,600	\$14,942,300	9,491	\$1,574
Total /Average	\$9,311,000	\$19,569,700	10,658	\$1,836

"water_per_unit"

[1] All Cal Am water costs will be incurred in Phase 1.

Table B-3
Florin Vineyard Public Facilities Financing Plan
Units and Acres in CAWC Service Area

Land Use	Acres	DUs/ Acre	Dwelling Units
RD 2-3	3.9	2.5	10
RD 3-5	177.9	4.5	801
RD 5-7	59.3	6.0	356
Total	241.1		1,167

"cal_am_units"

Source: MacKay & Soms.

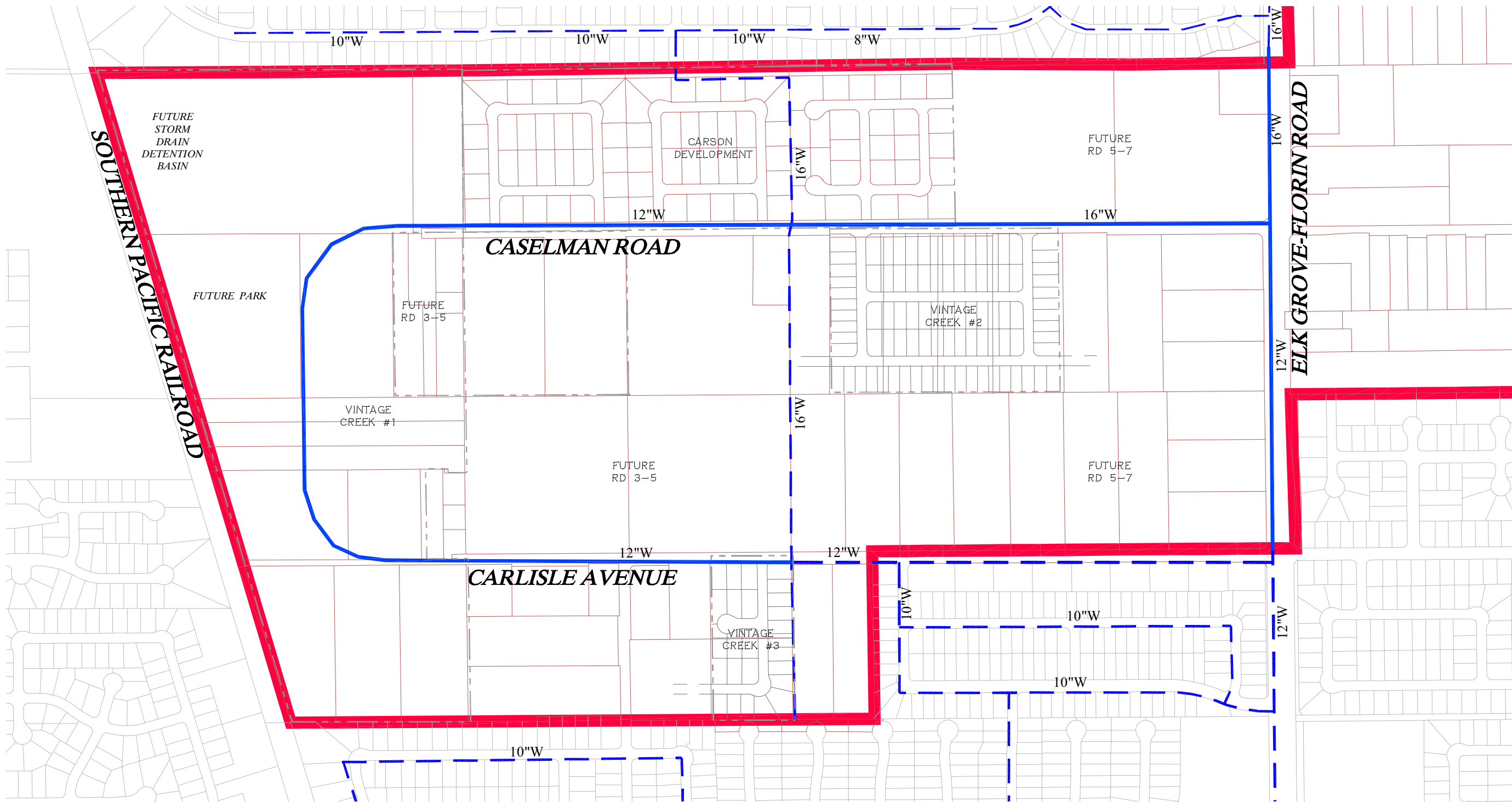
PRELIMINARY COST ESTIMATE
Florin Vineyard Gap Community Plan
County of Sacramento

Based on CalAm-reviewed Water Study
dated October 6, 2004

CONSTRUCTION COSTS

1.	2 EA	Connect to Existing	1,500.00	3,000.00
2.	7,830 LF	12" PVC C900 CL150 Water Main	65.00	508,950.00
3.	2,200 LF	16" PVC C900 CL150 Water Main	72.00	158,400.00
4.	19 EA	12" Butterfly Valve	2,200.00	41,800.00
5.	5 EA	16" Butterfly Valve	3,100.00	15,500.00
6.	1 EA	*Groundwater Well, Wellhead Treatment & Pump	1,500,000.00	1,500,000.00
7.	1 EA	*1.5 MG Storage Tank	1,200,000.00	1,200,000.00
			TOTAL WATER FACILITIES	\$3,427,700
			35% Contingency	\$1,199,700
			GRAND TOTAL CONSTRUCTION COST	\$4,627,400

* These Facilities may not be needed - actual facility requirements will be determined during the design and review process



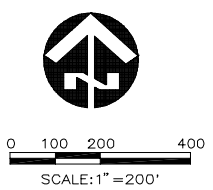
Map B-1

MACKAY & SOMPS
 CIVIL ENGINEERS, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 SACRAMENTO, CALIFORNIA (916) 929-6092
 7748-00 10/10/04

Legend

- Project Boundaries
- Florin-Vineyard Community Plan Boundary
- Existing Water Line
- Proposed Water Line (Size as Noted)

Note: Only back-bone water facilities are shown for clarity. Subdivision-internal distribution mains to be determined & designed by individual project application.



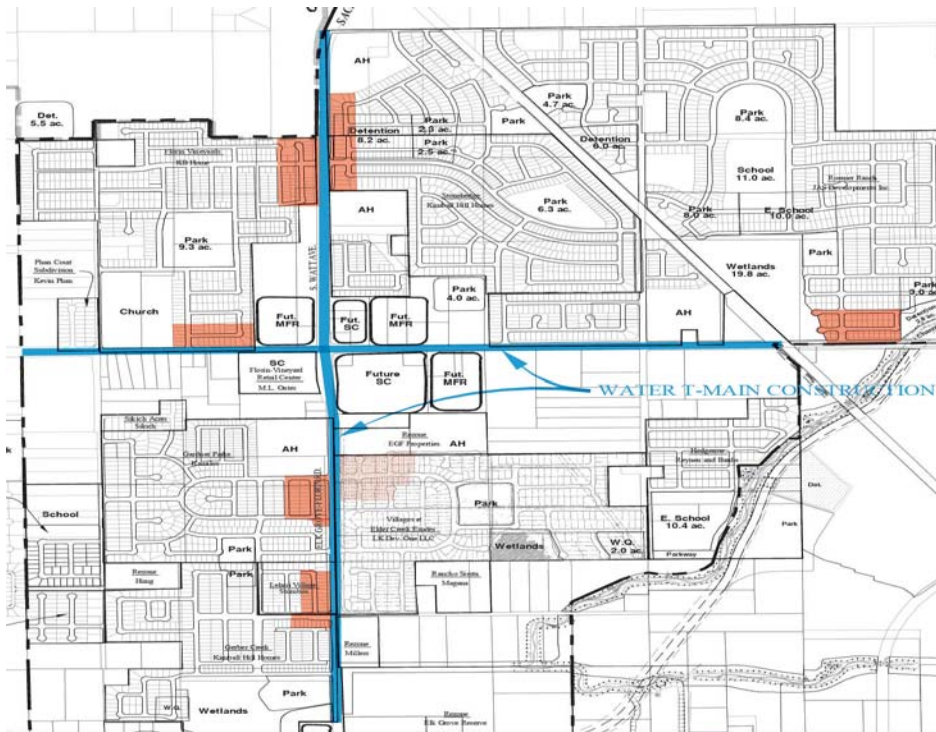
DRAFT

Proposed Water Distribution Facilities
 for the
 California-American Water Co. Service Area
 of the
Florin-Vineyard Community Plan

2-10-2007 10:45:33
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Map B-2

FLORIN-VINEYARD GAP COMMUNITY PLAN Phase-1 Water Transmission Main Facilities (Zone 40)



FVCP Phase-1 Water Transmission Main Facilities Zone 40 only)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST	(Rounded)
1	16" Water transmission main	8,618	L.F.	\$ 175	\$	1,508,200
2	36" Water transmission main	6,487	L.F.	\$ 300	\$	1,946,100
3	Flow Control Valve	1	EA	\$ 15,000	\$	15,000
SUBTOTAL					\$	3,469,300
20% CONTINGENCY					\$	693,900
15% DESIGN & ETC.					\$	520,400
GRAND TOTAL ESTIMATED COST					\$	4,683,600

FUNDING SOURCES:

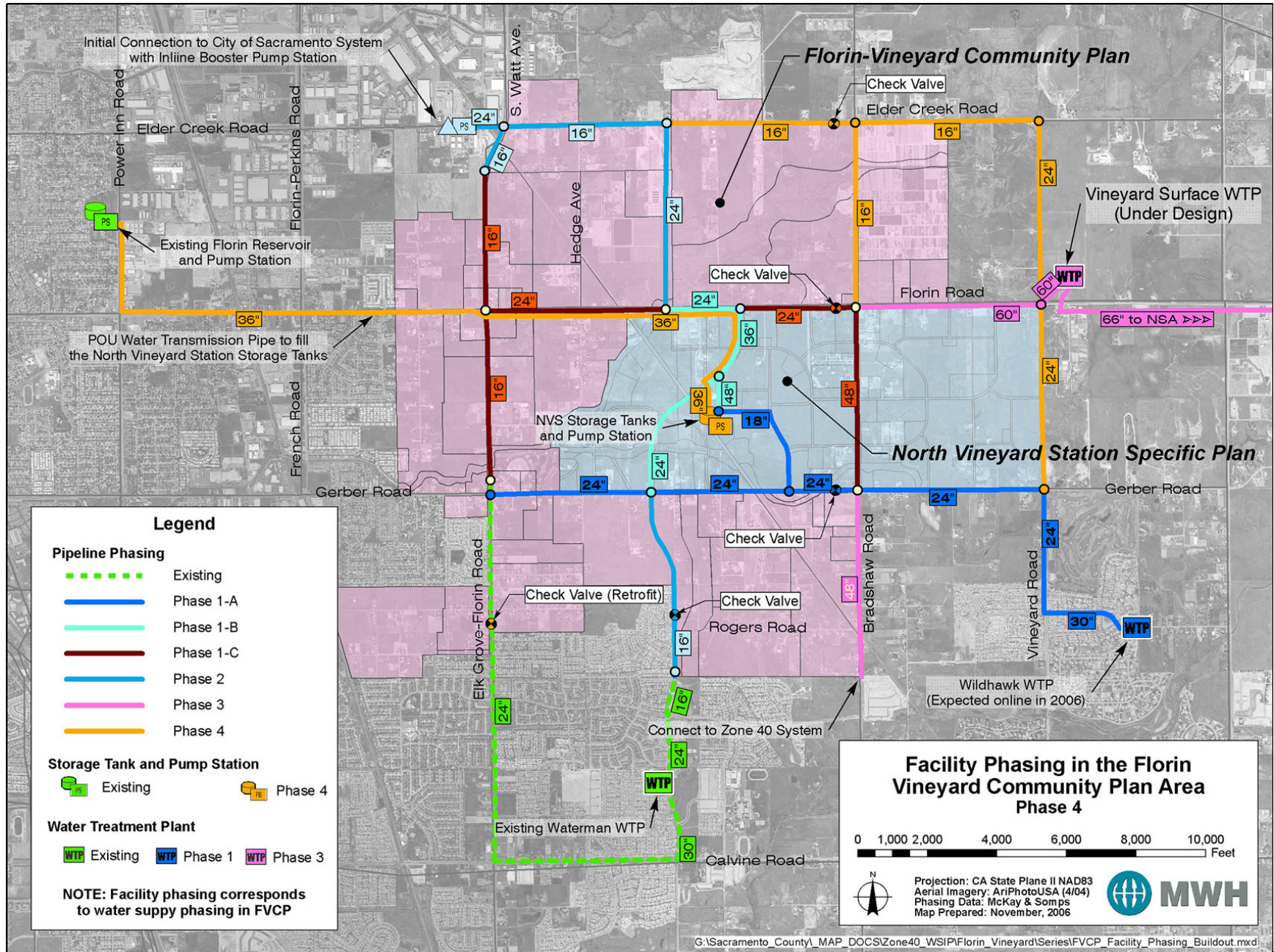
1. Full reimbursement for construction cost if installation is per Sacramento County Zone 40 reimbursement requirements.

NOTES:

1. Transmission main costs include fittings and valves.
2. All facilities sized per "Water Supply Facilities Requirements and Phasing for North Vineyard Station Specific Plan and Zone 40 POU Area" by MWH dated 8-3-05.
3. T-Main construction cost assumes construction concurrent with road improvements: excludes pavement removal and replacement, utility conflict resolution.
4. Unit costs based on 2006 contractor's bid prices.
5. Pipe lengths based on County GIS data base.
6. Identified facilities do not include area-wide facilities identified as required for buildout of the NVS SP.

Map B-3

Figure 6. Water Infrastructure Requirements for the Florin-Vineyard Community Plan Build-out Water Supply



MWH

Page 5-10

B-7

November

SECTION 5. WATER INFRASTRUCTURE REQUIREMENTS AND PHASING
 Sacramento County Water Agency
 Master Water Study for the Florin-Vineyard Community Plan

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WATER COST DETAIL

Project No: _____ **Project Name:** FVCP Buildout Water Transmission Main Facilities

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST (Rounded)
1	16" Water transmission main	29,080	L.F.	\$ 97	\$ 2,820,800
2	24" Water transmission main	14,760	L.F.	\$ 129	\$ 1,904,000
3	36" Water transmission main	5,630	L.F.	\$ 194	\$ 1,092,200
4	48" Water transmission main	6,480	L.F.	\$ 275	\$ 1,782,000
SUBTOTAL					\$ 7,599,000
20% CONTINGENCY					\$ 1,519,800
15% DESIGN & ETC.					\$ 1,139,900
GRAND TOTAL ESTIMATED COST					\$ 10,258,700

FUNDING SOURCES:

1. Full reimbursement for construction cost if installation is per Sacramento County Zone 40 reimbursement requirements.

NOTES:

1. Transmission main costs include fittings and valves.
2. All facilities sized per "Water Supply Facilities Requirements and Phasing for North Vineyard Station Specific Plan and Zone 40 POU Area" by MWH dated 8-3-05.
3. T-Main construction cost assumes construction concurrent with road improvements: excludes pavement removal and replacement, utility conflict resolution.
4. Unit costs based on 2005 contractor's bid prices.
5. Pipe lengths based on County GIS data base.
6. Identified facilities do not include area-wide facilities identified as required for buildout of the NVS SP.

APPENDIX C

SEWER CIP

Table C-1	Summary of Trunk Sewer Costs.....	C-1
Table C-2	Sanitary Sewer—Gerber Road Trunk Sewer	C-2
Table C-3	Sanitary Sewer—Florin Road Trunk Sewer.....	C-3
Table C-4	Sanitary Sewer—CE Elk Grove Florin Trunk.....	C-4
Table C-5	Sanitary Sewer—Gerber Florin Supplemental	C-5
Table C-6	Sanitary Sewer—CE Gravel Area West Trunk.....	C-6
Table C-7	Sanitary Sewer—BR Elder Creek Trunk	C-7

Table C-1
Florin Vineyard Public Facilities Financing Plan
Summary of Trunk Sewer Costs

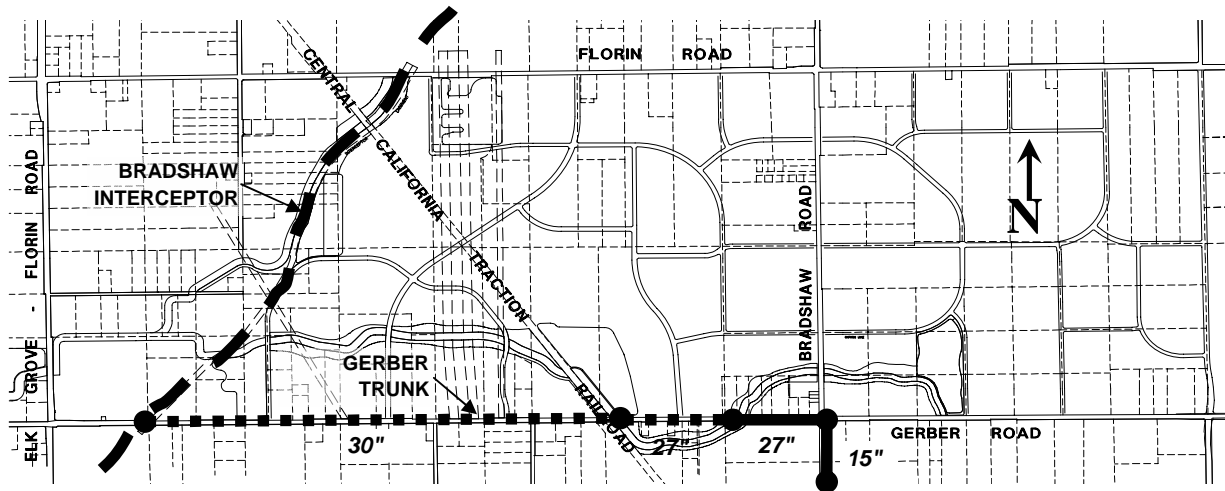
Item	Cost
Phase 1	
Gerber Road Trunk Sewer	\$1,203,000
Florin Road Trunk Sewer	\$3,828,000
CE Elk Grove Florin Trunk Sewer	\$1,278,000
Gerber Florin Supplemental	\$1,137,000
Subtotal Phase 1	\$7,446,000
Buildout	
CE Gravel Area West Trunk	\$2,153,000
BR Elder Creek Trunk	\$1,553,000
Subtotal Buildout	\$3,706,000
Total Trunk Sewer Costs at Buildout	\$11,152,000

"sewer_sum"

Source: MacKay & Soms.

