

#### RESOLUTION NO.

## RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO REVISING THE BASS LAKE HILLS SPECIFIC PLAN (BLHSP) PUBLIC FACILITIES FINANCING PLAN AND ADOPTING AN UPDATED BLHSP CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, on October 10, 2022, the applicant, Josh Pane, submitted an application for a General Plan Amendment (GPA22-0003), BLHSP Revision (SP-R21-0002), Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and a Conditional Use Permit (CUP23-0008) for the Town and Country Village El Dorado Project ("Project"); and

WHEREAS, the project site consists of 57.01 acres located adjacent to Bass Lake Road and north of U.S. Highway 50 in the County of El Dorado, California. The project site is identified by El Dorado County Assessor's Parcel Numbers (APNs) 119-080-021, 119-080-025, and 119-080-027; and

WHEREAS, the BLHSP, originally containing 88 individual parcels and covering approximately 1,414 acres in western El Dorado County, was approved by the El Dorado County Board of Supervisors on November 7, 1995; and

**WHEREAS**, Section 9.4 of the BLHSP required the development of a PFFP to set forth a strategy to finance the backbone infrastructure and other public facilities to serve the proposed land use of the plan; and

WHEREAS, the BLHSP PFFP was adopted on June 8, 2004; and

**WHEREAS**, included in the BLHSP PFFP as Appendix C was the Bass Lake Hills Public Facilities Fee Nexus Study (Nexus Study), which was prepared to establish the BLHSP fee program in accordance with the requirements in the Mitigation Fee Act, which is codified in part at California Government Section 66000 *et seq*; and

WHEREAS, on October 28, 2025, the County. as the lead agency, approved General Plan Amendment (GPA22-0003), BLHSP Revision (SP-R21-0002), Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) for the Town and Country Village El Dorado Project; and

WHEREAS, the approved General Plan Amendment (GPA22-0003), BLHSP Revision (SP-R21-0002), Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) for the Town and Country Village El Dorado Project are supported by certification of the Final Environmental Impact Report (Final EIR or EIR) for the Project (State Clearinghouse No.2023070297); and

WHEREAS, the adoption of this revised BLHSP PFFP is not a Project for purposes of the California Environmental Quality Act because it is a government funding mechanism or other government fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment within the meaning of CEQA Guidelines Section 15378(b)(4).

#### NOW THEREFORE, BE IT RESOLVED:

- A. The Board of Supervisors hereby adopts the revised BLHSP PFFP. The revised BLHSP PFFP is attached to this Resolution as Exhibit A and incorporated by reference herein.
- B. The Board of Supervisors hereby adopts the revised Specific Plan CIP, Appendix A of the BLHSP PFFP, Exhibit A to this Resolution.

<b>PASSED AND ADOPTED</b> by the Bo	ard of Supervisors of the	County of El Dorado at a regular meetin
of said Board, held on the	day of	2025, by the following vote of said
Board:		
	Ayes:	
Attest:	Noes:	
	Absent:	
Clerk of the Board of Supervisors		
By:		
Deputy Clerk	Cha	ir. Board of Supervisors

### Bass Lake Hills Specific Plan

Public Facilities Finance Plan - Amended

El Dorado County July 2025

Prepared by:



www.devfa.com

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#### I. INTRODUCTION

This amended Public Facilities Finance Plan ("Amended Finance Plan") establishes a strategy for financing backbone infrastructure and other public facilities necessary to serve the **Bass Lake Hills Specific Plan** ("Specific Plan"). The Amended Finance Plan sets forth details regarding potential funding mechanisms that may be implemented to finance public improvements within the Specific Plan and the County of El Dorado ("County"). Development & Financial Advisory has been retained to prepare the Amended Finance Plan to establish a strategy for financing public improvements required to serve development within the Specific Plan area. This Amended Finance Plan is required as the result of a Specific Plan amendment to modify the land use plan to allow for multi-family and non-residential development. The Amended Finance Plan will adhere to the requirements outlined in Section 9.0 of the Specific Plan. The Amended Finance Plan will be a companion document to the Fiscal Impact Analysis prepared by EPS dated September 18, 2024 which indicates a positive fiscal impact on the County general fund.

#### **Land Use Summary**

Table 1 below summarizes the existing land uses within the Specific Plan. A portion of the Specific Plan was previously developed, leaving an anticipated 1,359 residential units for development.

Table 1 (Existing Land Uses)

	Sį	ecific Plan				
		Origi	nal Specific	Plan	Devel	Remaining
Land Use Category	Land Use	Acres	Density	Units	Units	Units
Residential						
Low Density	L.2 PD	171	0.2	33	-	33
Low Density	L.7 PD	361	0.6	225	-	225
Medium Density	MPD	403	1.5	601	99	502
High Density	H3PD	149	2.4	364	-	364
High Density	H4PD	49	3.7	181	-	181
Subt	otal	1,133		1,404	99	1,305
Church		34	1.6	54		54
Subtotal Reside	ntial	1,167		1,458	99	1,359
Other						
Parks		24				
Open Space		151				
Schools		9				
Fire Station		2				
Park & Ride		2				
Subtotal Public O	ther	188				
Roads/Right of Way		60				
Total		1,414		1,458	99	1,359

An application to amend the Specific Plan has been submitted to the County that will modify the existing land uses and introduce multifamily residential and non-residential land uses. When amended, the Specific Plan will comprise of approximately 1,393 acres and is anticipated for development of 2,180 housing units, 271,000 square feet of commercial retail, 31.09 acres of parks, and 10 acres of schools with 151.15 acres of open space throughout the Specific Plan area. Approximately 470 residential units have been developed, leaving an anticipated 1,710 residential units for future development. Table 2 below summarizes the Specific Plan land uses.

Table 2 (Proposed Land Uses)

		Bass	Lake Hills S	pecific Plan				
	Land Use	Net	Density	Specific Plan Dwelling	Developed	Developed Dwelling	Future Dwelling	Commercial Building Are
Land Use Category (i)	Designation	Area	DU/AC	Units	Acres	Units	Units	(Sq. Ft.)
Residential		(Acre)						
Multi-Family	MFR	23.00	20.17	464		-	464	
High Density	H4-PD	46.02	3.48	160	5.69	20	140	
High Density	H3-PD	143.65	2.44	351	86.58	214	137	
Medium Density	MPD-PD	418.66	1.50	627	151.16	229	398	
Low Density	L.7-PD	330.73	0.62	205	11.16	7	198	
Low Density	L.2-PD	123.14	0.19	23	-	-	23	
	Subtotal Residential	1,085.20		1,830	254.59	470	1,360	
Non-Residential								
Commercial (ii)	С	26.20		350			350	271,000
Other								
Open Space	OS	151.15						
Major Circulation	1	77.14						
Elementary Scho	ol	10.00						
Park & Ride Facili		2.23						
Fire Station	,	10.00						
Parks		31.09						
Subtotal Oth	er	281.61						
Total		1,393.01		2,180		470	1,710	271,000