Table C-2

**Florin Vineyard Community Plan
CIP
Sanitary Sewer (Phase-1)**



SANITARY SEWER ~ Gerber Road Trunk Sewer

N.T.S.

ITEM	DESCRIPTION	DEPTH (Feet)	QUANTITY	UNIT	UNIT PRICE	COST (Rounded)
1	15" CSD-1 trunk sewer line (Bradshaw Road) incl. mh's	25	2,450	L.F.	\$ 150	\$ 367,500
2	27" CSD-1 trunk sewer line incl. mh's	20 - 24	1,350	L.F.	\$ 260	\$ 351,000
3	Traffic Control	N/A	3,800	L.F.	\$ 10	\$ 38,000
4	Mobilization & demobilization (5% of 1-2)	N/A	1	L.S.	\$ 35,925	\$ 35,900
5	Contingencies for unknown subsurface conditions (30% of 1-2)	N/A	1	L.S.	\$ 215,550	\$ 215,600
6	Erosion Control	N/A	3,800	L.F.	\$ 10	\$ 38,000
SUBTOTAL						\$ 1,046,000
15% DESIGN & ETC.						\$ 157,000

FVCP GERBER ROAD TRUNK SEWER ESTIMATED COST \$ 1,203,000

FUNDING SOURCES:

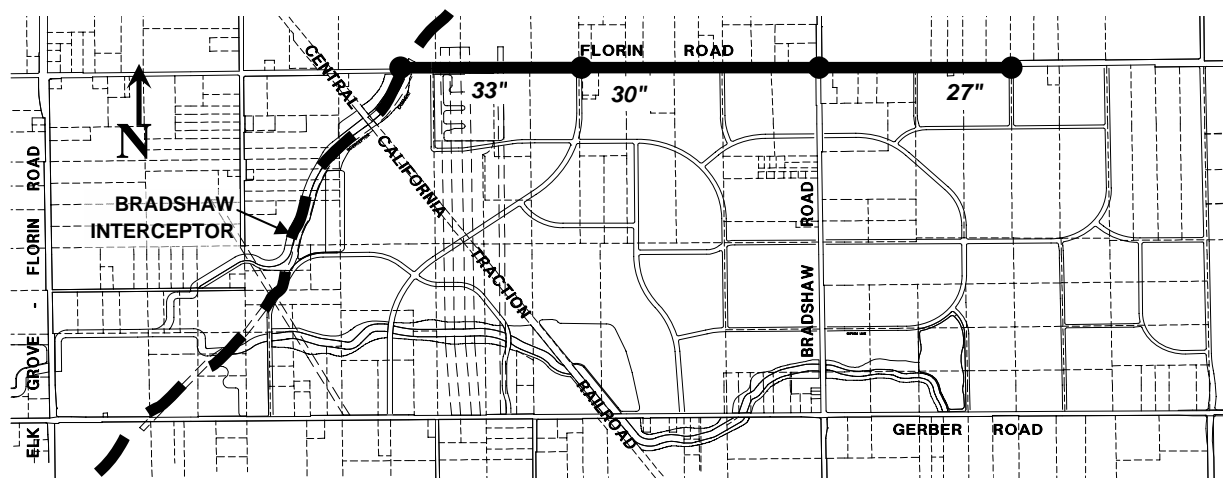
1. See Page XX of this report.

NOTES:

1. Trunk sewer assumes construction concurrent with road improvements (See Gerber Road Improvement Plans by MacKay & Somps): excludes pavement removal and replacement, and reduces traffic, roadway and erosion control related items.
2. **Unit costs per 2002 ENR-based CSD-1 Capital Improvement Program costs adjusted to 2006 ENR index.**
3. If project is not bid per CSD-1 criteria, reimbursement is subject to the CSD-1 reimbursement schedule for the current year.

Table C-3

**Florin Vineyard Community Plan
CIP
Sanitary Sewer (Phase-1)**



SANITARY SEWER ~ Florin Road Trunk Sewer

N.T.S.

ITEM	DESCRIPTION	DEPTH (Feet)	QUANTITY	UNIT	UNIT PRICE	COST (Rounded)
1	27" CSD-1 trunk sewer line incl. mh's	25 - 30	2,645	L.F.	\$ 280	\$ 740,600
2	30" CSD-1 trunk sewer line incl. mh's	16 - 20	2,460	L.F.	\$ 260	\$ 639,600
3	30" CSD-1 trunk sewer line incl. mh's	20 - 24	840	L.F.	\$ 290	\$ 243,600
4	33" CSD-1 trunk sewer line incl. mh's	16 - 20	2,320	L.F.	\$ 310	\$ 719,200
5	Traffic Control	N/A	8,265	L.F.	\$ 10	\$ 82,700
6	Mobilization & demobilization (5% of 1-4)	N/A	1	L.S.	\$ 117,150	\$ 117,200
7	Contingencies for unknown subsurface conditions (30% of 1-4)	N/A	1	L.S.	\$ 702,900	\$ 702,900
8	Erosion Control	N/A	8,265	L.F.	\$ 10	\$ 82,700
SUBTOTAL						\$ 3,329,000
15% DESIGN & ETC.						\$ 499,000

FVCP FLORIN ROAD TRUNK SEWER ESTIMATED COST \$ 3,828,000

FUNDING SOURCES:

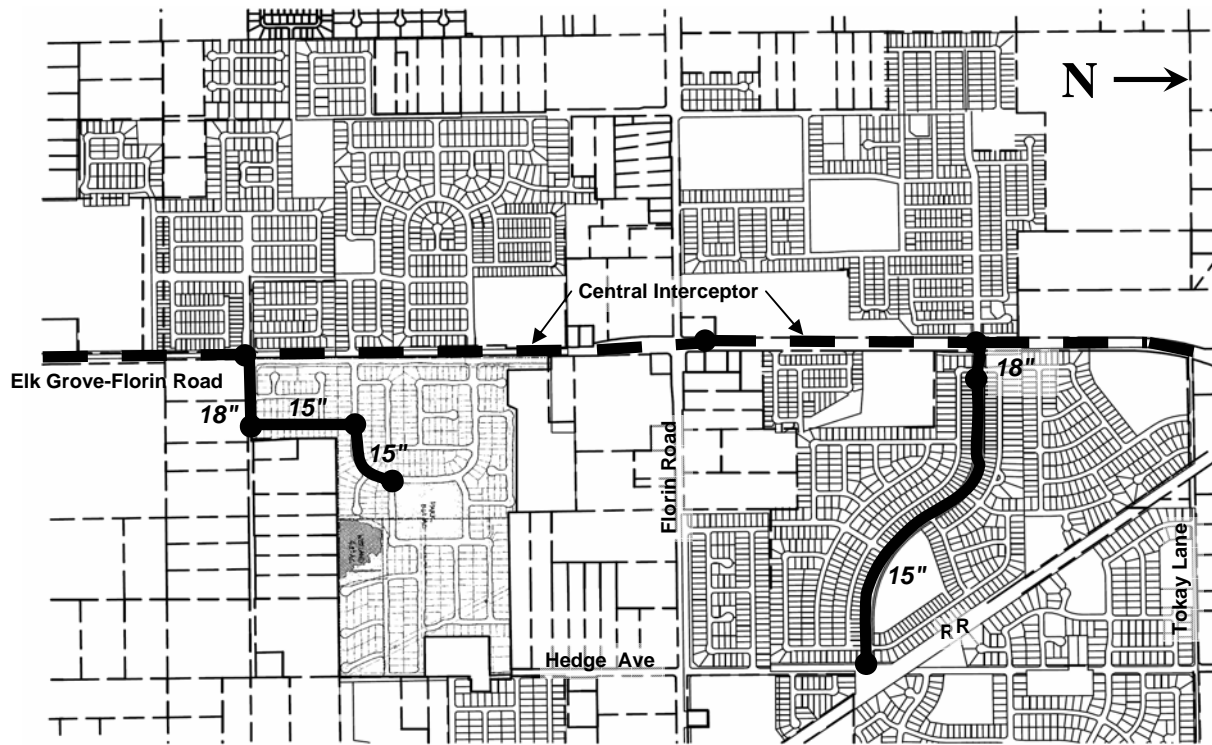
1. See Page XX of this report.

NOTES:

1. Trunk sewer assumes construction concurrent with road improvements: excludes pavement removal and replacement, and reduces traffic, roadway and erosion control related items.
2. **Unit costs per 2002 ENR-based CSD-1 Capital Improvement Program costs adjusted to 2006 ENR index.**
3. If project is not bid per CSD-1 criteria, reimbursement is subject to the CSD-1 reimbursement schedule for the current year.

Table C-4

**Florin Vineyard Community Plan
 CIP
 Sanitary Sewer (Phase-1)**



SANITARY SEWER ~ CE Elk Grove Florin Trunk

N.T.S.

ITEM	DESCRIPTION	DEPTH (Feet)	QUANTITY	UNIT	UNIT PRICE	COST (Rounded)
1	15" CSD-1 trunk sewer line incl. mh's	16 - 20	2,820	L.F.	\$ 140	\$ 394,800
2	15" CSD-1 trunk sewer line incl. mh's	20 - 25	1,420	L.F.	\$ 150	\$ 213,000
3	18" CSD-1 trunk sewer line incl. mh's	20 - 25	780	L.F.	\$ 180	\$ 140,400
4	Traffic Control	N/A	5,020	L.F.	\$ 10	\$ 50,200
5	Mobilization & demobilization (5% of 1-3)	N/A	1	L.S.	\$ 37,410	\$ 37,400
6	Contingencies for unknown subsurface conditions (30% of 1-3)	N/A	1	L.S.	\$ 224,460	\$ 224,500
7	Erosion Control	N/A	5,020	L.F.	\$ 10	\$ 50,200
SUBTOTAL						\$ 1,111,000
15% DESIGN & ETC.						\$ 167,000

FVCP CE ELK GROVE FLORIN TRUNK SEWER ESTIMATED COST \$ 1,278,000

FUNDING SOURCES:

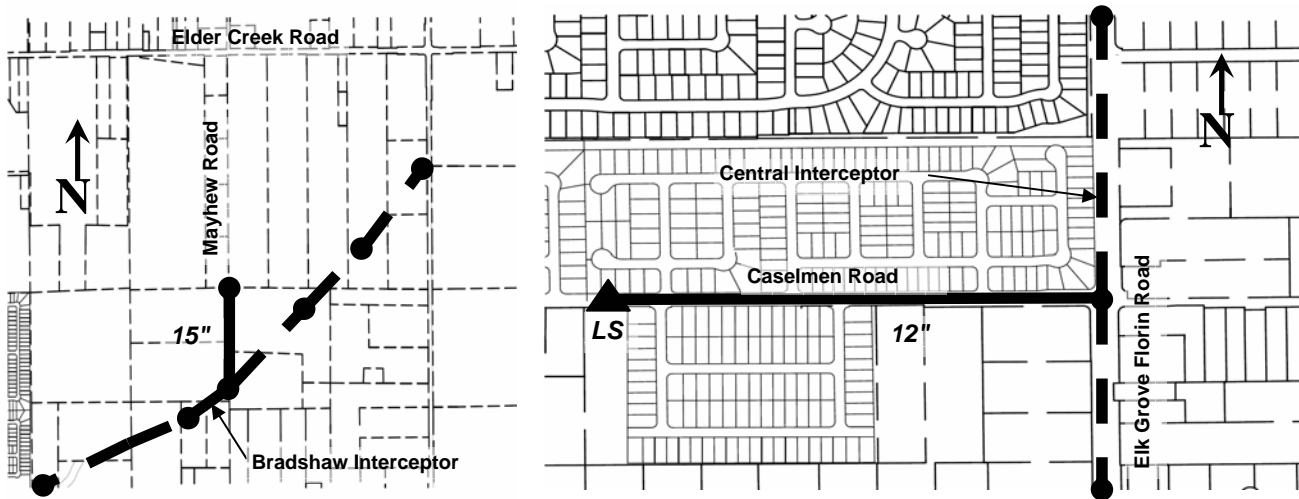
1. See Page XX of this report.

NOTES:

1. Trunk sewer assumes construction concurrent with road improvements: excludes pavement removal and replacement, and reduces traffic, roadway and erosion control related items.
2. **Unit costs per 2002 ENR-based CSD-1 Capital Improvement Program costs adjusted to 2006 ENR index.**
3. If project is not bid per CSD-1 criteria, reimbursement is subject to the CSD-1 reimbursement schedule for the current year.

Table C-5

**Florin Vineyard Community Plan
 CIP
 Sanitary Sewer (Phase-1)**



SANITARY SEWER ~ Gerber Florin Supplemental

N.T.S.

ITEM	DESCRIPTION	DEPTH (Feet)	QUANTITY	UNIT	UNIT PRICE	COST (Rounded)
1	12" CSD-1 trunk sewer line incl. mh's	16 - 20	1,770	L.F.	\$ 130	\$ 230,100
2	15" CSD-1 trunk sewer line incl. mh's	16 - 20	940	L.F.	\$ 140	\$ 131,600
3	1.2 MGD Lift Station	N/A	1	EA	\$ 425,000	\$ 425,000
4	Traffic Control	N/A	2,710	L.F.	\$ 10	\$ 27,100
5	Mobilization & demobilization (5% of 1-3)	N/A	1	L.S.	\$ 39,335	\$ 39,300
6	Contingencies for unknown subsurface conditions (30% of 1-3)	N/A	1	L.S.	\$ 108,510	\$ 108,500
7	Erosion Control	N/A	2,710	L.F.	\$ 10	\$ 27,100
SUBTOTAL						\$ 989,000
15% DESIGN & ETC.						\$ 148,000

FVCP GERBER FLORIN SUPPLEMENTAL TRUNK SEWER ESTIMATED COST \$ 1,137,000

FUNDING SOURCES:

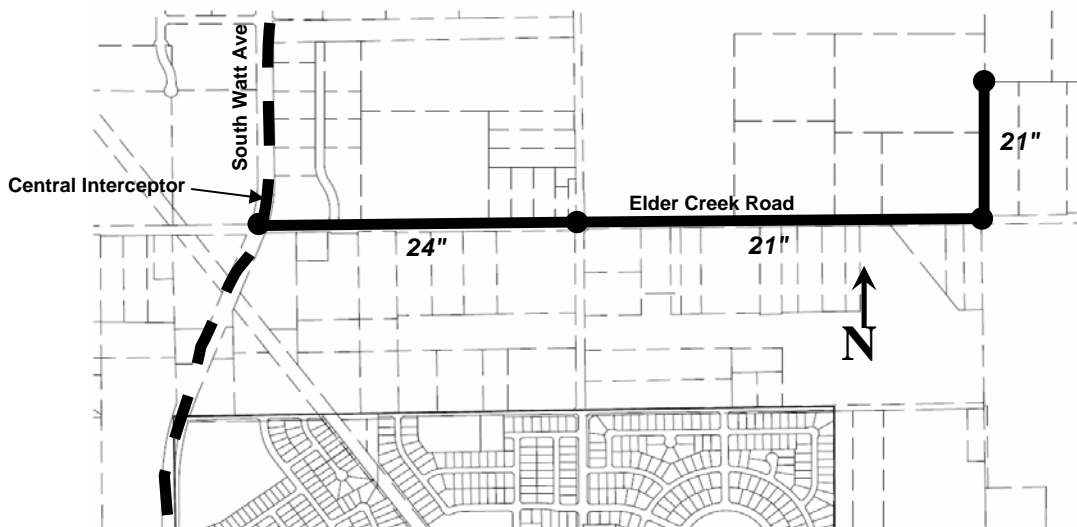
1. See Page XX of this report.

NOTES:

1. Trunk sewer assumes construction concurrent with road improvements: excludes pavement removal and replacement, and reduces traffic, roadway and erosion control related items.
2. **Unit costs per 2002 ENR-based CSD-1 Capital Improvement Program costs adjusted to 2006 ENR index.**
3. If project is not bid per CSD-1 criteria, reimbursement is subject to the CSD-1 reimbursement schedule for the current year.

Table C-6

**Florin Vineyard Community Plan
 CIP
 Sanitary Sewer (Future Buildout)**



SANITARY SEWER ~ CE Gravel Area West Trunk

N.T.S.