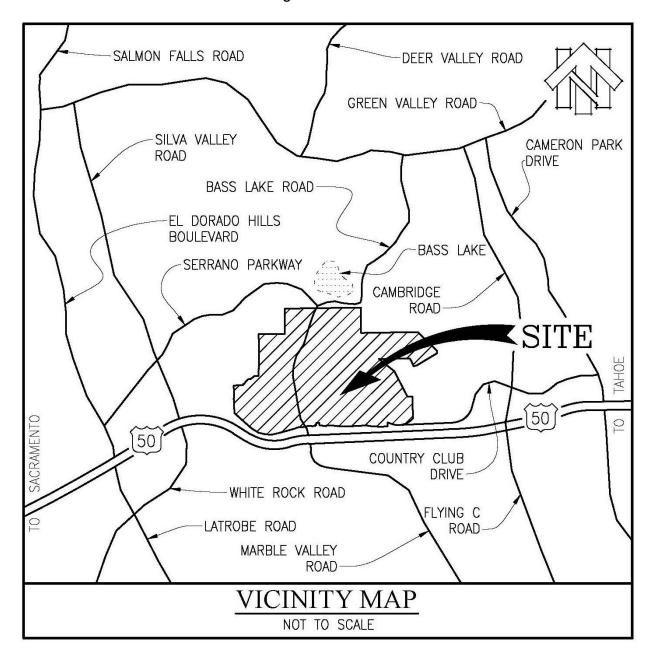
<sup>(</sup>i) Land use information provided by developer.

#### Location

The Specific Plan is located in the County, approximately 3 miles east of the County of Sacramento line and adjacent to the western boundary of the Cameron Park area. US Highway 50 forms the southern Specific Plan area boundary, as illustrated in Figure 1 below.

<sup>(</sup>ii) Assumes 356 room hotel with 160,000 sf and General Commercial of 111,000 sf.

Figure 1 - Location



#### **Purpose of the Amended Finance Plan Report**

The Amended Finance Plan provides a program for financing Specific Plan backbone infrastructure and other public facilities ("Public Improvements"). The Amended Finance Plan describes the long-term approach to Public Improvements that will support the proposed land uses in the Specific Plan. It also provides details to guide the implementation of financing Public Improvements for the Specific Plan through the use of fee credits, reimbursements and financing districts. The Amended Finance Plan adheres to the requirements and provisions of the Specific Plan and/or development agreements applicable to projects within the Specific Plan area.

The Amended Finance Plan matches costs and funding sources for the required Public Improvements to be constructed or acquired to implement the Specific Plan. This Amended Finance Plan:

- Creates the policy framework for financing;
- Describes the Specific Plan backbone infrastructure and public facilities;
- Provides estimated costs to construct Public Improvements, as defined in Section II;
- Identifies capital funding mechanisms; and
- Provides an efficient and feasible implementation plan to finance Specific Plan Public Improvements.

#### **Finance Strategy**

The Amended Finance Plan outlines the strategy for financing and constructing Public Improvements. The objectives of that strategy are to:

- Assure funding and/or construction of public improvements needed to serve the Specific Plan;
- Match funding according to anticipated demand and market conditions;
- Provide for public finance vehicles (including the use of fee credit/reimbursement agreements and public financing districts);
- Utilize existing County and other agency fee programs;
- Utilize a plan area fee program with the County to fund Public Improvements not otherwise covered by an existing fee program;

The anticipated funding mechanisms for the public improvements are explained in greater detail in Section III. <u>Funding Strategies & Financing Mechanisms</u>. A preliminary funding sources table (attached Table 3 and Table 4) provides a summary of funding sources anticipated for the Specific Plan's Public Improvements.

#### **Implementation Plan**

It is typical with multiple phase, long-term development projects that substantial infrastructure burdens are required in the initial years or phases prior to development of the benefitting latter phases. This causes a financial burden on the initial development entity or entities as those parties are required to construct and fund infrastructure to the benefit of subsequent development phases. Without an

infrastructure financing program that provides the initial development entities with fee credits and/or reimbursements, financial burdens can be too extreme and prohibitive to project development. A financial plan outlines the timing and amount of infrastructure required for the project, the respective development end-user responsible for funding its fair share of the infrastructure, and a comprehensive fee credit and/or reimbursement program that provides the opportunity for equitable and feasible project development.

The development of the Specific Plan requires a significant amount of Public Improvements, identified and quantified in a capital improvement program, to be constructed during the initial phases. The Public Improvement costs associated with initial phases of development exceed the fair share funding obligation of the respective phases of development. As a result, initial development will rely on fee credits and reimbursements from existing and planned fee programs to mitigate initial cash outflows and overall costs.

Implementation of the PFFP may include the following:

- Utilization of existing fee programs to fund facilities, such as fire, parks and schools;
- A public/Specific Plan Area Fee ("Plan Area Fee") program to fund Public Improvements required by subsequent development as summarized in section III below;
- Utilization of federal, state, or local funding to fund capital facilities, such as the Highway 50/Bass Lake Road Interchange or the Specific Plan Park & Ride;
- Formation of a Mello-Roos Community Facilities District or other land-secured financing mechanism to fund, as necessary, any backbone improvements and public facilities;

#### II. PUBLIC IMPROVEMENTS

Implementation of the Specific Plan will require transportation, sewer, water and other backbone infrastructure and public facilities. Initial cost estimates for the Public Improvements were prepared by CTA Engineering & Surveying ("CTA") and costs for some improvements were updated based on unit pricing from construction contracts or adjusted by the Construction Cost Index as noted in Table 3.

The amended Finance Plan includes several Public Improvements that have previously been constructed by developers within the Specific Plan. The completed Public Improvements include:

- 1. Major Roadways
  - a. Bass Lake Hills Road/Country Club (Segment B-H/H-I & L)
  - b. Hwy 50/Bass Lake Interchange (Off-ramp Signal/Lane capacity)
  - c. Traffic Signal (Bass Lake Road/Country Club)
- 2. Roadways
  - a. Morrison Road (Segment J-I)
  - b. Silver Dove Way & North Silver Dove Way (Segment C-O/C-D
- 3. Bass Lake Road Enhancements
  - a. Bass Lake Road Overlay (Segment H-F)
  - b. Bikeway (segment B-H/H-F)
- 4. Ancillary Facilities
  - a. Park & Ride (100 Vehicle Finished)

The completed Public Improvements have been identified in Table 3 and the costs have been increased by the Construction Cost Index

Table 3 summarizes the Specific Plan's Capital Improvement Program and associated costs. The buildout cost is estimated to include \$15.0 million of improvements included in the County Traffic Impact Fee ("TIF") fee program and \$34.1 million of improvement and administrative costs to be financed by the Plan Area Fee. The majority of the Public Improvements required to deliver the Specific Plan are transportation related. These estimates do not include the cost of in-tract and other subdivision-specific improvements. Refer to **Appendix A** for the cost estimates relating to the Capital Improvement Program.

**Table 3 - Capital Improvement Program Cost Summary** 

Proj #	Item	Status	Description	Segment			2020 Cost	C	Cost
Major Ro	adways (TIM Improvements)								
T1	Bass Lake Road/Country Club (1)	Completed	Includes realignment w Bike Trail (L)	B-H/H-I & L	(i)	\$	11,778,417	Ś 8.	095,32
T2	Country Club (2)		,	H-G	(ii)	\$	853,740		005,849
T3	Country Club			G-N	(ii)	\$	3,492,327		114,54
T4	Hwy 50/Bass Lake Interchange (3)	Completed	Off-ramp Signal/Lane Capacity	E/B Off-ram	٠,,	\$	240,000		282,760
T6	Traffic Signal (4)(iii)	•	Bass Lake Road/Country Club	н	(i)	Ś	404,005		622,820
T7	Traffic Signal (iii)		Bass Lake Road/Hollow Oak	F	(ii)	\$	404,005	•	475,985
T8	Traffic Signal (iii)		Bass Lake Road/Silver Dove	С	(ii)	\$	396,005		466,560
				Major Roadway S	ubtotal	\$	17,568,500	\$ 15,	063,840
Bass Lake	Hills PFFP Transportation Improvement	s							
Roadway	s								
P10	Hollow Oak Road Extension			E-F	(ii)	\$	670,325	\$	789,755
P11	Morrison Road (1)	Completed		J-I	(i)	\$	3,680,984	\$ 3,	599,650
P12	Silver Dove Way			Q-E	(ii)	\$	921,418	\$ 1,	085,584
P13	Silver Dove Way			G-Q	(ii)	\$	1,296,796	\$ 1,	527,842
P14	Silver Dove Way			E-D	(ii)	\$	2,350,815	\$ 2,	769,653
P15/P16	Silver Dove Way & North Silver Dove W	ay (1Completed	Extension	C-O/C-D	(i)	\$	2,816,131	\$ 2,	272,500
				Roadway S	ubtotal	\$	11,736,470	\$ 12,	044,980
	Road Enhancements (v)						460.000		400 400
P20	Bass Lake Road Overlay (1)	•	Country Club - Hollow Oak	H-F	(ii)	\$	163,977	•	193,192
•	Bikeway	Completed	Hwy 50 - Country Club/Country Club - H	•	(i)	<b>\$</b> \$	1,007,797	. ,	641,435
P23 P25	Country Club Class I Bike Trail (iv)		Lluni FO. Country Club	H-G, G-N	(ii)		763,981		900,098
P25 P26	Sidewalk Sidewalk		Hwy 50 - Country Club	B-H H-F	(ii)	\$ \$	168,873		198,961
P26 P29	Median		Country Club - Hollow Oak	n-r B-H	(ii)	\$ \$	361,079		425,411
P29 P30	Median		Hwy 50 - Country Club	H-F	(ii) (ii)	\$ \$	118,601		139,731 159,070
P30 P31	Median		Country Club - Hollow Oak Hollow Oak - Hawk View	F-C	. ,	\$ \$	135,015		
P31	Median		Hawk View - BLHSP Boundary	C-AA	(ii) (ii)	\$ \$	266,860 280,214		314,406 330,139
			Bass Lake F	Road Enhancements S	ubtotal	Ś	3,266,397	<b>\$ 4</b> .	302,443
			Just Luke 1	2		7	3,200,037	+ 1,	,
\ncillarv	Facilities								495,550
Ancillary P40	Facilities Park & Ride (5)	Completed	100 Vehicle finished/200 spaces graded	ı	(i)	\$	1,743,549	\$ 2,	
		Completed	100 Vehicle finished/200 spaces graded	Ancillary Facilities S			1,743,549 1,743,549		495,550
		Completed		Ancillary Facilities S	ubtotal	\$		\$ 2,	495,550 842,97
		Completed			ubtotal	\$	1,743,549	\$ 2,	

Table 3 - Capital Improvement Program Cost Summary (cont)

Proj #	ltem	Status	Description	Segment		2020 Cost	2024 Co	st Source
Bass Lake	e Hills Sewer Improvements (Western Shed) (vi)							
S51	Backbone Sewer (vii)		8" - 12" Gravity Lines	(i)	\$	2,727,117	\$ 7,531	067 CTA Estima
S52	Utility Easement (6)(viii)		Silver Dove to/thru Serrano	Offsite (ii)	\$	200,000	\$ 235	533 Indexed
				Bass Lake Hills Sewer Tot	al \$	2,927,117	\$ 7,766	700
	Administration			4	% \$	117,085	\$ 310	568
				Bass Lake Hills Sewer PFFP Tot	al \$	3,044,202	\$ 8,077	368
Bass Lake	e Hills Water Improvements							
W60	Water		(School Site)	F-E-Q (ii)	\$	889,935	\$ 1,048	192 Indexed
W61	Backbone Water		12" - 14" Water Mains	(i)			\$ 5,142	223 CTA Estima
				Bass Lake Hills Water Tot	al \$	889,935	\$ 6,190	715
	Administration			4	% \$	35,597	\$ 247	
				Bass Lake Hills Water PFFP Tot	al \$	925,532	\$ 6,438	344
	Bass Lake Hills Cost Estimates (Less Administrati	ion)			Ś	38,131,968	\$47,864	229

	В	ass Lake Hi	lls Specific	Plan			
				W	estern		
_				She	d Area		
	Low	Medium	High	Multi-	Commercial -	Commercial -	Commercial -
_	Density	Density	Density	Family	Residential	Hotal	General
Transportation	\$ 11,587	\$ 11,587	\$ 11,587	\$ 6,257	\$ 6,257	\$ 7.22	\$ 19.93
Sewer	\$ 2,797	\$ 3,312	\$ 8,664	\$ 4,478	\$ 3,012	\$ 1.55	\$ 0.46
Water	\$ 6,495	\$ 4,981	\$ 3,657	\$ 1,892	\$ 1,892	\$ 1.14	\$ 0.34
Admin (4%)	\$ 835	\$ 795	\$ 956	\$ 505	\$ 446	\$ 0.40	\$ 0.83
Total	\$ 21,714	\$ 20,676	\$ 24,865	\$13,132	\$ 11,608	\$ 10.31	\$ 21.55
		Eastern					
-		Shed Area					
	Low	Medium	High				
_	Density	Density	Density				
Transportation	\$ 11,587	\$ 11,587	\$ 11,587				
Sewer	\$ -	\$ -	\$ -				
Water	\$ 6,495	\$ 4,981	\$ 3,657				
Admin (4%)	\$ 723	\$ 663	\$ 610				
Total	\$ 18,805	\$ 17,232	\$ 15,854	=			

#### Table 3 - Capital Improvement Program Cost Summary (cont)

#### Improvement Notes:

- (1) Phase 1A designs/constructs improvement and receives fee credits; P20 = Phase 1 constructs or pays Co to construct per PFFP update cost and Section 3.2.4 of the 9/19/17 Hawk View Development Agreement.
- (2) Phase 1A provides design only and receives fee credits for design costs; No Phase 1 improvement contraction.
- (3) Phase 1A provides design and funding for County to construct improvement per Section 3.2.5 of the 9/19/17 Hawk View Development Agreement; Phase 1 receives fee credits for design and construction funding
- (4) Phase 1A designs/constructs improvement and receives fee credits.
- (5) Phase 1A improvement (partial); Phase 1A designs, grades site and installs erosion control; Phase 1 receives fee credits for constructing portion of full improvement
- (6) Phase 1A funds easement right of way acquisition and receives fee credits
- (1 & 4) Phase 1 improvement costs based on actual construction costs; other improvement costs based on engineers estimates.