ITEM	DESCRIPTION	DEPTH (Feet)	QUANTITY	UNIT	UNIT PRICE	COST (Rounded)
1	21" CSD-1 trunk sewer line incl. mh's	16 - 20	2,710	L.F.	\$ 200	\$ 542,000
2	21" CSD-1 trunk sewer line incl. mh's	20 - 25	1,290	L.F.	\$ 210	\$ 270,900
3	24" CSD-1 trunk sewer line incl. mh's	20 - 25	2,100	L.F.	\$ 230	\$ 483,000
4	Traffic Control	N/A	6,100	L.F.	\$ 10	\$ 61,000
5	Mobilization & demobilization (5% of 1-3)	N/A	1	L.S.	\$ 64,795	\$ 64,800
6	Contingencies for unknown subsurface conditions (30% of 1-3)	N/A	1	L.S.	\$ 388,770	\$ 388,800
7	Erosion Control	N/A	6,100	L.F.	\$ 10	\$ 61,000
SUBTOTAL						\$ 1,872,000
15% DESIGN & ETC.						\$ 281,000

FVCP CE GRAVEL AREA WEST TRUNK SEWER ESTIMATED COST \$ 2,153,000

FUNDING SOURCES:

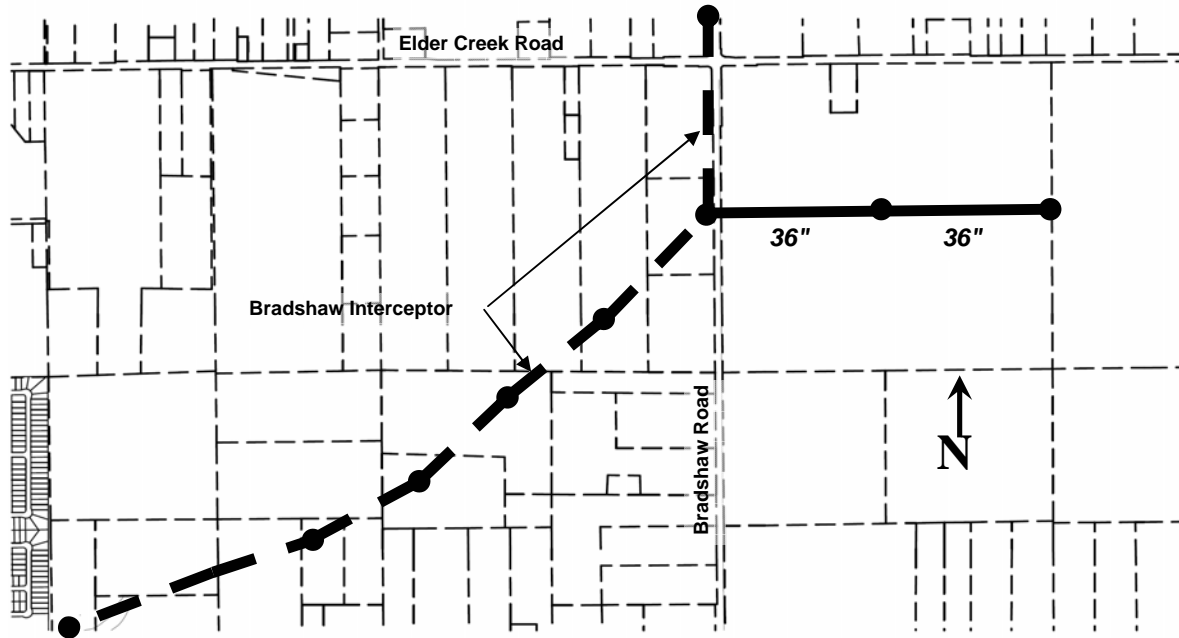
1. See Page XX of this report.

NOTES:

1. Trunk sewer assumes construction concurrent with road improvements: excludes pavement removal and replacement, and reduces traffic, roadway and erosion control related items.
2. **Unit costs per 2002 ENR-based CSD-1 Capital Improvement Program costs adjusted to 2006 ENR index.**
3. If project is not bid per CSD-1 criteria, reimbursement is subject to the CSD-1 reimbursement schedule for the current year.

Table C-7

**Florin Vineyard Community Plan
 CIP
 Sanitary Sewer (Future Buildout)**



SANITARY SEWER ~ BR Elder Creek Trunk

N.T.S.

ITEM	DESCRIPTION	DEPTH (Feet)	QUANTITY	UNIT	UNIT PRICE	COST (Rounded)
1	36" CSD-1 trunk sewer line incl. mh's	26 - 30	2,740	L.F.	\$ 350	\$ 959,000
2	Traffic Control	N/A	2,740	L.F.	\$ 10	\$ 27,400
3	Mobilization & demobilization (5% of 1)	N/A	1	L.S.	\$ 47,950	\$ 48,000
4	Contingencies for unknown subsurface conditions (30% of 1)	N/A	1	L.S.	\$ 287,700	\$ 287,700
5	Erosion Control	N/A	2,740	L.F.	\$ 10	\$ 27,400
SUBTOTAL						\$ 1,350,000
15% DESIGN & ETC.						\$ 203,000

FVCP BR ELDER CREEK TRUNK SEWER ESTIMATED COST \$ 1,553,000

FUNDING SOURCES:

1. See Page XX of this report.

NOTES:

1. Trunk sewer assumes construction concurrent with road improvements: excludes pavement removal and replacement, and reduces traffic, roadway and erosion control related items.
2. **Unit costs per 2002 ENR-based CSD-1 Capital Improvement Program costs adjusted to 2006 ENR index.**
3. If project is not bid per CSD-1 criteria, reimbursement is subject to the CSD-1 reimbursement schedule for the current year.

APPENDIX D

DRAINAGE CIP

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Table D-1
Florin Vineyard Public Facilities Financing Plan
Summary of Drainage Costs [1]

Drainage Shed	Zone 11A Reimbursable	FVCP Fee Program	Total Project Cost
PHASE 1			
Unionhouse Creek Shed	\$3,642,100	\$482,700	\$4,124,800
Florin Creek Shed	\$6,690,700	\$114,300	\$6,805,000
Elder/Gerber Creek Shed	\$5,424,500	\$1,016,400	\$6,440,900
Subtotal Drainage Cost Phase 1	\$15,757,300	\$1,613,400	\$17,370,700
ADDITIONAL BUILDOUT COSTS			
Unionhouse Creek Shed	\$0	\$0	\$0
Florin Creek Shed	\$0	\$0	\$0
Elder/Gerber Creek Shed	\$5,653,200	\$246,500	\$5,899,700
Subtotal Drainage Cost - Additional Costs at Buildout	\$5,653,200	\$246,500	\$5,899,700
TOTAL BUILDOUT DRAINAGE COST	\$21,410,500	\$1,859,900	\$23,270,400

"drain_sum"

Source: MacKay & Soms Civil Engineers, Inc.

[1] According to MacKay & Soms, all backbone drainage facilities required for buildout of the residential components of the FVCP will be complete in Phase 1.

Table D-2
Florin Vineyard Public Facilities Financing Plan
Summary of FVCP Supplemental Drainage Costs at Buildout

Drainage Shed	Drainage Facilities	Channel Corridor & Detention Basin Land Acquisition	Buildout Total
Unionhouse Creek Shed	\$72,300	\$410,400	\$482,700
Florin Creek Shed	\$114,300	\$0	\$114,300
Elder Gerber Creeks Shed	\$355,700	\$907,200	\$1,262,900
Total Costs	\$542,300	\$1,317,600	\$1,859,900
Percent of Total	29%	71%	100%

"drain_suppl"

Source: MacKay & Soms Civil Engineers, Inc.

FLORIN VINEYARD COMMUNITY PLAN

UNIONHOUSE CREEK SHED

MAJOR DRAINAGE FACILITIES BUILDOUT SUMMARY

SHEET	PROJECT NAME	Zone 11A Reimbursable	FVCP Fee Program	Total Project Cost
	<u>BASINS</u>			
1	UHDET2	\$ 976,900	\$ 28,900	\$ 1,005,800
3	WQSCK	\$ 68,800	\$ 161,100	\$ 229,900
4	DEUH1	\$ 213,000	\$ 16,100	\$ 229,100
7	WQUH1AN	\$ 106,400	\$ 276,600	\$ 383,000
	<u>TRUNK PIPE SYSTEM</u>			
9	Trunk Storm Drain	\$ 2,277,000	\$ -	\$ 2,277,000
	TOTAL (UNIONHOUSE CREEK):	\$ 3,642,100	\$ 482,700	\$ 4,124,800

Table D-4

FLORIN VINEYARD COMMUNITY PLAN**UNIONHOUSE CREEK SHED****Trunk Drainage System**

N.T.S.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE (2007)	COST (Rounded)
1	24" Storm Drain	570	LF	\$ 49.60	\$ 28,300
2	30" Storm Drain	1,560	LF	\$ 59.22	\$ 92,400
3	36" Storm Drain	4,200	LF	\$ 72.43	\$ 304,200
4	42" Storm Drain	310	LF	\$ 99.14	\$ 30,700
5	48" Storm Drain	4,830	LF	\$ 114.11	\$ 551,200
6	54" Storm Drain	690	LF	\$ 121.18	\$ 83,600
7	60" Storm Drain	4,650	LF	\$ 135.04	\$ 627,900
8	48" Manhole (at 300' spacing)	9	EA	\$ 2,923.41	\$ 26,300
9	60" Manhole (at 300' spacing)	20	EA	\$ 4,254.04	\$ 85,100
10	72" Manhole (at 300' spacing)	18	EA	\$ 5,249.57	\$ 94,500
11	84" Manhole (at 300' spacing)	18	EA	\$ 6,129.74	\$ 110,300
12	30" Outfall Structure	2	EA	\$ 12,314.00	\$ 24,600
13	36" Outfall Structure	1	EA	\$ 12,314.00	\$ 12,300
14	48" Outfall Structure	1	EA	\$ 12,314.00	\$ 12,300
15	60" Outfall Structure	2	EA	\$ 12,314.00	\$ 24,600
		SUBTOTAL			\$ 2,108,300
Engineering/Contingency		8%			\$ 168,700
		TOTAL			\$ 2,277,000
SUMMARY					
Zone 11A					\$ 2,277,000
FVCP Fee Program					\$ -
TOTAL ESTIMATED COST - UNIONHOUSE CREEK SHED TRUNK SYSTEM					\$ 2,277,000

- Notes:**
1. Trunk storm drain construction assumed concurrent with road improvements - excludes pavement removal and replacement.
 2. Unit costs based on 2008 Zone 11A schedule.
 3. Soft costs in excess of 5% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.
 4. When a 2008 Zone 11 Fee Schedule price was not available, costs identified in the approved 2004 NVSSP PFFP were extended by 11.82% consistent with the Zone 11A Fee Schedule increase over the same period.

FLORIN VINEYARD COMMUNITY PLAN**UNIONHOUSE CREEK SHED****Detention and Water Quality Treatment Basin UHDET2**

(31.8 ac ft detention & water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	<i>a</i>		<i>b</i>	<i>c=a*b</i>
ZONE 11A				
1. Clear & Grub	5.6	acres	\$1,000.00	\$ 5,600
2. Basin Excavation	58,600	c.y.	\$ 3.71	\$ 217,406
3. Hydroseed	65,000	sf	\$ 0.41	\$ 26,390
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	1,980	l.f.	\$ 10.90	\$ 21,582
7 Land Acquisition (Zone 11)	6	acres	\$ 108,000.00	\$ 604,800
Subtotal - Zone 11A				\$ 888,100
Engineering/Contingency		5%		\$ 44,400
Construction/Contingency		5%		\$ 44,400
TOTAL ZONE 11A				\$ 976,900
FVCP SUPPLEMENTAL FEE PROGRAM				
8. Landscaping (basin sides)	1,980	lf	\$ 10.79	\$ 21,364
Subtotal - FVCP Suppl. Fee Program				\$ 21,400
Engineering/Contingency		35%		\$ 7,500
Land Acquisition (Supplemental)	2.0	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 28,900
SUMMARY				
Zone 11A Reimbursable				\$ 976,900
FVCP Suppl. Fee Program				\$ 28,900
TOTAL PROJECT COST (Basin UHDET2)				\$ 1,005,800

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN VINEYARD COMMUNITY PLAN**UNIONHOUSE CREEK SHED****Water Quality Treatment Basin WQSK**

(2.4 ac ft water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	<i>a</i>		<i>b</i>	<i>c=a*b</i>
ZONE 11A				
1. Clear & Grub	1.4	acres	\$1,000.00	\$ 1,400
2. Basin Excavation	6,590	c.y.	\$ 3.71	\$ 24,449
3. Hydroseed	31,500	sf	\$ 0.41	\$ 12,789
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	680	l.f.	\$ 10.90	\$ 7,412
Subtotal - Zone 11A				\$ 62,600
Engineering/Contingency		5%		\$ 3,100
Construction/Contingency		5%		\$ 3,100
TOTAL ZONE 11A				\$ 68,800
FVCP SUPPLEMENTAL FEE PROGRAM				
8. Landscaping (basin sides)	680	lf	\$ 10.79	\$ 7,337
Subtotal - FVCP Suppl. Fee Program				\$ 7,300
Engineering/Contingency		35%		\$ 2,600
Land Acquisition (Supplemental)	1.4	acres	\$ 108,000.00	\$ 151,200
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 161,100
SUMMARY				
Zone 11A Reimbursable				\$ 68,800
FVCP Suppl. Fee Program				\$ 161,100
TOTAL PROJECT COST (Basin WQSK)				\$ 229,900

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN VINEYARD COMMUNITY PLAN

UNIONHOUSE CREEK SHED

Detention / Water Quality Basin DETUH1

(37.0 ac ft detention & water quality treatment- 25 ac-ft exist.)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	3.0	acres	\$1,000.00	\$ 3,000
2. Basin - Excavation	31,000	c.y.	\$ 3.71	\$ 115,010
3. Hydroseed	160,000	sf	\$ 0.41	\$ 64,960
4. Basin Access Ramp	0	each	\$ 15,000.00	\$ -
5. Pipe Gate	0	each	\$ 2,946.99	\$ -
6. Fencing - Post & Cable	1,250	l.f.	\$ 10.90	\$ 13,625
Subtotal - Zone 11A				\$ 193,600
Engineering/Contingency		5%		\$ 9,700
Construction/Contingency		5%		\$ 9,700
Land Acquisition (Zone 11A)	0.0	acres	\$ 108,000.00	\$ -
TOTAL ZONE 11A				\$ 213,000
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	1,100	lf	\$ 10.79	\$ 11,869
Subtotal - FVCP Suppl. Fee Program				\$ 11,900
Engineering/Contingency		35%		\$ 4,200
Land Acquisition (Supplemental)	0.0	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 16,100
SUMMARY				
Zone 11A Reimbursable				\$ 213,000
FVCP Suppl. Fee Program				\$ 16,100
TOTAL PROJECT COST (Basin DETUH1)				\$ 229,100

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition not required as entire parcel is already owned by the County
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN VINEYARD COMMUNITY PLAN**UNIONHOUSE CREEK SHED****Water Quality Treatment Basin WQUH1AN**

(6.1 ac ft water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	<i>a</i>		<i>b</i>	<i>c=a*b</i>
ZONE 11A				
1. Clear & Grub	2.4	acres	\$1,000.00	\$ 2,400
2. Basin - Excavation	10,000	c.y.	\$ 3.66	\$ 36,600
3. Hydroseed	79,000	sf	\$ 0.40	\$ 31,600
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,500.00	\$ 2,500
6. Fencing - Post & Cable	1,200	l.f.	\$ 9.25	\$ 11,100
Subtotal - Zone 11A				\$ 96,800
Engineering/Contingency		5%		\$ 4,800
Construction/Contingency		5%		\$ 4,800
TOTAL ZONE 11A				\$ 106,400
FVCP SUPPLEMENTAL FEE PROGRAM				
8. Landscaping	1,200	lf	\$ 10.79	\$ 12,948
Subtotal - FVCP Suppl. Fee Program				\$ 12,900
Engineering/Contingency		35%		\$ 4,500
Land Acquisition (Supplemental)	2.4	acres	\$ 108,000.00	\$ 259,200
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 276,600
SUMMARY				
Zone 11A Reimbursable				\$ 106,400
FVCP Suppl. Fee Program				\$ 276,600
TOTAL PROJECT COST (Water Quality Basin WQUH1AN)				\$ 383,000

NOTES:

1. Unit Costs based on 2007 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN CREEK SHED

MAJOR DRAINAGE FACILITIES BUILDOUT SUMMARY

SHEET	PROJECT NAME	Zone 11A Reimbursable	FVCP Fee Program	Total Project Cost
	<u>BASIN</u>			
1	MH6DET	\$ 799,900	\$ 24,000	\$ 823,900
2	SWATTD	\$ 1,172,300	\$ 30,000	\$ 1,202,300
3	DETF4C	\$ 1,953,900	\$ 43,700	\$ 1,997,600
4	SC2-R71	\$ 487,600	\$ 16,600	\$ 504,200
	<u>TRUNK PIPE SYSTEM</u>			
5	Trunk Storm Drain	\$ 2,277,000	-	\$ 2,277,000
	TOTAL:	\$ 6,690,700	\$ 114,300	\$ 6,805,000

Table D-10

FLORIN VINEYARD COMMUNITY PLAN

FLORIN CREEK SHED

Trunk Drainage System

N.T.S.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE (2007)	COST (Rounded)
1	24" Storm Drain	570	LF	\$ 49.60	\$ 28,300
2	30" Storm Drain	1,560	LF	\$ 59.22	\$ 92,400
3	36" Storm Drain	4,200	LF	\$ 72.43	\$ 304,200
4	42" Storm Drain	310	LF	\$ 99.14	\$ 30,700
5	48" Storm Drain	4,830	LF	\$ 114.11	\$ 551,200
6	54" Storm Drain	690	LF	\$ 121.18	\$ 83,600
7	60" Storm Drain	4,650	LF	\$ 135.04	\$ 627,900
8	48" Manhole (at 300' spacing)	9	EA	\$ 2,923.41	\$ 26,300
9	60" Manhole (at 300' spacing)	20	EA	\$ 4,254.04	\$ 85,100
10	72" Manhole (at 300' spacing)	18	EA	\$ 5,249.57	\$ 94,500
11	84" Manhole (at 300' spacing)	18	EA	\$ 6,129.74	\$ 110,300
12	30" Outfall Structure	2	EA	\$ 12,314.00	\$ 24,600
13	36" Outfall Structure	1	EA	\$ 12,314.00	\$ 12,300
14	48" Outfall Structure	1	EA	\$ 12,314.00	\$ 12,300
15	60" Outfall Structure	2	EA	\$ 12,314.00	\$ 24,600
		SUBTOTAL			\$ 2,108,300
	Engineering/Contingency	8%			\$ 168,700
		TOTAL			\$ 2,277,000
SUMMARY					
	Zone 11A				\$ 2,277,000
	FVCP Fee Program				\$ -
	TOTAL ESTIMATED COST - FLORIN CREEK SHED TRUNK SYSTEM				\$ 2,277,000

- Notes:**
1. Trunk storm drain construction assumed concurrent with road improvements - excludes pavement removal and replacement.
 2. Unit costs based on 2008 Zone 11A schedule.
 3. Soft costs in excess of 5% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.
 4. When a 2008 Zone 11 Fee Schedule price was not available, costs identified in the approved 2004 NVSSP PFFP were extended by 11.82% consistent with the Zone 11A Fee Schedule increase over the same period.