#### **General Notes:**

- (i) Cost for these improvents based on estimates from CTA dated October 2024.
- (ii) Cost for these improvents based on previous PFFP indexed to 2024 per CCI. CCI increase estimated at 17.8%
- (iii) TIM Program provides funding for traffic signals, operational and safety improvements
- (iv) Class I Bike trail (H-I) included in old/remaining CC Drive; L & B connection to ex. included in T1
- (v) Some Bass Lake Rd Bikeways and Sidewalks previously built (F-A & A-AA); Not included in BLH PFFP update
- (vi) Only units within Western Shed pay BLH Sewer Improvements PFFP Fees; Eastern Sewer Shed 2 units only pay applicable EID capacity charges.
- (vii) The builder of the sewer line portion may be eligible to receive proportional reimbursement from EID.
- (viii) Easement right of way (for Western Hawk View sewer) to be included in new Improvement Agreement w/ EID and/or Serrano, as applicable

#### **Description of Public Improvements**

Cost estimates and associated Public Improvement engineering information is provided in the attached **Appendix A**, the Capital Improvement Program. The cost estimates were provided by CTA, with Phase 1 improvements being updated based on actual unit pricing from construction contracts. A general description of the Public Improvements, including backbone infrastructure and public facilities in the Capital Improvement Program, follows:

#### **Backbone Infrastructure**

- 1. **Transportation Improvements**: The transportation improvements include roadways, interchanges, traffic signals, bikeways, sidewalks, medians and a Park and Ride lot located at southwest corner of the intersection of Old Bass Lake Road and Country Club Drive. The transportation improvements include softs costs, such as right of way acquisition, engineering and permitting agency fees and charges. Transportation service levels are based on County standards and achieved by constructing the required roadway sections that vary between two and four travel lanes. Total transportation improvement costs are estimated at \$34.6 million. The transportation improvements will be funded as part of the TIF fee program (\$15.0 million) and the Plan Area Fee program (\$19.6 million).
- 2. **Storm Drainage**: The Specific Plan area includes project-specific storm drainage improvements to modify peak flows such that they do not exceed pre-development flows. Storm drain improvements will include collection pipes and inlets. The storm drain facilities associated with transportation improvements will be constructed with the roadways. Therefore, storm drain costs are included in the transportation improvement cost estimates indicated above. All other drainage improvements provide individual subdivision-level benefit and are therefore not included in the Plan Area Fee.
- 3. Water: Adequate water supply, treatment and transmission improvements will be provided for at each stage of development within the Specific Plan area. Currently, one major water infrastructure improvement is included in the Plan Area Fee. This facility includes eight to 24-inch pipes connecting water to the Bass Lake Hills school site from the existing water distribution network located at Hollow Oak Road and Bass Lake Road. Total water costs for the line to be constructed in Hollow Oak west

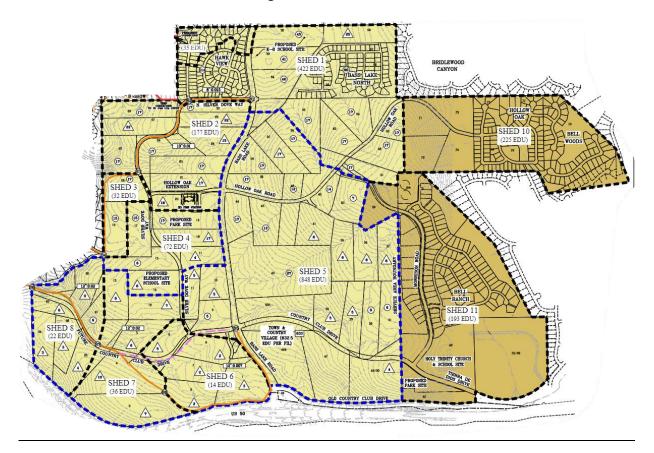
of Bass Lake Road (Segment E-F) and Silver Dove Way south of Hollow Oak (Segment E-Q), including right-of-way and engineering, are estimated at \$890,000.

The proposed amendment to the Specific Plan adds a major water infrastructure improvement. This facility includes 12 – 14-inch pipes connecting the water main in Hollow Oak Road and extending it to Hwy 50. In addition, a water main connection will be installed connecting the new water main in Bass Lake Road to the existing water main at Tierra de Dios Drive through the Country Club Drive alignment. Total water costs for these segments are estimated to cost \$5.1 million. To the extent subdivision development requires construction of water lines that are not contemplated in the Plan Area Fee but benefit other properties, the builder of those lines may be eligible to enter into a reimbursement agreement with El Dorado Irrigation District ("EID") to collect reimbursement from developers benefitting from such water facilities.

4. Sewer: Currently, the Specific Plan area is bifurcated into western and eastern sewer sheds as illustrated in Figure 2. The western sewer shed flows into the South Upland Sewer Line which flows to the El Dorado Hills Wastewater Treatment Plant. The western shed comprises about threequarters of the Specific Plan area and will directly benefit from the utility easement extending west of the Specific Plan area and the main sewer line extending west through Serrano Village C-2 that will connect the Specific Plan to the South Uplands Sewer Line in the Finance Plan. Sewer infrastructure for the western sewer shed will provide sewer services to the Specific Plan and includes providing an eight to 12-inch sewer line. Total sewer costs for the western shed area are estimated at \$2.9 million. The eastern sewer shed area will connect to the existing sewer system located in the Southeast portion of the Specific Plan adjacent to the Cameron Park area that runs to the Deer Creek Wastewater Treatment Plant. The eastern sewer shed will be exempt from paying the sewer component of the Plan Area Fee because it will not be connected to the sewer line that will run west of the Specific Plan area. To the extent subdivision development requires construction of sewer lines that are not contemplated in this Finance Plan but that benefit other properties, the builder of those lines may be eligible to enter into a reimbursement agreement with EID to collect reimbursement from developers benefiting from such sewer facilities.

The proposed amendment to the Specific Plan will be served by a new sewer line that will be placed in Bass Lake Road at STA 24± and proceed south to STA 5±. From there it will proceed in an easterly direction and follow the Old Highway 50 (Lincoln Highway) alignment and eventually crossing across Serrano property to a connection point in Russi Ranch Drive. The estimated cost for installing this new sewer line is \$7,531,067. The line, due to its location and coupled with the future improvements that are contemplated for Bass Lake Road will allow it to be extended north and have the capacity to serve a significant portion of the western Bass Lake Hills sewer shed by gravity. Future development that occurs west of Bass Lake Road could use the line as well with the installation of a sewer lift station at the time that service is needed. Moreover, depending on the Serrano project development of its Village C2, there could be an opportunity to serve properties that lie west of Bass Lake Road with a gravity sewer alternative. This PFFP update assumes that all of the lands that lie west of Bass Lake Road will use the proposed sewer line that is described above and shown on Figure 2. The Amended Finance Plan recognizes that the new sewer line will replace the Serrano Village C-2 sewer alignment as the primary sewer line that is financed by the Plan Area Fee.

Figure 2 – Sewer Sheds



#### **Public Facilities**

- 1. Parks, Open Space & Trails In addition to an extensive network of open space acreage, the Specific Plan includes parks and trails that will be for private and public use. The park facilities will be constructed by the El Dorado Hills Community Services District ("EDHCSD") or at its direction based on the demand for such facilities and the availability of park development fees. Some park facilities will be constructed by developers as part of individual subdivision development in subsequent years. Such turn-key park construction will receive park fee credit as part of park development agreements negotiated between developers and EDHCSD. Park land will be dedicated to the EDHCSD or Quimby fees will be paid with the filing of each Final Map. Open space may be dedicated as required per project-specific conditions of approval and/or wetlands mitigation programs. Open Space may also remain private, owned by subdivision home owners associations or owned by a public entity. Open space that is dedicated to EDHCSD or another public entity such as the Cameron Park Community Service District is eligible for park fee credit as part of a park development agreement. No park, trail or open space funding is included in the Plan Area Fee.
- 2. Public Safety Except as described below, the El Dorado Hills Fire Department will provide public safety services and facilities to nearly the entire Specific Plan pursuant to payment of public safety impact fees. The Cameron Park Fire District will provide public safety to the Bell Woods project in the Specific Plan area. The combination of impact fees and the previous dedication of the El Dorado Hills Community Services District fire station site will mitigate the Specific Plan's fair share of public safety facilities.
- **3. Schools** The Specific Plan area includes one school site. The site was previously acquired and dedicated to the Buckeye Union Elementary School District. Another property was acquired by the Rescue Elementary School District and is located on the east side of Bass Lake Hills Road at the north end of the Plan Area. The approved land use or this property is high density residential planned development and a specific plan amendment would be required if any elementary school is proposed for this site. Individual subdivisions within the Specific Plan will pay school fees to the Buckeye Union Elementary School District or Rescue Elementary School District, as well as the El Dorado Unified High School District to mitigate for the Specific Plan area's impact on schools.

#### **III. FUNDING STRATEGIES & FINANCING MECHANISMS**

A number of strategic and sound mechanisms may be used to fund Public Improvements required for the Specific Plan. An efficient use of various funding mechanisms will assist to alleviate the significant upfront impacts of infrastructure burdens, (e.g. reimbursements or fee credits).

This section describes the key features of the funding mechanisms anticipated to be implemented by the Specific Plan for financing the Public Improvements. The mechanisms discussed in this section include:

- Formation of land secured financing districts
- Development impact fees
- Use of a plan area fee program
- Credit and reimbursement agreements

The following describes the types of funding sources:

#### 1. Land Secured Financing

Land secured financing for public facilities generally involve Assessment Districts ("AD") or Community Facility Districts ("CFD"). Additionally, the County participates in the Statewide Community Infrastructure Program ("SCIP") which is administered by the California Statewide Communities Development Authority ("CSCDA"). Given the flexibility that would be required to meet the unique needs within the Specific Plan for a specific project, CFD financing would likely be the selected form of land secured financing, although AD's, SCIP or other financing programs such as Bond Opportunities for Land Development ("BOLD") remain an alternative mechanism.

The Mello-Roos Community Facilities District Act of 1982 ("Act") established a means to finance certain public facilities through the sale of CFD bonds. A Mello-Roos tax can be used to finance the purchase, construction, expansion, improvement or rehabilitation of real property with a useful life of five years or more, consistent with County financing policies and allows the County to enter into a Joint Community Facilities Agreement for the financing of other agency, such as EID, improvements. Mello-Roos proceeds can also be used to pay impact fees and a special tax can be established to fund the operation and maintenance of public improvements and services.

SCIP is a financing program that enables developers to pay most impact fees and finance public improvements through an acquisition agreement that qualify under the 1913/1915 Act (excluding school fees) via tax-exempt bond issuance proceeds. This highly versatile program has been molded to the needs of each local agency participant of SCIP. As most local agencies require developers to pay impact fees prior to obtaining a permit, SCIP can be used to directly prepay these fees or, alternatively, to reimburse the developer after fee payment. The program can be used to enable developers to pay for, or be reimbursed for, all eligible impact fees or for a single impact fee.

A preliminary CFD bond capacity analysis has been prepared for the Specific Plan and is attached as **Appendix B**. The CFD analysis is based on the anticipated Specific Plan product type, including unit count, unit price and home size and includes existing and anticipated taxes and assessments. The CFD analysis is consistent with the requirements identified in the Act and local policies.

The Act and local area financing policies have determined a maximum burden guideline of 2.0% of the estimated assessed value of the home. Typically a residential unit with an overall tax rate of less than 2.0% is considered feasible. Assuming existing market conditions, current ad valorem taxes and future

ad valorem and special taxes the attached CFD analysis estimates a gross bond amount of \$39.2 million to \$49.6 million and a proceeds amount of \$32.2 million to \$39.5 million based on a total tax rate of approximately 1.55%. (See **Appendix B** for details.) The CFD may be structured to allow special tax revenue to finance Public Improvements on a pay-as-you-go basis. The funding of Public Improvements with CFD special taxes would be in addition to any bonds. The above referenced proceeds are estimates and the actual amount of the CFD bond financing for Public Improvements within the Specific Plan will be determined at a later date consistent with County financing policy guidelines, market constraint and an individual project's business plan. As an alternative to a CFD, SCIP financing may be pursued to provide funding for Public Improvements and impact fees.

#### 2. Development Impact Fees

Development impact fees may be used to finance regional or County-wide facilities. These fees are used to pay for the allocable costs of public facilities associated with new development. Fees are typically paid when building permits are issued. Fees are charged to fund traffic mitigation measures (i.e. streets, traffic signals, bridges, bikeways and sidewalks), water and sewer facilities, and public buildings including schools, police and fire facilities. If public facilities fall within an agency's development impact fee program, a developer that installs or constructs Public Improvements will be eligible for credit or reimbursement against such fee obligation. The Specific Plan will be subject to the following fee programs:

#### **County Fee Programs**

- El Dorado County TIF Fee program
- County Rare Plant Fee
- Bass Lake Hills Plan Area Fee

#### **Other Fee Programs**

- EID Facility Capacity Charge Water Fee
- EID Facility Capacity Charge Wastewater Fee
- El Dorado Hills Fire Department Fee
- Cameron Park CSD Fire Department Fee
- EDH CSD Park Development Fee
- Cameron Park CSD Park Fee
- Buckeye Union School District
- Rescue Union School District
- El Dorado Union High School District

Attached, Table 5 outlines the estimated development impact fee obligation for the Specific Plan. The development impact fees listed in Table 5 represent the average development impact fees for the respective land use categories. The Specific Plan may be required to participate in future development impact fee programs adopted by the County or respective local agency programs.