FLORIN VINEYARD COMMUNITY PLAN**FLORIN CREEK SHED****Detention Basin MH6DET**

(21.6 ac ft detention)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	4.6	acres	\$1,000.00	\$ 4,600
2. Basin - Excavation	43,100	c.y.	\$ 3.71	\$ 159,901
3. Hydroseed	196,300	sf	\$ 0.41	\$ 79,698
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	1,650	l.f.	\$ 10.90	\$ 17,985
Subtotal - Zone 11A				\$ 275,500
Engineering/Contingency		5%		\$ 13,800
Construction/Contingency		5%		\$ 13,800
Land Acquisition (Zone 11A)	4.6	acres	\$ 108,000.00	\$ 496,800
TOTAL ZONE 11A				\$ 799,900
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	1,650	lf	\$ 10.79	\$ 17,804
Subtotal - FVCP Suppl. Fee Program				\$ 17,800
Engineering/Contingency		35%		\$ 6,200
Land Acquisition (Supplemental)	4.6	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 24,000
SUMMARY				
Zone 11A Reimbursable				\$ 799,900
FVCP Suppl. Fee Program				\$ 24,000
TOTAL PROJECT COST (Drainage Basin MH6DET)				\$ 823,900

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.
4. Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$108,000).

FLORIN VINEYARD COMMUNITY PLAN

FLORIN CREEK SHED

Detention Basin SWATTD

(35.8 ac ft detention)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	6.4	acres	\$1,000.00	\$ 6,400
2. Basin - Excavation	72,400	c.y.	\$ 3.71	\$ 268,604
3. Hydroseed	315,900	sf	\$ 0.41	\$ 128,255
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	2,060	l.f.	\$ 10.90	\$ 22,454
Subtotal - Zone 11A				\$ 437,300
Engineering/Contingency		5%		\$ 21,900
Construction/Contingency		5%		\$ 21,900
Land Acquisition (Zone 11A)	6.4	acres	\$ 108,000.00	\$ 691,200
TOTAL ZONE 11A				\$ 1,172,300
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	2,060	lf	\$ 10.79	\$ 22,227
Subtotal - FVCP Suppl. Fee Program				\$ 22,200
Engineering/Contingency		35%		\$ 7,800
Land Acquisition (Supplemental)	6.4	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 30,000
SUMMARY				
Zone 11A Reimbursable				\$ 1,172,300
FVCP Suppl. Fee Program				\$ 30,000
TOTAL PROJECT COST (Drainage Basin SWATTD)				\$ 1,202,300

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.
4. Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$108,000).

FLORIN VINEYARD COMMUNITY PLAN

FLORIN CREEK SHED

Detention Basin SC2-R71

(7.4 ac ft detention)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	<i>a</i>		<i>b</i>	<i>c=a*b</i>
ZONE 11A				
1. Clear & Grub	1.9	acres	\$1,000.00	\$ 1,900
2. Basin - Excavation	21,300	c.y.	\$ 3.71	\$ 79,023
3. Hydroseed	87,500	sf	\$ 0.41	\$ 35,525
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	1,140	l.f.	\$ 109.00	\$ 124,260
Subtotal - Zone 11A				\$ 256,800
Engineering/Contingency		5%		\$ 12,800
Construction/Contingency		5%		\$ 12,800
Land Acquisition (Zone 11A)	1.9	acres	\$ 108,000.00	\$ 205,200
TOTAL ZONE 11A				\$ 487,600
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	1,140	lf	\$ 10.79	\$ 12,301
Subtotal - FVCP Suppl. Fee Program				\$ 12,300
Engineering/Contingency		35%		\$ 4,300
Land Acquisition (Supplemental)	1.9	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 16,600
SUMMARY				
Zone 11A Reimbursable				\$ 487,600
FVCP Suppl. Fee Program				\$ 16,600
TOTAL PROJECT COST (Drainage Basin SC2-R71)				\$ 504,200

NOTES:

FLORIN VINEYARD COMMUNITY PLAN

FLORIN CREEK SHED

Detention Basin DETF4C

(45.5 ac ft detention)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	10.9	acres	\$1,000.00	\$ 10,900
2. Basin - Excavation	73,500	c.y.	\$ 3.71	\$ 272,685
3. Hydroseed	218,000	sf	\$ 0.41	\$ 88,508
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	3,000	l.f.	\$ 109.00	\$ 327,000
Subtotal - Zone 11A				\$ 706,100
Engineering/Contingency		5%		\$ 35,300
Construction/Contingency		5%		\$ 35,300
Land Acquisition (Zone 11A)	10.9	acres	\$ 108,000.00	\$ 1,177,200
TOTAL ZONE 11A				\$ 1,953,900
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	3,000	lf	\$ 10.79	\$ 32,370
Subtotal - FVCP Suppl. Fee Program				\$ 32,400
Engineering/Contingency		35%		\$ 11,300
Land Acquisition (Supplemental)	10.9	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 43,700
SUMMARY				
Zone 11A Reimbursable				\$ 1,953,900
FVCP Suppl. Fee Program				\$ 43,700
TOTAL PROJECT COST (Drainage Basin DETF4C)				\$ 1,997,600

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.
4. Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$108,000).

ELDER / GERBER CREEKS SHED

MAJOR DRAINAGE FACILITIES SUMMARY

SHEET	PROJECT NAME	Zone 11A Reimbursable	FVCP Fee Program	Total Project Cost
	<u>OPEN CHANNEL</u>			
1	Trap Channel G3CH (Buildout)	\$ 76,300	\$ 11,900	\$ 88,200
2	Trap Channel E3CH (Buildout)	\$ 963,000	\$ 159,800	\$ 1,122,800
	<u>BASIN</u>			
3	G43	\$ 1,109,100	\$ 32,000	\$ 1,141,100
4	E31 (Buildout)	\$ 1,659,200	\$ 45,100	\$ 1,704,300
5	WQ221	\$ 236,000	\$ 580,000	\$ 816,000
6	WQMH10	\$ 110,300	\$ 241,400	\$ 351,700
7	WQGC	\$ 70,000	\$ 136,900	\$ 206,900
8	E28 (Phase 1)	\$ 839,700	\$ 26,100	\$ 865,800
9	E28 (Buildout)	\$ 1,873,800	\$ 29,700	\$ 1,903,500
	<u>TRUNK PIPE SYSTEM</u>			
10	Trunk Storm Drain (Phase 1)	\$ 3,059,400	\$ -	\$ 3,059,400
11	Trunk Storm Drain (Buildout)	\$ 1,080,900	\$ -	\$ 1,080,900
	TOTAL (ELDER / GERBER CREEKS):	\$ 11,077,700	\$ 1,262,900	\$ 12,340,600

Table D-16

date: June 26, 2007
 by: DD
 revised by: hf
 revised: July 9, 2008

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Phase 1 Trunk Drainage System

N.T.S.

ITEM	DESCRIPTION	UNIT PRICE (2008)	COST (Rounded)
1	24" Storm Drain	\$ 49.60	\$ 78,900
2	30" Storm Drain	\$ 59.22	\$ 302,900
3	36" Storm Drain	\$ 72.43	\$ 560,600
4	42" Storm Drain	\$ 99.14	\$ 196,300
5	48" Storm Drain	\$ 114.11	\$ 369,700
6	54" Storm Drain	\$ 121.18	\$ 216,900
7	60" Storm Drain	\$ 135.04	\$ 283,600
8	66" Storm Drain	\$ 172.10	\$ 358,700
10	48" Manhole (at 300' spacing)	\$ 2,923.41	\$ 5,800
11	60" Manhole (at 300' spacing)	\$ 4,254.04	\$ 55,300
12	72" Manhole (at 300' spacing)	\$ 5,249.57	\$ 220,500
13	84" Manhole (at 300' spacing)	\$ 6,129.74	\$ 91,900
14	108" Manhole/Junction Structure	\$ 7,544.29	\$ 30,200
15	30" Outfall Structure	\$ 12,314.00	\$ 12,300
16	36" Outfall Structure	\$ 12,314.00	\$ 24,600
17	42" Outfall Structure	\$ 12,314.00	\$ 12,300
18	66" Outfall Structure	\$ 12,314.00	\$ 12,300
			\$ 2,832,800
	Engineering/Contingency		\$ 226,600
			\$ 3,059,400
SUMMARY			
	Zone 11A		\$ 3,059,400
	FVCP Fee Program		\$ -
	TOTAL ESTIMATED COST - ELDER / GERBER CREEKS SHED TRUNK SYS1		\$ 3,059,400

- Notes:**
1. Trunk storm drain construction assumed concurrent with road improvements - excludes pavement removal and replacement.
 2. Unit costs based on 2008 Zone 11A schedule.
 3. Soft costs in excess of 5% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.
 4. When a 2008 Zone 11 Fee Schedule price was not available, costs identified in the approved 2004 N were extended by 11.82% consistent with the Zone 11A Fee Schedule increase over the same period.

Table D-17

date: June 26, 2007
 by: DD
 revised by: hf
 revised: July 9, 2008

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Buildout Trunk Drainage System

N.T.S.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE (2008)	COST (Rounded)
1	24" Storm Drain	2,070	LF	\$ 49.60	\$ 102,700
2	30" Storm Drain	630	LF	\$ 59.22	\$ 37,300
3	36" Storm Drain	520	LF	\$ 72.43	\$ 37,700
4	42" Storm Drain	2,150	LF	\$ 99.14	\$ 213,200
9	72" Storm Drain	2,260	LF	\$ 199.22	\$ 450,200
10	48" Manhole (at 300' spacing)	11	EA	\$ 2,923.41	\$ 32,200
11	60" Manhole (at 300' spacing)	7	EA	\$ 4,254.04	\$ 29,800
13	84" Manhole (at 300' spacing)	7	EA	\$ 6,129.74	\$ 42,900
14	108" Manhole/Junction Structure	4	EA	\$ 7,544.29	\$ 30,200
17	42" Outfall Structure	1	EA	\$ 12,314.00	\$ 12,300
19	72" Outfall Structure	1	EA	\$ 12,314.00	\$ 12,300
		SUBTOTAL			\$ 1,000,800
Engineering/Contingency		8%			\$ 80,100
		TOTAL			\$ 1,080,900
SUMMARY					
Zone 11A					\$ 1,080,900
FVCP Fee Program					\$ -
TOTAL ESTIMATED COST - ELDER / GERBER CREEKS SHED TRUNK SYSTEM					\$ 1,080,900

- Notes:**
1. Trunk storm drain construction assumed concurrent with road improvements - excludes pavement removal and replacement.
 2. Unit costs based on 2008 Zone 11A schedule.
 3. Soft costs in excess of 5% of the total construction cost for Zone 11A reimbursable items are not reimbursable through Zone 11A and as such shall be borne by the developer.
 4. When a 2008 Zone 11 Fee Schedule price was not available, costs identified in the approved 2004 NVSSP PFFP were extended by 11.82% consistent with the Zone 11A Fee Schedule increase over the same period.
 5. Buildout drainage facilities are conceptual in nature - identified to serve future industrial area

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Trapezoidal Channel G3CH (Buildout)

(6' bottom width, 3:1 side slopes, 550' length)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	<i>a</i>		<i>b</i>	<i>c=a*b</i>
ZONE 11A				
1. Clear & Grub	1.0	acres	\$1,000.00	\$ 1,000
2. Channel Excavation	7,350	c.y.	\$ 3.71	\$ 27,269
3. Hydroseed (2/3 channel sides, bottom, upland)	29,700	sf	\$ 0.41	\$ 12,058
4. Channel Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	1,100	l.f.	\$ 10.90	\$ 11,990
Subtotal - Zone 11A				\$ 69,300
Engineering/Contingency		5%		\$ 3,500
Construction/Contingency		5%		\$ 3,500
TOTAL ZONE 11A				\$ 76,300
FVCP SUPPLEMENTAL FEE PROGRAM				
8. Landscaping	1,100	lf	\$ 8.00	\$ 8,800
Subtotal - FVCP Suppl. Fee Program				\$ 8,800
Engineering/Contingency		35%		\$ 3,100
Land Acquisition (Supplemental)	1.0	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 11,900
SUMMARY				
Zone 11A Reimbursable				\$ 76,300
FVCP Suppl. Fee Program				\$ 11,900
TOTAL PROJECT COST (Channel G3CH)				\$ 88,200

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on channel surface area (at exist. ground) plus upland for path and 2' buffers.
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Trapezoidal Channel E3CH (Buildout)

(6' bottom width, 4:1 side slopes, 7,400' length)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	14.8	acres	\$1,000.00	\$ 14,800
2. Channel Excavation	126,100	c.y.	\$ 3.71	\$ 467,831
3. Hydroseed	562,400	sf	\$ 0.41	\$ 228,334
4. Channel Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	14,800	l.f.	\$ 10.90	\$ 161,320
Subtotal - Zone 11A				\$ 875,400
Engineering/Contingency		5%		\$ 43,800
Construction/Contingency		5%		\$ 43,800
TOTAL ZONE 11A				\$ 963,000
FVCP SUPPLEMENTAL FEE PROGRAM				
8. Landscaping	14,800	lf	\$ 8.00	\$ 118,400
Subtotal - FVCP Suppl. Fee Program				\$ 118,400
Engineering/Contingency		35%		\$ 41,400
Land Acquisition (Supplemental)	14.8	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 159,800
SUMMARY				
Zone 11A Reimbursable				\$ 963,000
FVCP Suppl. Fee Program				\$ 159,800
TOTAL PROJECT COST (Channel E3CH - Buildout)				\$ 1,122,800

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on channel surface area (at exist. ground) plus upland (2' buffers).
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Detention Basin E28 (Phase 1)

(28.39 ac ft detention & water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	4.6	acres	\$1,000.00	\$ 4,600
2. Basin - Excavation	51,300	c.y.	\$ 3.71	\$ 190,323
3. Hydroseed	206,700	sf	\$ 0.41	\$ 83,920
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	1,790	l.f.	\$ 10.90	\$ 19,511
Subtotal - Zone 11A				\$ 311,700
Engineering/Contingency		5%		\$ 15,600
Construction/Contingency		5%		\$ 15,600
Land Acquisition (Zone 11A)	4.6	acres	\$ 108,000.00	\$ 496,800
TOTAL ZONE 11A				\$ 839,700
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	1,790	lf	\$ 10.79	\$ 19,314
Subtotal - FVCP Suppl. Fee Program				\$ 19,300
Engineering/Contingency		35%		\$ 6,800
Land Acquisition (Supplemental)	4.6	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 26,100
SUMMARY				
Zone 11A Reimbursable				\$ 839,700
FVCP Suppl. Fee Program				\$ 26,100
TOTAL PROJECT COST (Drainage Basin E28 - Phase 1)				\$ 865,800

NOTES:

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Detention Basin E28 (Buildout)

(66.25 ac ft detention & water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	<i>a</i>		<i>b</i>	<i>c=a*b</i>
ZONE 11A				
1. Clear & Grub	10.6	acres	\$1,000.00	\$ 10,600
2. Basin - Excavation	119,800	c.y.	\$ 3.71	\$ 444,458
3. Hydroseed	482,900	sf	\$ 0.41	\$ 196,057
4. Basin Access Ramp	0	each	\$ 15,000.00	\$ -
5. Pipe Gate	0	each	\$ 2,946.99	\$ -
6. Fencing - Post & Cable	2,040	l.f.	\$ 10.90	\$ 22,236
Subtotal - Zone 11A				\$ 662,800
Engineering/Contingency		5%		\$ 33,100
Construction/Contingency		5%		\$ 33,100
Land Acquisition (Zone 11A)	10.6	acres	\$ 108,000.00	\$ 1,144,800
TOTAL ZONE 11A				\$ 1,873,800
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	2,040	lf	\$ 10.79	\$ 22,012
Subtotal - FVCP Suppl. Fee Program				\$ 22,000
Engineering/Contingency		35%		\$ 7,700
Land Acquisition (Supplemental)	10.6	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 29,700
SUMMARY				
Zone 11A Reimbursable				\$ 1,873,800
FVCP Suppl. Fee Program				\$ 29,700
TOTAL PROJECT COST (Drainage Basin E28)				\$ 1,903,500

NOTES:

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Detention Basins E31 (Buildout)

(95.53 ac ft detention & water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	12.8	acres	\$1,000.00	\$ 12,800
2. Basin - Excavation	172,700	c.y.	\$ 3.71	\$ 640,717
3. Hydroseed	576,600	sf	\$ 0.41	\$ 234,100
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	3,100	l.f.	\$ 10.90	\$ 33,790
Subtotal - Zone 11A				\$ 926,600
Engineering/Contingency		5%		\$ 46,300
Construction/Contingency		5%		\$ 46,300
Land Acquisition (Zone 11A) (exist. powerline easement)	12.8	acres	\$ 50,000.00	\$ 640,000
TOTAL ZONE 11A				\$ 1,659,200
FVCP SUPPLEMENTAL FEE PROGRAM				
8. Landscaping	3,100	lf	\$ 10.79	\$ 33,449
Subtotal - FVCP Suppl. Fee Program				\$ 33,400
Engineering/Contingency		35%		\$ 11,700
Land Acquisition (Supplemental)	12.8	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 45,100
SUMMARY				
Zone 11A Reimbursable				\$ 1,659,200
FVCP Suppl. Fee Program				\$ 45,100
TOTAL PROJECT COST (Drainage Basin E31)				\$ 1,704,300

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.
4. Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$10,000) based on date of reservation agreement.