#### 3. Credits and Reimbursements

A developer who funds the construction of public improvements included in a fee program will be eligible for credit or reimbursement. The criteria for credit and reimbursement eligibility will be established by a credit and reimbursement agreement between the developer and County. The eligibility criteria within

the credit and reimbursement agreement may include, but not be limited to, the following: (i) a developer pays or contributes more than is required to serve their project or mitigate actual impacts from the Specific Plan; (ii) a developer is required to advance the funding for or otherwise construct Public Improvements earlier than is required to serve the Specific Plan; or, (iii) to mitigate actual impacts from the Specific Plan. Specific terms of credit and reimbursement agreements will be subject to future negotiations between the developer, County and other applicable agencies. Developers that construct phase 1 roadway improvements identified in the Capital Improvement Program may receive credits against the applicable fee program for the full amount of construction costs and other costs for advance funding, designing and building the critical phase 1 improvements. To the extent credits exceed the amount of applicable fees the developer would pay, the developer may enter into a credit/reimbursement agreement with the County, which would describe the terms of reimbursement to the developer and the ability of the developer to assign the credits to other projects in the Specific Plan.

#### IV. CONCLUSIONS & IMPLEMENTATION

This Amended Finance Plan has been prepared to provide sufficient information to evaluate the public improvement and impact fee cost burden associated with developing the Specific Plan area. Like most large developments, the advancement of critical infrastructure and facilities will be delivered with the understanding that reimbursements will be available to assist with project feasibility. The feasibility of a project is evaluated by understanding the burden of infrastructure to specific land uses. The following sections and tables summarize this information.

#### **Net Burden Analysis**

A Net Burden Analysis for the Specific Plan is provided in Table 6. The analysis below quantifies the average cost burden per residential unit. The amount of costs allocated to a residential land use should be equitable relative to benefit received by the respective land use. The analysis in Table 6 provides a summary of the average allocated burdens along with an estimation of fee program credits and reimbursements.

#### **Feasibility Test**

Specific Plan feasibility is determined based on a variety of metrics that include the relationship between allocated cost burdens and land use pricing. Table 7 examines the Project's total one-time costs as a percentage of residential valuation. A comparison of costs to residential valuation is an accepted method of determining Project feasibility. This analysis takes into account all the allocated burdens along with the implementation of the financing mechanisms proposed for the PFFP. The costs have been allocated by using demand factors that equitably spread the burden to all land uses within the Specific Plan. Cost burdens, as a percentage of residential value, at 20% or lower are generally considered feasible. The residential land uses in the Specific Plan fall within this feasibility range.

Additional feasibility tests include measuring the amount of ad valorem property taxes and other special taxes/assessments against the sales price of a residential unit. The general assumption for this ratio is 2.0% of the sales price but the Sacramento region, including the County, has typically been around 1.8% to 2.0%. The Project has an estimated tax rate of approximately 1.55% and is shown in the analysis in **Appendix B**.

The Amended Finance Plan is meant to assist the Developer in understanding the complex burdens associated with the Project. The information contained within the Amended Finance Plan should be

used by the Developer or potential merchant builders to maintain proper cost allocations and achieve Project feasibility.

#### **Implementation**

Implementation of the PFFP will require application of various public financing vehicles and local agency fee programs. The implementation process will likely include the following:

- Establish administrative procedures and management plan
- Execution of individual property development agreements (to the extent necessary)
- Update the Bass Lake Hills Plan Area Fee Program, see nexus study attached as Appendix C.
- Formation of public financing districts, such as Community Facilities Districts (CFD) for infrastructure, including JCFAs with other agencies and ongoing maintenance and services
- Adopt local resolution(s) providing a means for collecting a PFFP preparation fee for nonparticipating beneficiaries

The PFFP may be updated or modified from time to time to reflect changes to development agreements, market conditions and financing mechanisms. Potential updates and modification include:

- Land Uses (level of residential)
- Public Improvement (annual inflation, actual costs, scope and size)
- Funding mechanisms (level of utilization or newly authorized)

Table 4
Bass Lake Hills Specific Plan
Funding Sources Summary
July 21, 2025

				Bass Lake H	ills						
	Dev	elopment Cost					Fund	ing Sources			
					Fee Prog	rams			Oth	er (a)	Total
<u>Public Improvements</u>		Total	_	County (b)	Other Age	ncy	Pla	n Area Fee (b)			
Major Roadways (TIF Improvements)		15,063,840		15,063,840							15,063,840
Transportation - Roadways		12,044,980						12,044,980			12,044,980
Bass Lake Road Enhancements Ancillary Facilities		4,302,443						4,302,443			4,302,443
Park & Ride		2,495,550						2,495,550			2,495,550
Sewer (c)		7,766,700						7,766,700			7,766,700
Water (c)		6,190,715						6,190,715			6,190,715
	\$	47,864,229	\$	15,063,840	\$ -		\$	32,800,389	\$	_	\$ 47,864,229

<sup>(</sup>a) Other category may include but is not limited to prepaid fees, CFD, private financing or other funding mechanisms described in Section III of the finance plan.

<sup>(</sup>b) Costs do not include fee program administration.

<sup>(</sup>c) May be eligible for EID credits.

Table 5
Bass Lake Hills Specific Plan
Finance Mechanism Matrix
July 21, 2025

Public Improvements	Land Secured Financing	Development Impact Fee	Plan Area Fee Program	Private Financing	Quimby Act & Park Reimbursement	Land Dedication
Major Roadways (TIF Improvements)	Х	Х				
Transportation - Roadways	х		х			
Bass Lake Road Enhancements	х		х			
Ancillary Facilities	х		х			
Sewer	х		Х			
Water	х		Х			

Table 6 Bass Lake Hills Specific Plan Development Impact Fees (El Dorado Hills CSD) July 21, 2025