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Detention Basin G43 (Buildout)

(24.72 ac ft detention & water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	<i>a</i>		<i>b</i>	<i>c=a*b</i>
ZONE 11A				
1. Clear & Grub	6.9	acres	\$1,000.00	\$ 6,900
2. Basin - Excavation	49,400	c.y.	\$ 3.71	\$ 183,274
3. Hydroseed	260,300	sf	\$ 0.41	\$ 105,682
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	2,200	l.f.	\$ 10.90	\$ 23,980
Subtotal - Zone 11A				\$ 330,900
Engineering/Contingency		5%		\$ 16,500
Construction/Contingency		5%		\$ 16,500
Land Acquisition (Zone 11A)	6.9	acres	\$ 108,000.00	\$ 745,200
TOTAL ZONE 11A				\$ 1,109,100
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	2,200	lf	\$ 10.79	\$ 23,738
Subtotal - FVCP Suppl. Fee Program				\$ 23,700
Engineering/Contingency		35%		\$ 8,300
Land Acquisition (Supplemental)	6.9	acres	\$ -	\$ -
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 32,000
SUMMARY				
Zone 11A Reimbursable				\$ 1,109,100
FVCP Suppl. Fee Program				\$ 32,000
TOTAL PROJECT COST (Drainage Basin G43)				\$ 1,141,100

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.
4. Zone 11A Land Acquisition unit cost to be determined by appraisal (assumed to be \$108,000) based on date of reservation agreement.

FLORIN VINEYARD COMMUNITY PLAN

ELDER / GERBER CREEKS SHED

Water Quality Basin WQE21

(16.8 ac ft water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	5.1	acres	\$1,000.00	\$ 5,100
2. Basin - Excavation	27,100	c.y.	\$ 3.71	\$ 100,541
3. Hydroseed	183,000	sf	\$ 0.41	\$ 74,298
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	2,000	l.f.	\$ 10.90	\$ 21,800
Subtotal - Zone 11A				\$ 214,600
Engineering/Contingency		5%		\$ 10,700
Construction/Contingency		5%		\$ 10,700
TOTAL ZONE 11A				\$ 236,000
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	2,000	lf	\$ 10.79	\$ 21,580
Subtotal - FVCP Suppl. Fee Program				\$ 21,600
Engineering/Contingency		35%		\$ 7,600
Land Acquisition (Supplemental)	5.1	acres	\$ 108,000.00	\$ 550,800
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 580,000
SUMMARY				
Zone 11A Reimbursable				\$ 236,000
FVCP Suppl. Fee Program				\$ 580,000
TOTAL PROJECT COST (Water Quality Basin WQE21)				\$ 816,000

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN VINEYARD COMMUNITY PLAN**ELDER / GERBER CREEKS SHED****Water Quality Basin WQM10**

(7.5 ac ft water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	2.1	acres	\$1,000.00	\$ 2,100
2. Basin - Excavation	12,100	c.y.	\$ 3.71	\$ 44,891
3. Hydroseed	65,340	sf	\$ 0.41	\$ 26,528
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	1,000	l.f.	\$ 10.90	\$ 10,900
Subtotal - Zone 11A				\$ 100,300
Engineering/Contingency		5%		\$ 5,000
Construction/Contingency		5%		\$ 5,000
TOTAL ZONE 11A				\$ 110,300
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	1,000	lf	\$ 10.79	\$ 10,790
Subtotal - FVCP Suppl. Fee Program				\$ 10,800
Engineering/Contingency		35%		\$ 3,800
Land Acquisition (Supplemental)	2.1	acres	\$ 108,000.00	\$ 226,800
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 241,400
SUMMARY				
Zone 11A Reimbursable				\$ 110,300
FVCP Suppl. Fee Program				\$ 241,400
TOTAL PROJECT COST (Water Quality Basin WQM10)				\$ 351,700

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

FLORIN VINEYARD COMMUNITY PLAN**ELDER / GERBER CREEKS SHED****Water Quality Basin WQGC**

(4.6 ac ft water quality treatment)

CONSTRUCTION				
Item	QTY	Unit	Total Project Cost	
			Unit Cost	Subtotal
	a		b	c=a*b
ZONE 11A				
1. Clear & Grub	1.2	acres	\$1,000.00	\$ 1,200
2. Basin - Excavation	7,500	c.y.	\$ 3.71	\$ 27,825
3. Hydroseed	30,500	sf	\$ 0.41	\$ 12,383
4. Basin Access Ramp	1	each	\$ 15,000.00	\$ 15,000
5. Pipe Gate	1	each	\$ 2,946.99	\$ 2,947
6. Fencing - Post & Cable	500	l.f.	\$ 10.90	\$ 5,450
Subtotal - Zone 11A				\$ 63,600
Engineering/Contingency		5%		\$ 3,200
Construction/Contingency		5%		\$ 3,200
TOTAL ZONE 11A				\$ 70,000
FVCP SUPPLEMENTAL FEE PROGRAM				
7. Landscaping	500	lf	\$ 10.79	\$ 5,395
Subtotal - FVCP Suppl. Fee Program				\$ 5,400
Engineering/Contingency		35%		\$ 1,900
Land Acquisition (Supplemental)	1.2	acres	\$ 108,000.00	\$ 129,600
TOTAL FVCP SUPPL. FEE PROGRAM				\$ 136,900
SUMMARY				
Zone 11A Reimbursable				\$ 70,000
FVCP Suppl. Fee Program				\$ 136,900
TOTAL PROJECT COST (Water Quality Basin WQGC)				\$ 206,900

NOTES:

1. Unit Costs based on 2008 Zone 11A schedule.
2. Land Acquisition Acreage based on basin surface area (at exist. ground) plus 20%
3. Soft costs in excess of 5% of the total construction cost for Zone 11 reimbursable items are not reimbursable through Zone 11 and as such shall be borne by the developer.

APPENDIX E

PARK COST ESTIMATES

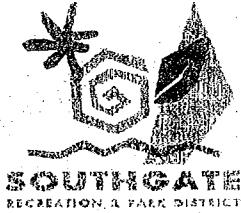
This Capital Improvement Program provides park improvements as identified in the May 2007 Preliminary Draft of the Florin-Vineyard Community Plan Area Park and Recreation Capital Improvement Plan (CIP) Summary prepared by the Southgate Recreation and Park District (SRPD). The estimated construction costs were updated to reflect 2008 market costs.

Park and recreation facilities planned for Florin Vineyard Community Plan include approximately 17.6 acres of mini-parks, 95.2 acres of small and large neighborhood parks, 24.6 acres of community parks, and an additional 13.0 acres of parkland will be provided as parkways along Gardner Avenue, Hedge Avenue, and Florencia Lane, for a total of approximately 150 acres of parks.

The park facilities and costs in the CIP are based in large part on the park sites designated in tentative subdivision map applications as of May 2007 and Plan Area Land Use densities. The proposed park sites and/or facilities will be revised prior to the Final EIR due to revisions to and withdrawals of some of the concurrent tentative map projects, as such CIP facilities and costs used in this report may change significantly.

LIST OF EXHIBITS

GAP Park and Recreation CIP Summary Fax.....	E-1
Park and Recreation Capital Improvement Plan Summary	E-2
Park Facilities	E-3
Parks, Trails and Parkways.....	E-4



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Fax

To: Rich Blackner @ County of Sac	From: Maureen Casey
Fax: 874-8421	Pages: 2 including Cover Page
Phone: 874-7127	Date: 9/4/2008
Re: GAP Park & Recreation CIP Summary	CC:

- Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

Hi Rich,

Enclosed is a copy of the May 2007 Preliminary Draft of the Florin-Vineyard Community Plan Area Park and Recreation Capital Improvement Plan Summary with updated construction costs to reflect 2008 market costs. I recently updated the park CIP for the Vineyard PFFP and used the same unit cost figures. We have not made any changes to the Florin-Vineyard Plan proposed park sites or facilities based on the revisions to the subdivision map applications. We will have to do that before the Final EIR.

I sent a copy of this revised summary to Rosanna Helms at EPS as well. Let me know if you have any questions.

Thanks.

Maureen

SEPT 2008 COST UPDATE

Southgate Recreation and Park District
PRELIMINARY DRAFT MAY 2007
Florin-Vineyard Community Plan
Park & Recreation Capital Improvement Plan Summary

Improvement Description	Units	Cost per Unit	Total Cost
Phase I - Basic Park Development Costs			
1 to 3 acres Mini-Parks	17.90 acres	\$ 203,866	\$ 3,645,821
3+ to 6 acres Small Neighborhood Parks	54.13 acres	\$ 131,046	\$ 7,093,520
6+ to 11 acres Large Neighborhood Parks	41.05 acres	\$ 150,886	\$ 6,193,870
11+ acres Community Parks	24.60 acres	\$ 145,926	\$ 3,589,780
Total Phase I Basic Park Development	137.68 acres		\$ 20,522,791
Community Center Facilities (#1)			
Site Improvements (4 acres)	25,000 square feet	\$ 370	\$ 9,250,000
Architectural & Engineering Fees @ 12%	lump sum		\$ 1,155,000
	percentage		\$ 1,248,600
Total Community Center Facilities			\$ 11,663,600
Parkway and Other Trail Facilities			
Creek Corridor and Open Space Trails			
Gerber Creek (Sof Gerber Rd. E of CCTRN)	2,131 linear feet	\$ 150.00	\$ 319,650
Elder Creek W of Elk Grove-Florin Rd.	3,249 linear feet	\$ 150.00	\$ 487,350
Elder Creek S of Florin Rd. E of EGF Rd.	6,432 linear feet	\$ 150.00	\$ 964,800
Elder Creek N of Florin Rd.	11,081 linear feet	\$ 150.00	\$ 1,662,150
Powerline Open Space Corridor	5,328 linear feet	\$ 100.00	\$ 532,800
Total Trails	28,221		\$ 3,966,750
Pedestrian Signal Crossings			
Elder Creek at Florin Rd.	1 lump sum	\$ 84,893	\$ 84,893
Elder Creek at Elk Grove-Florin Rd.	1 lump sum	\$ 84,893	\$ 84,893
Gerber Creek at Gerber Rd. (West)	1 lump sum	\$ 84,893	\$ 84,893
Powerline Trail at Gerber Rd.	1 lump sum	\$ 84,893	\$ 84,893
Total Pedestrian Crossings	4		\$ 339,570
Parkway Facilities			
Gardner Avenue Parkway; 35' wide	5.8 acres	\$ 202,826	\$ 1,159,853
Hedge Avenue North Parkway; 20' wide	2.4 acres	\$ 202,826	\$ 486,782
Hedge Avenue Parkway South; 35' wide	2.1 acres	\$ 202,826	\$ 425,934
Florencia Lane Parkway; 35' wide	3.3 acres	\$ 202,826	\$ 669,426
Total Parkways	13.6		\$ 2,761,223
Total Parkway and Other Trail Facilities			\$ 7,067,540
Phase II - Park Improvement Costs			
Park Playground Facilities			
Playground Equipment - Small	24 each	\$ 86,250	\$ 2,070,000
Playground Equipment - Large	23 each	\$ 147,500	\$ 3,392,500
Additional Park Facilities			
Soccer Fields	22 each	\$ 5,500	\$ 121,000
Youth Baseball Fields/Softball Fields Backstops Only	4 each	\$ 20,000	\$ 80,000
Youth Baseball Fields/Softball Fields	15 each	\$ 85,000	\$ 1,275,000
Tennis Court W/Fence (set of 2)	6 each	\$ 150,000	\$ 900,000
Sports Lighting Fixtures (multiple fields for 6 parks)	246 each	\$ 15,000	\$ 3,690,000
Basketball Courts (1/2 Court)	26 each	\$ 38,000	\$ 988,000
Shade Structures - Large	5 each	\$ 70,000	\$ 350,000
Shade Structures - Small	51 each	\$ 30,000	\$ 1,530,000
Restroom Buildings (3 sm & 3 lg)	6 each	\$ 150,000	\$ 900,000
Parking Lots (6 Lots: 3 @ 70 & 3 @ 150 stalls)	660 stall	\$ 2,150	\$ 1,419,000
Total Phase II Park Improvements			\$ 16,715,500
SUB-TOTAL Capital Improvement Costs			\$ 55,893,433
Contingency Allowance @ 10%	percentage		\$ 5,589,344
District Park, Recreation & Open Space Master Plan	lump sum		\$ 57,750
TOTAL Capital Improvement Plan Costs			\$ 61,613,133
Total Estimated Dwelling Units (#2)	12,000		
Fee per Dwelling Unit (Without Detention Basins)			\$ 5,134

Notes:

#1 Based on a population estimate of 30,000-35,000 for this plan area we are proposing two community center facilities for a total of 25,000 sqft.

#2 Based on the high-end DU build-out estimate from County Planning of 12,066 (CPAC proposal was 8,950).

**Southgate Recreation & Park District
FLORIN-VINEYARD COMMUNITY PLAN
Park Facilities**

Playgrounds & Phase II Park Facilities Park (Subdivision) Name		Type	Approximate Park Sizes Acres	Soccer Fields	Softball Fields (Adult)	Youth Baseball Fields (LL)	Tennis Courts (set of 2)	Basketball Courts (1/2 Ct.)	SM Shade Shelter & Tables	LG Shade Shelter & Tables	LARGE Playground	SMALL Playground	Restrooms	Parking Lot	Sports Field Lighting	
1	"Stonehedge" Park	N	6.15	1		1		2	2		1	1				
2	"Florin-Vineyard" Park	N	9.50	2		2		2	3	1	1	1	1	1	1	X
3	"Gardner Parke" Park	M	2.20	1					2			1				
4	"Gerber Creek" Park	N	5.13	2		1		2			1	1				
5	"Villages at Elder Creek" Park #1	N	7.40	2		1		2	2	1	1	1	1	1	1	X
	"Villages at Elder Creek" Park #2	M	2.00						2		1	1				
6	"Vintage Creek #1" Park	N	5.50	1		1		1	2		1	1				
7	Park Site - SW of Caselman Rd & EGF Rd.	N	10.00	2	2		3	2	2	1	2	1	1	1	1	X
8	Park Site - S of Gerber/School ("Elk Trail")	N	8.00	1		2		2	2		1	1	1	1	1	X
9	"Legends" Park Site	M	2.00						2		1					
10	"Dakuzaku Village" Park (Phase 1)	N	4.00	1		1		1	2		1					
	"Dakuzaku Village" Park (Phase 2)		2.00						1			1				
11	Park Site - S of Gerber E of Waterman	N	6.00	2		1		2	2		1					
12	"Lawson"/Gerber Crk -W of Brad (Phase 1)		0.50						2							
	"Lawson"/Gerber Crk -W of Brad (Phase 2)	N	5.50						2		1					
13	"Vintage Ranch" Park	M	1.80						1			1				
14	"Roemer Ranch" Park	M	2.00						2		1	1				
15	"Roemer Ranch" Park	M	2.10						1			1				
16	"Roemer Ranch" Park	M	2.50					1	2		1	1				
17	"Roemer Ranch" Park	M	1.80						1			1				
18	"Champion Oaks" Mini-Park Site	N	3.50						1			1				
19	Park Site -S of Florin E of So. Watt	N	6.00	1		1		1	2		1	1				
20	"Florin Terrace" Park Exp. on German Rd.*	M	1.50						1			1				
21	Park Site -S of Florin W of So. Watt	N	4.00	1				2	2		1	1				
22	Park Site -N of Florin W of So. Watt	N	6.00	1		1		1	2		1	1				
23	Park Sites -N of Florin E of So. Watt	N	6.00	1		1		1	2		1	1				
24	Sunrise-Florin Community Park Extension	C	12.00	3	2			2	2	1	2	1	1	1	1	X
25	"Roemer Ranch" Community Park	C	12.60	2		2	3	4	2	1	2	2	1	1	1	X
TOTAL			137.7	22	4	15	6	26	51	5	23	24	6	6		

C=Community Park; M=Mini Park; N=Neighborhood Park

Notes:

* This park site will be added to the adjoining 0.75 acre parcel for Florin Terrace Unit #8 to create a 2.25 acre park.

(1) Parks planned as part of Tentative Subdivision Maps are identified in table with Subdivision Name in quotes and bolded.

(2) Total parkland acreage based on proposed Tentative Subdivision Maps and Plan Area Land Use densities. County Planning Dept. Dwelling Unit Estimate was 12,066 and CPAC was 8,950 for Plan Area.

(3) Additional parkland will be provided as Parkways along Gardner Ave., Hedge Ave. and Florencia Lane. These Parkway corridors are estimated at approximately 13 acres based on estimated street length and a total landscaped corridor width of 20-35 feet.