						Bass	Lak	e Hills Specific F	Plan											
								estern Shed)									(Easte	rn Shed)		
									(	Commercial -	С	ommercial -	Co	mmercial -						
	Low	/ Density	Medium	Density	Hig	h Density	N	Multi-Family		Residential		Hotel		General	Low	Density	Medi	um Density	Hig	gh Density
County Building Fees																				
Building Services	\$	9,267	\$		\$	6,330	\$	3,943	\$	2,629	\$	3.38	\$	3.38	\$	9,267	\$	7,799	\$	6,330
General Plan Implementation Fee	\$	563	\$	474	\$	384	\$	239	\$	160	\$	0.21	\$	0.21	\$	563	\$	474	\$	384
California SMIP Fee (Earthquake)	\$	74	\$	62	\$	51	\$	32	\$	21	\$	0.03	\$	0.03	\$	74	\$	62	\$	51
Green Fee	\$	23	\$	19	\$	16	\$	10	\$	6	\$	0.01	\$	0.01	\$	23	\$	19	\$	16
Rare Plant Mitigation Fee	\$	386	\$	386	\$	386	\$	290	\$	290	\$	0.00	\$	0.00	\$	386	\$	386	\$	386
CDA Tech Admin	\$	419	\$	352	\$	286	\$	178	\$	119	\$	0.15	\$	0.15	\$	419	\$	352	\$	286
Surveyors Office Addressing Fee	\$	83	\$	83	\$	83	\$	83	\$	83	\$	0.08	\$	0.08	\$	83	\$	83	\$	83
Subtotal - Building Fees	\$	10,815	\$	9,175	\$	7,536	\$	4,775	\$	3,307	\$	3.86	\$	3.86	\$	10,815	\$	9,175	\$	7,536
County Development Fees																				
Department of Transportation (DOT)		26.704		26.704	,	26 704		20.005		20.005				42.52		24 207		24 207		20.722
TIF Fees - Zone B/Zone C (i)	\$	36,781	\$	36,781	\$	36,781	\$	20,965	\$	20,965	\$	5.04	\$	12.53	\$	31,297	\$	31,297	\$	29,732
Subtotal - County Impact Fees	\$	36,781	\$	36,781	\$	36,781	\$	20,965	\$	20,965	\$	5.04	\$	12.53	\$	31,297	\$	31,297	\$	29,732
Bass Lake Hills Plan Area Fee/Unit																				
Transportation	\$	11,587	\$	11,587	Ś	11,587	Ś	6,257	Ś	6,257	Ś	7.22	Ś	19.93	\$	11,587	Ś	11,587	Ś	11,587
Sewer	\$	2,797		3,312		8,664		4,478		3,012		1.55		0.46		,		,		,
Water	Ś	6,495		4,981		3,657		1,892		1,892		1.14		0.34	Ś	6,495	Ś	4,981	Ś	3,657
Admin (4.0%)	\$	835		795		956		505		446		0.40		0.83	\$	723		663		610
Subtotal Plan Area	\$	21,714	\$	20,676	\$	24,865	\$	13,132	\$	11,608	\$	10.31	\$	21.55	\$	18,805	\$	17,232	\$	15,854
Subtotal County	\$	69,310	\$	66,632	\$	69,182	\$	38,872	\$	35,880	\$	19.20	\$	37.94	\$	60,917	\$	57,704	\$	53,122
Other Agency Fees																				
El Dorado Hills CSD Park Fee (ii)	\$	13,495	\$	13,495	\$	13,495	\$	8,907	\$	8,907		NA		NA	\$	13,495	\$	13,495	\$	13,495
El Dorado Hills Fire Department Fee	\$	2,820	\$	2,350	\$	1,880	\$	2,310	\$	1,590	\$	1.59	\$	1.59	\$	2,820	\$	2,350	\$	1,880
EID Water Connection Fee & Meter Fee (iii)	\$	25,954	\$	25,954	\$	25,954	\$	19,660		19,660		TBD		TBD	\$	25,954	\$	25,954	\$	25,954
EID Sewer Connection Fee & Inspection Fee (iii)	\$	18,134	\$	18,134	\$	18,134	\$	13,651	\$	13,651		TBD		TBD	\$	18,134	\$	18,134	\$	18,134
School District (EDH/Buckeye Union)(iv)	\$	10,620	\$	8,850	\$	7,080	\$	5,310	\$	3,540	\$	0.57	\$	0.57	\$	10,620	\$	8,850	\$	7,080
School District (EDH/Rescue Union)(v)	\$	12,240	\$	10,200	\$	8,160	\$	6,120	\$	4,080	\$	0.67	\$	0.67	\$	12,240	\$	10,200	\$	8,160
Subtotal - Other Agency Impact Fees (Buckeye)	\$	71,023	\$	68,783	\$	66,543	\$	49,837	\$	47,347	\$	2.16	\$	2.16	\$	71,023	\$	68,783	\$	66,543
Subtotal - Other Agency Impact Fees (Rescue)		72,643		70,133		67,623		50,647		47,887		2.26	-	2.26	\$	72,643		70,133		67,623
Total Development Impact Fees (Buckeye)	\$	140,333	\$	135,415	\$	135,725	\$	88,709	\$	83,227	\$	21.36	\$	40.10	\$	131,940	\$	126,487	\$	119,665
Total Development Impact Fees (Rescue)		141,953		136,765	Ś	136,805	Ś	89,519	Ś	83,767	Ś	21.46	Ś	40.20	Ś	133,560		127,837	Ś	120,745

#### Footnotes:

<sup>(</sup>i) Properties within the Plan Area fall within TIF Zones B or C.

<sup>(</sup>ii) Based on fee amount provided by staff.

<sup>(</sup>iii) Assumes 1" meter size.
(iv) Based on school fee amount of \$3.54/sf. Some projects may have entered into mitigation agreements.

<sup>(</sup>v) Based on school fee amount of \$4.08/sf. Some projects may have entered into mitigation agreements.

Bass Lake Hills Specific Plan Development Impact Fees (Cameron Park CSD) July 21, 2025

Bass Lake Hills Specific	Pla	n				
	_		(	(Eastern Shed)		
	In	w Density	N	ledium Density	His	gh Dens
ounty Building Fees		Demony		iculaiii Delibity	1	, De
Building Services	\$	9,267	\$	7,799	\$	6,3
General Plan Implementation Fee	\$	563	\$	474	\$	3
California SMIP Fee (Earthquake)	\$	74	\$	62	\$	
Green Fee	\$	23	\$	19	\$	
Rare Plant Mitigation Fee	\$	386	\$	386	\$	3
CDA Tech Admin	\$	419	\$	352	Ś	2
Surveyors Office Addressing Fee	\$	83	\$	83	\$	
ubtotal - Building Fees	\$	10,815	\$	9,175	\$	7,5
ounty Development Fees						
Department of Transportation (DOT)	-					
TIF Fees - Zone B (i)	\$	31,297	\$	31,297	\$	29,7
ubtotal - County Impact Fees	Ś	31,297	¢	31.297	Ś	29,7
• •		•		•		-
ass Lake Hills Plan Area Fee						
Transportation	\$	11,587	\$	11,587	\$	11,5
Sewer						
Water	\$	6,495	\$	4,981	\$	3,6
Admin (4.0%)	\$	723	\$	663	\$	6
Subtotal Plan Area	\$	18,805	\$	17,232	\$	15,8
Subtotal County	\$	60.917	Ś	57.704	Ś	53,1
Subtotal County	•	00,527	*	57,701	•	55,
ther Agency Fees  Cameron Park CSD (ii)	\$	6,645	\$	6,645	\$	6,6
El Dorado Hills Fire Department Fee	\$	2,820		2,350		1,8
EID Water Connection Fee & Meter Fee (iii)	\$	25,954		25,954		25,9
EID Sewer Connection Fee & Inspection Fee(iii)	\$	18,134	\$	18,134	\$	18,1
School District (EDH/Buckeye Union)(iv)	\$	10,620		8,850	\$	7,0
School District (EDIT) Buckeye Offichij(IV)	ڔ	10,020	ڔ	0,030	ڔ	
	\$	64,173	\$	61,933	\$	59,
Subtotal - Other Agency Impact Fees (Buckeye)					ė	112.8
Subtotal - Other Agency Impact Fees (Buckeye)  Total Development Impact Fees (Buckeye)	\$	125,090	\$	119,637	ą	112,
	\$	125,090	\$	119,637	ş	112,

#### Footnotes:

- (i) Properties within the Plan Area fall within TIF Zones B or C.
- (ii) Fee amounts provided by County staff.
- (iii) Assumes 1" meter size.
  (iv) Based on school fee amount of \$3.54/sf. Some projects may have entered into mitigation agreements.