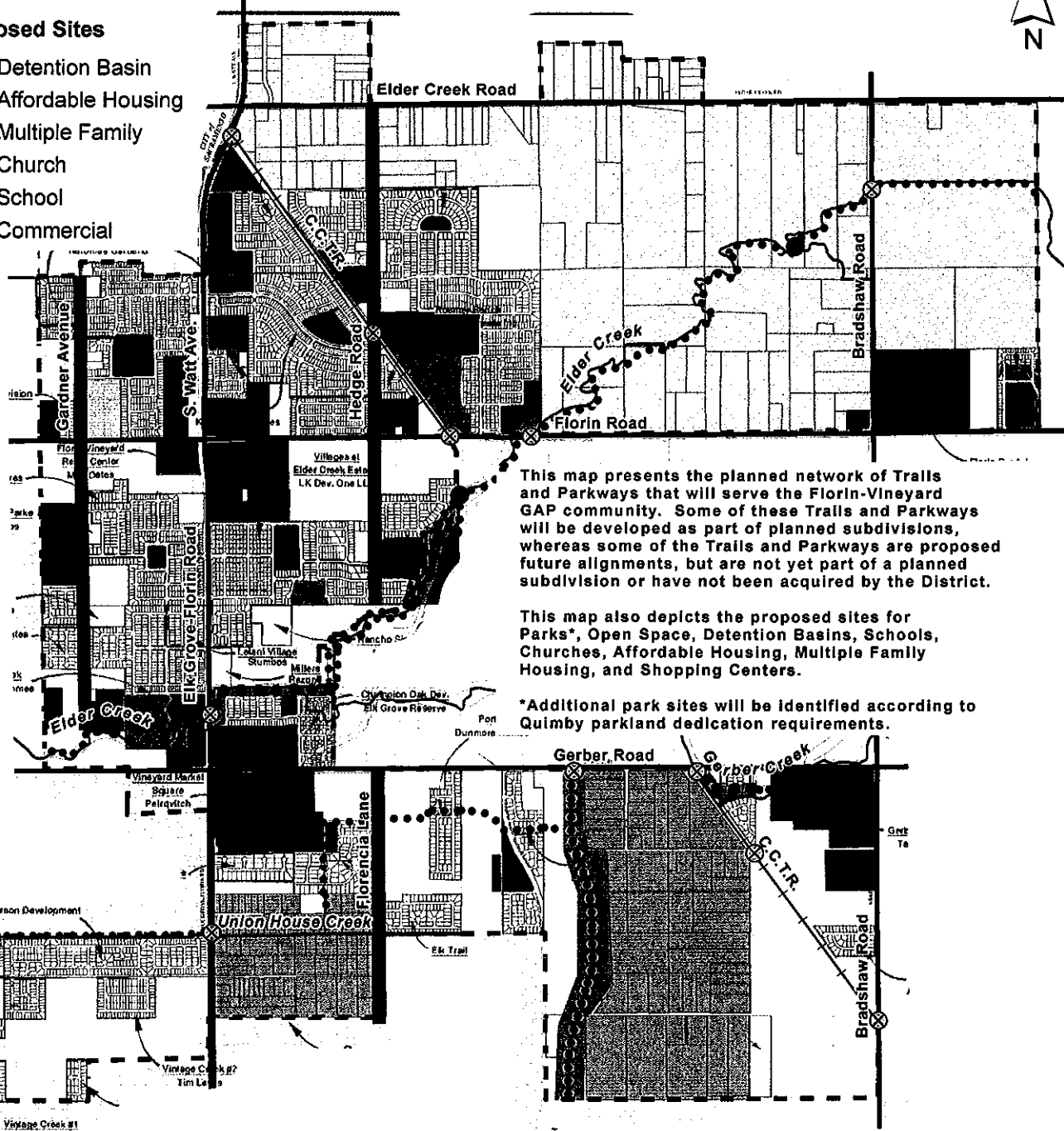
Florin-Vineyard GAP Planning Area

Parks, Trails and Parkways



Proposed Sites

- Detention Basin
- Affordable Housing
- Multiple Family
- Church
- School
- Commercial



This map presents the planned network of Trails and Parkways that will serve the Florin-Vineyard GAP community. Some of these Trails and Parkways will be developed as part of planned subdivisions, whereas some of the Trails and Parkways are proposed future alignments, but are not yet part of a planned subdivision or have not been acquired by the District.

This map also depicts the proposed sites for Parks*, Open Space, Detention Basins, Schools, Churches, Affordable Housing, Multiple Family Housing, and Shopping Centers.

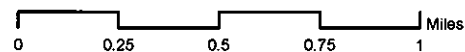
*Additional park sites will be identified according to Quimby parkland dedication requirements.

Trails and Parkways and Parks and Open Space as of May 2007

- Proposed Parks
- Open Space
- Parkways
- Planned Trail
- Proposed Future Trail

Other Features

- Major Roads
- Creeks
- GAP Boundary
- Bike/Ped Bridge Crossing (3)
- Bike/Ped Street Crossing (11)



APPENDIX F

SCHOOL COST ESTIMATES

Table F-1	School Construction Cost by Phase	F-1
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Table F-1
Florin Vineyard Public Facilities Financing Plan
School Construction Costs by Phase

Item	Assumptions	Phase 1	Buildout
DEVELOPMENT			
Residential Units			
Single-Family		5,249	8,544
Multifamily		1,233	2,114
Total Residential Units		6,482	10,658
STUDENT GENERATION			
K-6 Students			
	<u>Yield Rate</u>		
Students from Single-Family	0.3941	2,069	3,367
Students from Multifamily	0.2077	256	439
K-6 Total Students		2,325	3,806
7-8 Students			
	<u>Yield Rate</u>		
Students from Single-Family	0.1086	570	928
Students from Multifamily	0.0525	65	111
7-8 Total Students		635	1,039
9-12 Students			
	<u>Yield Rate</u>		
Students from Single-Family	0.2042	1,072	1,745
Students from Multifamily	0.1184	146	250
9-12 Total Students		1,218	1,995
STUDENT HOUSING COSTS			
	<u>Cost</u>		
Estimated Student Housing Costs	<u>per Student [1]</u>		
Elementary	\$24,310	\$56,520,750	\$92,523,860
Middle	\$29,074	\$18,461,990	\$30,207,886
High School/Continuation	\$34,006	\$41,419,308	\$67,841,970
Total Estimated Student Housing Cost		\$116,402,048	\$190,573,716

"school_cost"

Source: Elk Grove USD Development Fee Justification Study / School Facilities Needs Analysis , July 2008.

[1] Contains three cost components: site acquisition, site development, and building construction.

	K-6	7-8	9-12
Site Acquisition	\$2,544	\$4,836	\$4,836
Site Development	\$3,770	\$5,160	\$4,970
Building Construction	\$17,996	\$19,078	\$24,200
Total	\$24,310	\$29,074	\$34,006

APPENDIX G

LIBRARY COST ESTIMATES

Table G-1	Allocation of Library Costs to Florin Vineyard.....	G-1
Table G-2	Estimate of Total Costs for Vineyard 1 Library.....	G-2

**Table G-1
Florin Vineyard Public Facilities Financing Plan
Allocation of Library Costs to Florin Vineyard**

	Total	Phase 1	Buildout
ESTIMATED FVCP SHARE OF COSTS [1]			
Estimated Community Library Size (sq. ft.)	30,000 sq. ft.		
Total Population Served	60,000 persons		
LIBRARY COSTS			
Construction Hard Costs [2]	\$14,233,000		
Furniture, Technology, and Public Art Costs [2]	\$2,016,400		
Soft Costs	\$5,829,000		
Library Materials Costs [2]	\$3,210,000		
Site Acquisition Costs (3.5 acres @ \$275,000 per acre) [3]	\$962,500		
Total Estimated Library Costs	\$26,250,900		
ALLOCATION			
Step 1: Estimate FVCP Population			
Estimated DUEs	9,329		
x 2.88 DUE Factor [4]	2.88		
Total FVCP Population	26,866		
Step 2: Determine the Share of Sq. Ft. of Community Library to Be Funded			
(FVCP Population * Com. Library Sq. ft.)/Total Population Served [2]	13,433		
Step 3: Determine Allocation %			
Step 2 / Community Library Sq. Ft.	44.78%		
Step 4: Florin Vineyard Fee Program Share			
Step 3 * Total Estimated Library Costs	\$11,754,432		
Step 5: Amount to Be Financed at 10-Year Midpoint [5]			
Step 3 * 0.5	\$5,877,216		
Step 6: Financing for 10 Years at 5.25% [5]			
	\$1,826,728		
Step 4: Determine FVCP Total Cost			
Step 4 + Step 6	\$13,581,000	\$8,221,000	\$13,581,000

"fv_share_library"

Source: Sacramento Public Library Authority Facilities Master Plan 2007-2025, dated November 2006.

- [1] Because the population of the FVSP area is too small for its own community library, it will fund the square footage of library space that would be associated with its share of the community library.
- [2] Escalated to 2008 \$ using the ENR Construction Cost Index and Consumer Price Index.
- [3] Site acquisition costs estimated by EPS based on an average cost of \$275,000 per acre and a site area of 3.5 acres.
- [4] DUE factor (number of persons per household) provided by Sacramento County Public Works Infrastructure Finance Section.
- [5] The library plans to finance half of the NVSSP library costs at mid-point in the anticipated 20-year lifespan of the fee program to begin construction on the Vineyard Library at the mid-point of the life of the fee program. The cost of financing assumes a 5.25% APR for 10 years.

Table G-2
Florin Vineyard Public Facilities Financing Plan
Estimate of Total Costs for Vineyard 1 Library [1]

Cost Item	Quantity	Unit	Unit Cost [2]	Total Project Cost
Construction Hard Costs				
Site Clearing and Grading	126,000	GSF	\$3.07	\$387,000
New Construction	30,000	GSF	\$378.86	\$11,366,000
Parking Surface	48,000	GSF	\$10.24	\$491,000
Hardscape	7,200	GSF	\$15.36	\$111,000
Landscape	40,800	GSF	\$8.19	\$334,000
Site Utilities		Lump Sum		\$250,000
Construction Contingency	10%			\$1,294,000
Subtotal Construction Hard Costs				\$14,233,000
Furniture, Technology, and Public Art Costs				
FF&E	30,000	GSF	\$20.58	\$617,000
Technology	30,000	GSF	\$31.90	\$957,000
Furniture & Technology Contingency	10%			\$157,400
Public Art	2%	Of Const. Cost		\$285,000
Subtotal Furniture, Technology, and Public Art Costs				\$2,016,400
Total Hard Costs				\$16,249,400
Soft Costs				
Design, Engineering & Construction Management	35%	Of Hard Costs		\$5,687,000
Moving Costs	1%	Of Const. Cost		\$142,000
Subtotal Soft Costs				\$5,829,000
Library Material Costs	104,000	Items	\$30.87	\$3,210,000
Total Estimated Library Cost- Vineyard Library 1 [1]				\$25,288,400

"library_costs"

Source: Sacramento Public Library Authority Facilities Master Plan 2007-2025, dated November 2006.

[1] The Vineyard 1 Library will serve several project areas. Therefore, costs shown here will be shared between Florin Vineyard and other nearby plan areas which will also benefit from its services.

[2] Unit construction costs escalated using the ENR Construction Cost Index for San Francisco and the 20-City Average. FF&E, Technology and Library Material costs escalated to 2008 \$ using the San Francisco CPI.

APPENDIX H

TRANSIT COST ESTIMATES

Table H-1	Estimated Cost of Transit Infrastructure and Equipment	H-1
Table H-2	Estimate of Transit Trip Generation	H-2

**Table H-1
Sacramento Regional Transit District Analysis
of Florin-Vineyard Public Facilities Financing Plan
Estimated Cost of Transit Infrastructure and Equipment**

Bus Vehicles		
Cost per Unit (2008\$) [1]	\$	407,500
Quantity		15
Estimated Cost	\$	6,112,500
RT staff recommends that the quantity of bus vehicles be flexible to purchase fewer full size buses if smaller, neighborhood shuttle vehicles would better meet future transit demand.		
Park & Ride Facility		
Land Acquisition Cost (five acres)	\$	1,166,000
Construction Cost (2008\$) [2]		
Assumptions		
500 parking spaces		
100 spaces per acre @ five acres	\$	2,713,500
Total Cost	\$	3,879,500
Bus Maintenance Facility		
Estimated Cost of New Bus Maintenance Facility [2]	\$	24,257,600
Proposed Capacity of New Facility (No. of Buses)		250
Estimated Cost of New Facility per Bus	\$	97,030
Quantity of Buses to Purchase for Specific Plan Area		15
Proposed Specific Area Contribution Toward New Bus Maintenance Facility	\$	1,455,460
Bus Shelters		
Number of Shelters Within Specific Plan Area		40
Cost to Construct Pad/Install Shelter [2]	\$	11,500
Total Cost	\$	460,000
GRAND TOTAL - TRANSIT FACILITIES & EQUIPMENT	\$	11,907,460

Source: Regional Transit; and EPS.

[1] Bus vehicle costs escalated to 2008 dollars by EPS using the Producer Price Index for Transportation Equipment.

[2] Construction costs escalated to 2008 dollars by EPS using the average of the San Francisco and 20-City Construction Cost Indices published in the Engineering News Record.

**Table H-2
Sacramento Regional Transit District
Analysis of Florin-Vineyard Public Facilities Financing Plan
Estimate of Transit Trip Generation**

<u>Land Uses</u>	<u>Number</u>	<u>Type</u>
Single-Family Dwellings	8,544	dwelling unit
Multi-Family Dwellings	2,114	dwelling unit
Commercial	141.80	acre
Business Professional	5.00	acre

<u>ITE Trip Generation Rates</u>	<u>Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Single-Family Detached Housing (210)	9.57	0.77	1.02
Apartment (220)	6.72	0.55	0.67
Office Park (750)	195.11	25.65	28.28

<u>Estimated Trips</u>	<u>Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Single-Family Detached Housing (210)	81,766	6,579	8,715
Apartment (220)	14,206	1,163	1,416
Office Park (750)	28,642	3,765	4,152

<u>Estimated Transit Trips*</u>	<u>Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Single-Family Detached Housing (210)	4,906	395	523
Apartment (220)	852	70	85
Office Park (750)	1,719	226	249

<u>Estimated Infrastructure Need</u>	<u>Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Estimated Passengers Per Hour **	623	690	857
Estimated Bus Capacity	60	60	60
Number of Buses Needed Per Hour	10	12	14
Additional Fleet Spare Vehicles	1	1	1

Total Buses Needed to Service Florin Vineyard Community Plan Area	15
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* Assumes 6 percent mode split

** Assume 12-hour per day operation

APPENDIX I

DUE FACTORS

Table I-1	Summary of DUEs at Buildout.....	I-1
Table I-2	Roadway Facility DUEs.....	I-2
Table I-3	Drainage Facility DUEs	I-3
Table I-4	Park Improvement Facility DUEs	I-4
Table I-5	Library Facility DUEs	I-5
Table I-6	Transit Facility DUEs	I-6

DRAFT

**Table I-1
Florin Vineyard Public Facilities Financing Plan
Summary of DUEs at Buildout**

Land Use	Acres	Roadway DUEs	Drainage DUEs	Park DUEs	Library DUEs	Transit DUEs
RD 2-3						
RD-2	19.0	38	38	38	38	38
RD-3	107.5	301	313	312	312	312
Total RD 2-3	126.5	339	351	350	350	350
RD 3-5						
RD 3	48.8	137	142	142	142	142
RD 4	97.6	342	363	361	361	351
RD 5	829.6	3,402	3,733	3,733	3,733	3,402
Total RD 3-5	976.1	3,880	4,238	4,236	4,236	3,894
RD 5-7						
RD 5	25.8	106	116	116	116	106
RD 6	438.0	2,146	2,365	2,365	2,365	2,146
RD 7	51.5	294	325	325	325	283
Total RD 5-7	515.3	2,545	2,806	2,806	2,806	2,535
RD 7-12						
RD 7	15.5	88	98	98	98	85
RD 9	15.5	101	116	126	126	171
RD 10	15.5	112	116	115	115	189
RD 12	15.5	134	116	134	134	227
Total RD 7-12	62.1	435	446	472	472	672
RD 10	12.3	89	92	91	91	150
RD 20	117.5	1,198	877	1,374	1,374	4,475
General Commercial (GC)	9.0	147	89	15	0	475
Shopping Center (SC)	102.2	1,369	1,014	215	0	6,783
Limited Commercial (LC)	16.5	268	164	41	0	870
Business Professional (BP)	4.5	61	45	14	0	166
Industrial (M-1)	0.0	0	0	0	0	0
TOTAL DUEs		10,330	10,122	9,614	9,329	20,370
Construction Cost		\$184,363,000	\$21,339,100	\$56,029,783	\$13,581,000	\$8,375,740
Total DUEs		10,330	10,122	9,614	9,329	20,370
Fee per DUE [1]		\$17,847	\$2,108	\$5,828	\$1,456	\$411

"due_summary"

[1] Cost per DUE is shown for estimating purposes only. The actual fees per DUE for the various facilities will vary when the PFFP is updated.

Table I-2

ROADWAY FACILITY DUES

I. RESIDENTIAL DWELLING UNIT EQUIVALENT (DUE) FACTORS

ZONING	A MAXIMUM ZONING DENSITY PER ACRE	B ASSUMED DENSITY	C ASSUMED YIELD UNITS PER ACRE (A x B)	D PEAK HOUR TRIPS PER UNIT	E PEAK HOUR TRIPS PER ACRE (DUE FACTOR) (C x D)
AG-80	0.01	100%	0.01	1.0	0.01
AG-20	0.05	100%	0.05	1.0	0.05
AR-10	0.1	100%	0.10	1.0	0.1
AR-5	0.2	100%	0.20	1.0	0.2
AR-2	0.5	100%	0.50	1.0	0.5
AR-1	1	100%	1.00	1.0	1.0
RD-1	1	100%	1.00	1.0	1.0
RD-2	2	100%	2.00	1.0	2.0
RD-3	3	97%	2.91	0.97	2.8
RD-4	4	93%	3.72	0.93	3.5
RD-5	5	90%	4.50	0.9	4.1
RD-6	6	90%	5.40	0.9	4.9
RD-7	7	90%	6.30	0.9	5.7
RD-9	9	90%	8.10	0.8	6.5
RD-10	10	90%	9.00	0.8	7.2
RD-12	12	90%	10.80	0.8	8.6
RD-15	15	90%	13.50	0.7	9.5
RD-20	20	85%	17.00	0.6	10.2
RD-25	25	80%	20.00	0.6	12.0
RD-30	30	80%	24.00	0.6	14.4

II. NON-RESIDENTIAL DWELLING UNIT EQUIVALENT (DUE) FACTORS

ZONING	ASSUMED FLOOR AREA RATIO	FLOORSPACE PER ACRE	PEAK HOUR TRIPS PER ACRE (DUE FACTOR)
M-1/M-2	35%	15,246	7
MP	40%	17,424	18
BP *	35%	15,246	13.5
SC *	28%	12,197	13.4
GC *	25%	10,890	16.3
LC *	25%	10,890	16.3
TC *	25%	10,890	16.3

* DUE FACTOR FROM ANTELOPE PUBLIC FACILITIES FINANCING PLAN WAS USED

Table I-3

DRAINAGE FACILITY DUES

I. RESIDENTIAL DWELLING UNIT EQUIVALENT FACTORS

ZONING	DUE FACTOR
AG-80	0.01
AG-20	0.03
AR-10	0.05
AR-5	0.10
AR-2	0.25
AR-1	1.00
RD-1	1.00
RD-2	2.00
RD-3	2.91
RD-4	3.72
RD-5	4.50
RD-6	5.40
RD-7	6.30
RD-9	7.47
RD-10	7.47
RD-12	7.47
RD-15	7.47
RD-20	7.47
RD-25	7.47
RD-30	7.47

II. NON-RESIDENTIAL DUE FACTORS

ZONING	DUE FACTOR
MI / M2	8.71
MP	8.71
BP	9.93
SC	9.93
GC	9.93
LC	9.93
TC	9.93

Source: Addendum to the Laguna South Public Facilities Fee Program Nexus Study - Lent Ranch Update, February 2003.

Table I-4

PARK IMPROVEMENT FACILITY DUES

I. RESIDENTIAL DWELLING UNIT EQUIVALENT (DUE) FACTORS

ZONING	A MAXIMUM ZONING DENSITY PER ACRE	B ASSUMED YIELD UNITS PER ACRE	C PERSONS PER HOUSEHOLD	D PERSONS PER ACRE (B x C)	E DUE FACTOR (D / 2.88)
AG-80	0.01	0.01	2.88	0.04	0.01
AG-20	0.05	0.05	2.88	0.14	0.05
AR-10	0.1	0.1	2.88	0.29	0.1
AR-5	0.2	0.2	2.88	0.58	0.2
AR-2	0.5	0.5	2.88	1.44	0.5
AR-1	1	1.00	2.88	2.88	1.0
RD-1	1	1.00	2.88	2.88	1.0
RD-2	2	2.00	2.88	5.76	2.0
RD-3	3	2.91	2.88	8.38	2.9
RD-4	4	3.72	2.88	10.71	3.7
RD-5	5	4.50	2.88	12.96	4.5
RD-6	6	5.40	2.88	15.55	5.4
RD-7	7	6.30	2.88	18.14	6.3
RD-9	9	8.10	2.88	23.33	8.1
RD-10	10	9.00	2.36	21.24	7.4
RD-12	12	10.80	2.28	24.62	8.6
RD-15	15	13.50	2.17	29.30	10.2
RD-20	20	17.00	1.98	33.66	11.7
RD-25	25	20.00	1.98	39.60	13.8
RD-30	30	24.00	1.98	47.52	16.5

II. NON-RESIDENTIAL DWELLING UNIT EQUIVALENT (DUE) FACTORS

ZONING	A EMPLOYEES PER ACRE	B EMPLOYEE DENSITY (A x .25)	C DUE FACTOR PERSONS/ACRE (B / 2.88)
M1 / M2	17.35	4.34	1.5
MP	40.60	10.15	3.5
BP	37.30	9.33	3.2
SC	23.90	5.98	2.1
GC	19.80	4.95	1.7
LC	28.75	7.19	2.5
TC	34.60	8.65	3.0

FROM 1990 CENSUS DATA, PER SACOG:

HOUSING TYPE	PERSONS PER HOUSEHOLD IN UNINCORPORATED COUNTY
SINGLE FAMILY:	2.88
DUPLEX-QUADPLEX:	2.36
5+ MULTIFAMILY APTS.:	1.98

Table I-5

LIBRARY FACILITY DUES

RESIDENTIAL DWELLING UNIT EQUIVALENT (DUE) FACTORS

ZONING	A MAXIMUM ZONING DENSITY PER ACRE	B ASSUMED YIELD UNITS PER ACRE	C PERSONS PER HOUSEHOLD	D PERSONS PER ACRE (B x C)	E DUE FACTOR COL. D / 2.88 (D / 2.88)
AG-80	0.01	0.01	2.88	0.04	0.01
AG-20	0.05	0.05	2.88	0.14	0.05
AR-10	0.1	0.1	2.88	0.29	0.1
AR-5	0.2	0.2	2.88	0.58	0.2
AR-2	0.5	0.5	2.88	1.44	0.5
AR-1	1	1.00	2.88	2.88	1.0
RD-1	1	1.00	2.88	2.88	1.0
RD-2	2	2.00	2.88	5.76	2.0
RD-3	3	2.91	2.88	8.38	2.9
RD-4	4	3.72	2.88	10.71	3.7
RD-5	5	4.50	2.88	12.96	4.5
RD-6	6	5.40	2.88	15.55	5.4
RD-7	7	6.30	2.88	18.14	6.3
RD-9	9	8.10	2.88	23.33	8.1
RD-10	10	9.00	2.36	21.24	7.4
RD-12	12	10.80	2.28	24.62	8.6
RD-15	15	13.50	2.17	29.30	10.2
RD-20	20	17.00	1.98	33.66	11.7
RD-25	25	20.00	1.98	39.60	13.8
RD-30	30	24.00	1.98	47.52	16.5

NOTE : NON-RESIDENTIAL USE PROPERTIES DO NOT PAY LIBRARY FEES

FROM 1990 CENSUS DATA, PER SACOG:

HOUSING TYPE	PERSONS PER HOUSEHOLD IN UNINCORPORATED COUNTY
SINGLE FAMILY:	2.88
DUPLEX-QUADPLEX:	2.36
5+ MULTIFAMILY APTS.:	1.98

Table I-6

TRANSIT FACILITY DUES

I. RESIDENTIAL DWELLING UNIT EQUIVALENT (DUE) FACTORS

ZONING	A PEAK HOUR VEHICLE TRIPS PER ACRE	B TYPICAL VEHICLE OCCUPANCY	C PEAK HOUR TRIPS PER ACRE (A x B)	D PERCENT TRANSIT TRIPS NOTE (1)	E PEAK HOUR TRANSIT TRIPS / ACRE (C x D)	F DUE FACTOR (E / 0.05)
AG-80	0.01	1.62	0.02	0.032	0.001	0.01
AG-20	0.05	1.62	0.08	0.032	0.003	0.05
AR-10	0.1	1.62	0.16	0.032	0.005	0.1
AR-5	0.2	1.62	0.32	0.032	0.010	0.2
AR-2	0.5	1.62	0.81	0.032	0.026	0.5
AR-1	1.0	1.62	1.62	0.032	0.052	1.0
RD-1	1.0	1.62	1.62	0.032	0.052	1.0
RD-2	2.0	1.62	3.24	0.032	0.104	2.0
RD-3	2.8	1.62	4.54	0.032	0.145	2.9
RD-4	3.5	1.62	5.67	0.032	0.181	3.6
RD-5	4.1	1.62	6.64	0.032	0.213	4.1
RD-6	4.9	1.62	7.94	0.032	0.254	4.9
RD-7	5.7	1.57	8.95	0.032	0.286	5.5
RD-9	6.5	1.57	10.21	0.056	0.571	11.0
RD-10	7.2	1.57	11.30	0.056	0.633	12.2
RD-12	8.6	1.57	13.50	0.056	0.756	14.6
RD-15	10.8	1.57	16.96	0.056	0.950	18.3
RD-20	10.2	1.56	15.91	0.124	1.973	38.1
RD-25	12.0	1.56	18.72	0.124	2.321	44.8
RD-30	14.4	1.56	22.46	0.124	2.786	53.7

II. NON-RESIDENTIAL DWELLING UNIT EQUIVALENT (DUE) FACTORS

ZONING	A PEAK HOUR VEHICLE TRIPS PER ACRE	B TYPICAL VEHICLE OCCUPANCY	C PEAK HOUR PERSON TRIPS / ACRE (A x B)	D PERCENT TRANSIT TRIPS NOTE (1)	E PEAK HOUR TRANSIT TRIPS / ACRE (C x D)	F DUE FACTOR 9.2 (E / 0.48)
M-1/M-2	6.8	1.40	9.52	0.05	0.48	9.2
MP	18.0	1.40	25.20	0.05	1.26	24.4
BP	28.3	1.35	38.21	0.05	1.91	36.9
SC	69.8	1.64	114.47	0.03	3.43	66.4
GC	55.5	1.64	91.02	0.03	2.73	52.8
LC	55.5	1.64	91.02	0.03	2.73	52.8
TC	55.5	1.64	91.02	0.01	0.91	17.6

NOTE (1): FROM NCHRP REPORT 187, TRANSPORTATION RESEARCH BOARD, 1978

APPENDIX J

SINGLE-FAMILY HOME FEE COMPARISONS

EPS Fee Calculation Analysis Disclaimer	J-1
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ECONOMIC & PLANNING SYSTEMS, INC.

FEE CALCULATION ANALYSIS

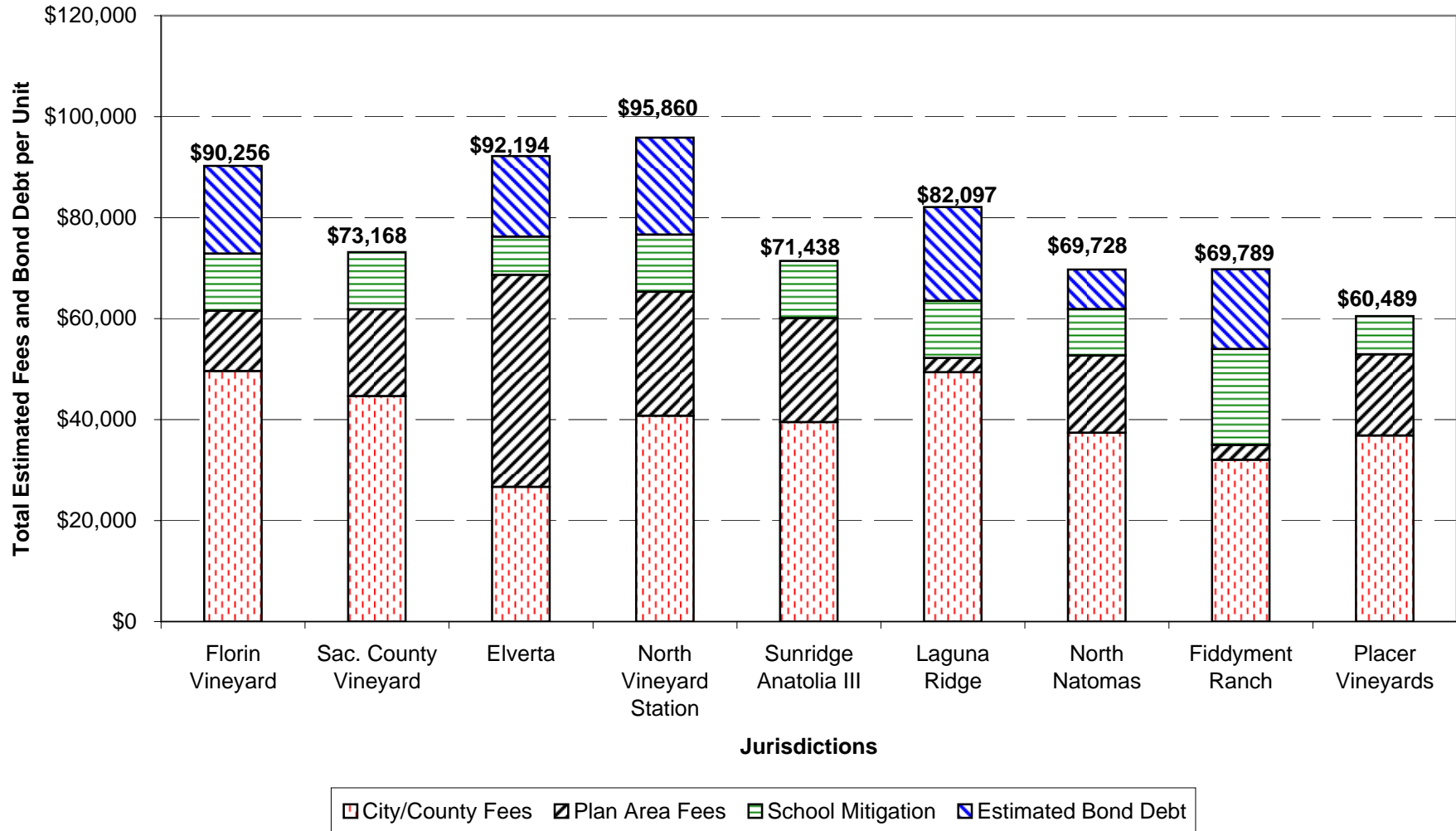
DISCLAIMER

The tables in the EPS fee calculation analysis are estimates meant for initial planning purposes or for comparing infrastructure cost burdens between different project areas. The analysis is not designed to be an exact calculation of the fees payable at the issuance of a building permit because it does not provide a Building Department's level of review, nor does it provide all fees payable at building permit. For example, the analysis does not include administrative, plumbing, mechanical, engineering, and other miscellaneous fees due at building permit, nor does it typically include the site portion of plan check fees.

In addition, EPS makes no representation that all items for all areas are current as of today. Some of the fees/taxes/assessments may have been updated by the jurisdiction since estimates shown in the analysis were made.

Finally, the analysis does not typically include improvement plan fees incurred before building permit; however, some fees paid at improvement plan stage (typically drainage fees or water fees) may be shown as fees paid at building permit to provide a more comprehensive infrastructure cost burden comparison between different project areas.

Chart J-1
Single-Family Homes Infrastructure Burden Comparison
2,200-Sq.-Ft. Home, 5 Units per Acre



J-2

**Table J-1
SINGLE-FAMILY HOMES
Summary of Infrastructure Costs per Unit
2,200-Sq.-Ft. Home, 450-Sq.-Ft. Garage, 3 Bedrooms
2 Bathrooms, 5 Units per Net Acre**

Summary of Infrastructure Costs per Unit	Sacramento County							Placer County	
	Unincorporated			North Vineyard Station	Rancho Cordova	Elk Grove	Sacramento	Roseville	Unincorporated
	Florin Vineyard	Sac. County Vineyard	Elverta		SunRidge Anatolia III	Laguna Ridge South Shed	North Natomas Quad 4, Basin 8c	Fiddlyment Ranch	Placer Vineyards
<i>Current as of</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>
Total City-/Countywide Development Impact Fees (from Table J-2)	\$49,628	\$44,658	\$26,671	\$40,774	\$39,494	\$49,381	\$37,391	\$32,049	\$36,859
Plan Area Fees (from Table J-3)	\$11,916	\$17,171	\$41,999	\$24,529	\$20,605	\$2,807	\$15,301	\$2,933	\$16,062
Total School Mitigation (from Table J-4)	\$11,339	\$11,339	\$7,568	\$11,339	\$11,339	\$11,339	\$9,196	\$18,997	\$7,568
Estimated Bond Debt of Special Taxes and Assessments (from Table J-5)	\$17,373	\$0	\$15,955	\$19,217	\$0	\$18,570	\$7,840	\$15,810	\$0
Total Infrastructure Cost per Unit	\$90,256	\$73,168	\$92,194	\$95,860	\$71,438	\$82,097	\$69,728	\$69,789	\$60,489
Total Fees (City, County, Schools, and Plan Area)	\$70,718	\$71,003	\$76,238	\$74,477	\$69,273	\$61,362	\$61,888	\$53,979	\$60,489
Total Annual Taxes	\$1,600	\$200	\$1,303	\$1,657	\$200	\$1,730	\$945	\$1,061	\$0

"summary"

J-3

Table J-2
SINGLE-FAMILY HOMES
City/County Development Impact Fees per Unit
2,200-Sq.-Ft. Home, 450-Sq.-Ft. Garage, 3 Bedrooms
2 Bathrooms, 5 Units per Net Acre

City/County Development Impact Fees per Unit: These are fees charged by the City or County and do not include fees for a special plan area.	Sacramento County						Placer County		
	Unincorporated			North Vineyard Station	Rancho Cordova	Elk Grove	Sacramento	Roseville	Unincorporated
	Florin Vineyard	Sac. County Vineyard	Elverta		SunRidge Anatolia III [1]	Laguna Ridge South Shed	North Natomas Quad 2, Basin 1	Fiddymont Ranch	Placer Vineyards
Current as of	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08
CITY/COUNTY FEES PER UNIT									
Processing Fees per Unit [2]									
Building Permit	\$2,610	\$2,610	\$2,610	\$2,610	\$1,577	\$989	\$1,853	\$1,474	\$728
Plan Check	\$1,740	\$1,740	\$1,740	\$1,740	\$526	\$658	\$778	\$884	\$728
Energy Fee	-	-	-	-	-	-	-	-	\$98
Technology Surcharge	\$162	\$162	\$162	\$162	-	\$86	\$211	-	-
Seismic/Strong Motion	\$30	\$30	\$30	\$30	\$23	-	\$21	\$22	\$21
Fire Review Fee	\$140	\$140	\$140	\$140	\$140	-	-	-	-
Other Building Permit or Processing Fees	\$878	\$878	\$878	\$878	\$467	\$268	\$428	-	\$105
Total Processing Fees per Unit	\$5,560	\$5,560	\$5,560	\$5,560	\$2,733	\$2,001	\$3,292	\$2,380	\$1,680
Development Impact Fees per Unit									
Sewer	\$10,450	\$10,450	\$10,450	\$10,450	\$10,450	\$10,450	\$10,450	\$6,215	\$7,505
Water	\$12,755	\$12,755	-	\$12,755	\$12,755	\$12,755	\$5,032	\$5,425	\$14,735
Zone 40 Special Services Area A Fee	\$724	\$724	-	\$724	-	\$724	-	-	-
Traffic [3]	\$11,773	\$6,803	\$2,295	\$2,919	\$6,025	\$10,258	\$1,714	\$1,286	\$4,141
Transit [3]	-	-	-	-	\$175	-	-	-	-
Regional Traffic Fees	-	-	-	-	-	-	-	\$1,680	\$680
Drainage	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	-	\$399	\$173
Parks - Neighborhood	-	-	-	-	-	-	-	\$3,168	\$3,745
Parks - Citywide [4]	-	-	-	-	-	-	\$4,868	\$2,041	-
Fire/Police	\$1,232	\$1,232	\$1,232	\$1,232	\$1,232	1,691	-	\$1,086	\$629
SAFCA Capital Investment Equalization Fee	-	-	-	-	-	-	\$3,938	-	-
Habitat/Greenbelt Preservation [5]	\$4,175	\$4,175	\$4,175	\$4,175	-	-	\$7,627	-	-
Affordable Housing [6]	See Note [6]	See Note [6]	See Note [6]	See Note [6]	-	\$4,335	-	-	-
Capital Improvements/Public Facilities	-	-	-	-	\$3,165	\$4,002	-	\$2,995	-
Other General Fees/One-Time Taxes	-	-	-	-	-	205	\$471	\$3,421	-
County-Wide Fees	-	-	-	-	-	-	-	\$1,953	\$3,570
Total Development Impact Fees per Unit	\$44,068	\$39,098	\$21,111	\$35,214	\$36,761	\$47,379	\$34,099	\$29,669	\$35,178
TOTAL CITY/COUNTY FEES PER UNIT	\$49,628	\$44,658	\$26,671	\$40,774	\$39,494	\$49,381	\$37,391	\$32,049	\$36,859

"city/county"

[1] The total Roadway fee for the City of Rancho Cordova is \$18,915 per dwelling unit. This fee will be reduced by the Sun ridge Plan Area Roadway Fee of \$12,890.
 [2] Processing fees exclude mechanical, electrical, plumbing, and other similar review fees.
 [3] This analysis assumes the proposed Sacramento County Transportation Development Fees as presented to the County Board of Supervisors on Sept. 30, 2008. Hearing will continue on Dec. 9, 2008. This analysis has combined the Roadway and Transit fees as there are additional components such as Bikeways and Walkways. The County has not determined how the additional components will be allocated between the Roadway and Transit fees.
 [4] The City of Rancho Cordova Park fee has not yet been adopted. This analysis assumes the rate negotiated in Development Agreements.
 [5] The City of Rancho Cordova has not adopted a Swainson's hawk mitigation fee or standard. In the mean time, mitigation for such impacts will vary and be based on the habitat value of the project site, the overall biological mitigation that occurs in conjunction with the project, and the Cities' consultations with the department of Fish and Game.
 Since the **Elverta Financing Plan** contains more than 40 acres, the project applicant shall acquire suitable Swainson's hawk foraging habitat, as determined by the Department of Fish and Game and approved by the County. In addition, the applicant shall be required to pay the County's mitigation operations and maintenance fee not to exceed \$3,500 per acre.
 [6] **Unincorporated Sacramento County** - depending on the size and other characteristics of the development project, options include constructing affordable units providing land for affordable developments or paying a fee of \$10,000. Projects with 100 or more units must construct affordable housing or dedicate land and pay the escrow fee of \$3,000 per unit.

J-4

Table J-3
SINGLE-FAMILY HOMES
Plan Area Fees per Unit
2,200-Sq.-Ft. Home, 450-Sq.-Ft. Garage, 3 Bedrooms
2 Bathrooms, 5 Units per Net Acre

Plan Area Fees: These fees are charged only in a certain area of a county or city to fund facilities to serve a specific development project.	Sacramento County							Placer County	
	Unincorporated			Rancho Cordova		Elk Grove	Sacramento	Roseville	Unincorporated
	Florin Vineyard	Sac. County Vineyard	Everta [1]	North Vineyard Station	SunRidge Anatolia III	Laguna Ridge South Shed [2]	North Natomas Quad 2, Basin 1	Fiddymont Ranch	Placer Vineyards [3]
Current as of	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08
PLAN AREA FEES PER UNIT									
Infrastructure Fee	-	-	-	-	-	-	\$6,812	-	-
Roadway	\$12,954	\$10,912	\$16,173	\$15,770	\$12,890	-	-	\$175	-
Frontage Lane Fee	\$2,706	-	-	\$3,340	-	-	-	-	-
Transit	\$466	\$815	\$223	\$751	\$71	-	\$422	\$54	\$565
Park Improvement	\$5,563	\$3,924	\$7,547	\$5,153	\$4,302	\$2,807	-	-	\$9,555
Fire/Police Protection	-	-	-	-	-	-	-	-	\$1,851
Library	\$1,264	\$860	\$1,036	\$807	\$581	-	-	-	-
Drainage	\$1,831	-	\$9,037	\$7,792	-	-	-	-	-
Sewer	-	-	-	-	\$865	-	-	-	-
Water	-	-	\$11,261	\$200	\$1,254	-	-	\$140	-
Landscape Corridors	-	-	\$4,960	-	-	-	-	-	-
Fee Program Formation Administration	\$1,239	\$660	-	\$1,291	\$568	-	-	-	\$893
Air Quality Fees	-	-	-	-	-	-	-	\$91	-
Public Benefit Fee	-	-	-	-	-	-	-	\$1,280	-
General Fund Contribution	-	-	-	-	-	-	-	\$1,060	-
Public Land and Regional Park Acquisition Fees	-	-	-	-	-	-	\$8,067	-	-
South Placer Animal Control Shelter Fee	-	-	-	-	-	-	-	-	-
Other General Fees	-	-	\$688	-	\$74	-	-	\$134	\$3,198
Less Bond Proceeds	(\$14,107)	-	(\$8,926)	(\$10,575)	-	-	-	-	-
TOTAL PLAN AREA FEES PER UNIT	11,916	\$17,171	41,999	\$24,529	\$20,605	\$2,807	\$15,301	\$2,933	\$16,062

"plan area"

[1] Everta plan area fees are proposed and have not been adopted by the Board of Supervisors.

[2] Through development conditions of approval, the City of Elk Grove has included requirements to fund backbone infrastructure and other public facilities that do not currently show up on this comparison of infrastructure burdens. Costs for these facilities may total an estimated \$48,000 per unit.

[3] Placer Vineyards plan area fees are proposed and have not been adopted by the County.

Table J-4
SINGLE-FAMILY HOMES
Estimated School Mitigation Per Unit
2,200-Sq.-Ft. Home, 450-Sq.-Ft. Garage, 3 Bedrooms
2 Bathrooms, 5 Units per Net Acre

	Sacramento County						Placer County		
	Unincorporated			Rancho Cordova	Elk Grove	Sacramento	Roseville	Unincorporated	
	Florin Vineyard	Sac. County Vineyard	Elverta	North Vineyard Station	SunRidge Anatolia III	Laguna Ridge South Shed	North Natomas Quad 2, Basin 1	Fiddymont Ranch	Placer Vineyards [1]
Estimated School Mitigation per Unit	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>	<i>Oct-08</i>
Current as of	<i>Elk Grove USD</i>	<i>Elk Grove USD</i>	<i>Center USD</i>	<i>Elk Grove USD</i>	<i>Elk Grove USD</i>	<i>Elk Grove USD</i>	<i>Natomas USD</i>	<i>Roseville City Elem & Roseville JUHSD</i>	<i>Center USD</i>
School District									
Annual School Mello-Roos CFD Taxes	\$200	\$200	-	\$200	\$200	\$200	-	-	-
A. Present Value of School CFD Tax	\$2,165	\$2,165	\$0	\$2,165	\$2,165	\$2,165	\$0	\$0	\$0
B. School Fee per Sq. Ft.:									
Stirling Fee	-	-	\$3.44	-	-	-	-	-	\$3.44
C. Level 2 (or 3) SB50 Fee Mitigation Agreement	\$4.17	\$4.17	-	\$4.17	\$4.17	\$4.17	\$4.18	-	-
	-	-	-	-	-	-	-	\$2.95	-
Total School Fee:									
Stirling Fee	-	-	-	-	-	-	-	-	-
D. Level 2 (or 3) SB50 Fee Mitigation Agreement	\$9,174	\$9,174	\$7,568	\$9,174	\$9,174	\$9,174	\$9,196	\$6,490	\$7,568
	-	-	-	-	-	-	-	\$12,507	-
E. Total School Mitigation (B+D)	\$11,339	\$11,339	\$7,568	\$11,339	\$11,339	\$11,339	\$9,196	\$18,997	\$7,568

[1] This analysis assumes a \$3.44 per sq. ft. Center School District Fee, pending a mitigation agreement with Placer Vineyards.

"school"

J-6

Table J-5
SINGLE-FAMILY HOMES
Special Taxes and Assessments per Unit
2,200-Sq.-Ft. Home, 450-Sq.-Ft. Garage, 3 Bedrooms
2 Bathrooms, 5 Units per Net Acre

Special Taxes and Assessments per Unit for Infrastructure [1]	Sacramento County						Placer County		
	Unincorporated			North Vineyard Station	Rancho Cordova	Elk Grove	Sacramento	Roseville	Unincorporated
	Florin Vineyard	Sac. County Vineyard	Elverta		SunRidge Anatolia III	Laguna Ridge South Shed	North Natomas Quad 4, Basin 8c	Fiddlyment Ranch	Placer Vineyards
Current as of	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08
Annual Special Taxes and Assessments per Unit									
Infrastructure CFD	\$1,400	-	\$1,200	\$1,457	-	\$1,530	\$843	\$1,061	-
Infrastructure Assessment District	-	-	-	-	-	-	-	-	-
SAFCA A.D. (Local Project)	-	-	\$103	-	-	-	\$102	-	-
Total Annual Taxes and Assessments	\$1,400	\$0	\$1,303	\$1,457	\$0	\$1,530	\$945	\$1,061	\$0
Estimated Bond Debt of Special Taxes and Assessments									
Infrastructure CFD	\$17,373	-	\$14,891	\$19,217	-	\$18,570	\$6,578	\$15,810	-
Infrastructure Assessment District	-	-	-	-	-	-	-	-	-
SAFCA A.D. (Local Project)	-	-	\$1,065	-	-	-	\$1,262	-	-
Total Estimated Bond Debt	\$17,373	\$0	\$15,955	\$19,217	\$0	\$18,570	\$7,840	\$15,810	\$0

"taxes"

[1] Taxes and Assessments for schools can be found in Table J-4.

J-7

APPENDIX K

MELLO-ROOS BONDING CAPACITY

Table K-1	Bonding Capacity—Buildout.....	K-1
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**Table K-1
Florin Vineyard Public Facilities Financing Plan
Bonding Capacity - Buildout (Residential Only)**

Bonding Capacity	Assumptions	Buildout Total	RD 2-3	RD 3-5	RD 5-7	RD 7-12	RD-10	RD-20
<u>UNIT INFORMATION</u>								
Housing Units		10,658	316	4,392	3,092	621	123	2,114
Acres		1,809.6	126.5	976.1	515.3	62.1	12.3	117.5
Units per Acre			2.5	4.5	6.0	10.0	10.0	18.0
Maximum Special Tax for Infrastructure								
Monthly Special Tax Per Unit			\$117	\$117	\$104	\$104	\$79	\$21
Annual Special Tax Per Unit			\$1,400	\$1,400	\$1,250	\$1,250	\$950	\$250
Annual Special Tax per Acre			\$3,498	\$6,300	\$7,500	\$12,500	\$9,500	\$5,000
<u>Assuming Level Debt Service</u>								
Annual Special Tax Revenue		\$11,877,000	\$442,000	\$6,149,000	\$3,864,000	\$776,000	\$117,000	\$529,000
Less Delinquency	10.0%	\$1,188,000	\$44,000	\$615,000	\$386,000	\$78,000	\$12,000	\$53,000
Less Administrative	2.5%	\$297,000	\$11,000	\$154,000	\$97,000	\$19,000	\$3,000	\$13,000
Remaining Left for Debt Service		\$10,392,000	\$387,000	\$5,380,000	\$3,381,000	\$679,000	\$102,000	\$463,000
<u>BOND SIZING [1]</u>								
Total Bond Size		\$126,761,000	\$4,721,000	\$65,625,000	\$41,241,000	\$8,282,000	\$1,244,000	\$5,648,000
Term (Years)	25							
Less Estimated Issuance Costs	5.0%	\$6,337,000	\$236,000	\$3,281,000	\$2,062,000	\$414,000	\$62,000	\$282,000
Less Bond Reserve Fund	10.0%	\$12,676,000	\$472,000	\$6,563,000	\$4,124,000	\$828,000	\$124,000	\$565,000
Less Capitalized Interest for 12 Months	6.5%	\$8,240,000	\$307,000	\$4,266,000	\$2,681,000	\$538,000	\$81,000	\$367,000
Construction Proceeds		\$99,508,000	\$3,706,000	\$51,515,000	\$32,374,000	\$6,502,000	\$977,000	\$4,434,000
Construction Proceeds per Unit			\$11,700	\$11,700	\$10,500	\$10,500	\$7,900	\$2,100
Estimated Bonds per Unit			\$17,971	\$17,971	\$16,045	\$16,041	\$12,133	\$3,212
<u>Assuming 2% Annual Escalator</u>								
Total Bond Size [2]		\$152,456,100	\$5,677,100	\$78,928,100	\$49,602,300	\$9,961,700	\$1,496,000	\$6,790,900
Construction Proceeds		\$119,678,200	\$4,456,500	\$61,958,600	\$38,937,900	\$7,819,900	\$1,174,400	\$5,330,900
Construction Proceeds per Unit			\$14,107	\$14,107	\$12,595	\$12,592	\$9,525	\$2,522

"mello_buildout"

Note: Totals may not add due to rounding.

[1] Assuming levels of debt service listed above.

[2] Assumes bond size with 2% escalation is 20% higher than bond size with no escalation.

K-1

Table K-2
Florin Vineyard Public Facilities Financing Plan
Bonding Capacity - Phase 1 (Residential Only)

Bonding Capacity	Assumptions	Phase 1 Total	RD 2-3	RD 3-5	RD 5-7	RD 7-12	RD-10	RD-20
<u>UNIT INFORMATION</u>								
Housing Units		6,481	91	2,151	2,623	293	90	1,233
Acres		1,058.5	36.5	478.0	437.1	29.3	9.0	68.5
Maximum Special Tax for Infrastructure								
Monthly Special Tax Per Unit			\$117	\$117	\$104	\$104	\$79	\$21
Annual Special Tax Per Unit			\$1,400	\$1,400	\$1,250	\$1,250	\$950	\$250
<u>Assuming Level Debt Service</u>								
Annual Special Tax Revenue		\$7,178,000	\$128,000	\$3,011,000	\$3,278,000	\$367,000	\$86,000	\$308,000
Less Delinquency	10.0%	\$719,000	\$13,000	\$301,000	\$328,000	\$37,000	\$9,000	\$31,000
Less Administrative	2.5%	\$179,000	\$3,000	\$75,000	\$82,000	\$9,000	\$2,000	\$8,000
Remaining Left for Debt Service		\$6,280,000	\$112,000	\$2,635,000	\$2,868,000	\$321,000	\$75,000	\$269,000
<u>BOND SIZING [1]</u>								
Total Bond Size		\$76,603,000	\$1,366,000	\$32,141,000	\$34,984,000	\$3,916,000	\$915,000	\$3,281,000
Term (Years)	25							
Less Estimated Issuance Costs	5.0%	\$3,830,000	\$68,000	\$1,607,000	\$1,749,000	\$196,000	\$46,000	\$164,000
Less Bond Reserve Fund	10.0%	\$7,661,000	\$137,000	\$3,214,000	\$3,498,000	\$392,000	\$92,000	\$328,000
Less Capitalized Interest for 12 Months	6.5%	\$4,979,000	\$89,000	\$2,089,000	\$2,274,000	\$255,000	\$59,000	\$213,000
Construction Proceeds		\$60,133,000	\$1,072,000	\$25,231,000	\$27,463,000	\$3,073,000	\$718,000	\$2,576,000
Construction Proceeds per Unit			\$11,700	\$11,700	\$10,500	\$10,500	\$8,000	\$2,100
<u>Assuming 2% Annual Escalator</u>								
Total Bond Size [2]		\$ 92,128,000	\$ 1,642,600	\$ 38,655,000	\$42,075,300	\$4,708,000	\$1,100,700	\$ 3,946,500
Construction Proceeds		\$72,321,000	\$1,289,400	\$ 30,344,100	\$ 33,029,100	\$ 3,695,800	\$ 864,100	\$ 3,098,000
Construction Proceeds per Unit			\$14,100	\$14,100	\$12,600	\$12,600	n/a	\$2,500

[1] Assuming levels of debt service listed above.

[2] Assumes bond size with 2% escalation is 20% higher than bond size with no escalation.

"mello_phase1"