Table 7 Bass Lake Hills Specific Plan Net Burden Analysis (El Dorado CSD) July 21, 2025

Bass Lake Hills Specific Plan		(Per Unit/Bldg SF) -Western Slope						(Per Unit) - Eastern Slope												
						Commercial - Comme			Commercial -	- Commercial -										
	ı	ow Density	Me	edium Density	_	High Density	ľ	Multi-Family	ı	Residential		Hotel		General	Lo	w Density	M	ledium Density	Hig	gh Density
L																				
Public Improvements & Fees																				
Public Improvements																				
Major Roadways (TIF Improvements)	\$	9,263	\$	9,263	\$	9,263	\$	5,002	\$	5,002	\$	5.77	Ś	15.93	\$	9,263	\$	9,263	\$	9,263
Roadways	\$	7,407	\$	7,407	\$	7,407	\$	,	\$	4,000	\$			12.74	\$	7,407	\$	7,407	\$	7,407
Bass Lake Road Enhancements	\$	2,646	\$	2,646	\$	2,646	\$		\$	1,429	\$		\$	4.55		2,646		2,646	\$	2,646
Ancillary Facilities																				
Park & Ride	\$	1,535	\$	1,535	\$	1,535	\$	829	\$	829	\$	0.96	\$	2.64	\$	1,535	\$	1,535	\$	1,535
Sewer (a)	\$	2,797	\$	3,312	\$	8,664	\$	4,478	\$	3,012	\$		\$	0.46						
Water (b)	\$	6,495	\$	4,981	\$	3,657	\$	1,892	\$	1,892	\$	1.14	\$	0.34	\$	6,495	\$	4,981	\$	3,657
											L		_				L			
Total Public Improvements Costs	\$	30,142	\$	29,144	\$	33,172	\$	17,629	\$	16,163	\$	15.68	\$	36.65	\$	27,346	\$	25,832	\$	24,508
L																				
Development Fees	-										H						-			
Building Fees	\$	10,815	\$	9,175	\$	7,536	Ś	4,775	\$	3,307	\$	3.86	ć	3.86	Ś	10,815	\$	9,175	\$	7,536
Impact Fees - County	\$	58,495	\$	57,457	\$	61,646		, -	\$	32,573				34.08	\$	50,102	\$	48,529	\$	45,586
Impact Fees - Other Agencies (c)	\$	71,023	\$	68,783	\$	,	\$		\$	47,347	\$			2.16		64,173		61,933	\$	59,693
Impact rees other rigenoies (e)	Ť	, 1,023	,	00,703	,	00,5 .5	,	13,037	,	.,,5.,	ľ	2.10	~	2.10	~	0.,275	ľ	01,555	,	33,033
Total Fees	\$	140,333	\$	135,415	\$	135,725	\$	88,709	\$	83,227	\$	21.36	\$	40.10	\$	125,090	\$	119,637	\$	112,815
		,		,							Ĺ							,		,
Total Public Improvements & Fees (1	) \$	170,476	\$	164,560	\$	168,897	\$	106,338	\$	99,390	\$	37.04	\$	76.75	\$	152,436	\$	145,469	\$	137,323
Fee Credits	1						Ļ		_		Ļ		Ļ		_		L.			
County Development Fees	\$	9,263	\$	9,263	\$	9,263	\$	-,	\$	5,002	\$		\$	15.93	\$	9,263	\$	9,263	\$	9,263
Bass Lake Hills Plan Area Fee (d)	\$	20,879	\$	19,881	\$	23,909	\$	12,627	\$	11,161	\$	9.91	\$	20.72	\$	18,082	\$	16,569	\$	15,245
Other Agency Fees																				
Total Fee Credits	Ś	30,142	Ś	29,144	\$	33,172	Ś	17,629	Ś	16,163	Ś	15.68	ć	36.65	\$	27,346	Ś	25,832	\$	24,508
Total Fee Credits	Ş	30,142	Ş	25,144	Ş	33,172	ڔ	17,029	Ş	10,103	۶	13.08	Ş	30.03	Ş	27,340	٦	23,632	Ş	24,306
Other Reimbursements																				
CFD or SCIP Bond Proceeds	Ś	30,742	\$	25,618	Ś	20,495	\$	11,778							Ś	30,742	\$	25,618	\$	20,495
CFD Pay-As-You-Go	Ľ		ľ	-,-	ľ	.,	ľ	, -							ľ	,	ľ	.,.	ľ	.,
Other Reimbursements																				
					L		L				L		L		L		L		L	
Total Other Reimbursements	\$	30,742	\$	25,618	\$	20,495	\$	11,778	\$	-	\$	-	\$	-	\$	30,742	\$	25,618	\$	20,495
	L										L									
Total Fee Credits & Reimbursements (2	) \$	60,884	\$	54,763	\$	53,667	\$	29,408	\$	16,163	\$	15.68	\$	36.65	\$	58,088	\$	51,451	\$	45,003
	Ļ		ļ.,		Ļ		Ļ		Ļ		Ļ		Ļ		L.		Ļ		L.	
Net Burden Analysis* (3	) \$	109,591	\$	109,797	\$	115,230	\$	76,930	\$	83,227	\$	21.36	Ş	40.10	\$	94,348	Ş	94,019	\$	92,320

<sup>\*</sup> Net One Time Infrastructure Burden (3) = Total Infrastructure & Fees (1) minus Total Fee Credits & Reimbursements (2).

<sup>(</sup>a) Sewer improvements and calculation detailed in Appendix C.

<sup>(</sup>b) Water improvements and calculation detailed in Appendix C.

<sup>(</sup>c) Based on projects within EDHCSD and Buckeye USD.

<sup>(</sup>d) Fee credit does not include admin.

Table 8 Bass Lake Hills Specific Plan Finance Plan Feasibility (El Dorado CSD) July 21, 2025

Bass Lake Hills Specific Plan		(Per Unit/Bldf SF) -Western Slope						Residential (Per Unit) - Eastern Slope												
	(Per Unit) (Per Bldg SF)						SF)	(Per Unit)												
											_		-							
Cost Category		w Density	Modi	ium Density		High Density	N/1-	ulti-Family		ommercial - Residential	Cor	mmercial - Hotel		mmercial - General		w Density		edium Density	ы.	rh Doncitu
Cost Category	LU	w Delisity	ivieu	iuiii Delisity		nigii Delisity	IVI	uiti-raililly	<u> </u>	nesiueiiliai		посеі		General	LU	w Delisity	IVI	edidili Delisity	П	gii Delisity
Public Improvements	\$	30,142	\$	29,144	\$	33,172	\$	17,629	\$	16,163	\$	15.68	\$	36.65	\$	27,346	\$	25,832	\$	24,508
Fees (i)	\$	140,333	\$	135,415	\$	135,725	\$	88,709	\$	83,227	\$	21.36	\$	40.10	\$	125,090	\$	119,637	\$	112,815
Total Public Improvements & Fees	\$	170,476	\$	164,560	\$	168,897	\$	106,338	\$	99,390	\$	37.04	\$	76.75	\$	152,436	\$	145,469	\$	137,323
Fee Credits/Reimbursements																				
Fee Credits																				
County Development Fees	\$	9,263	\$	9,263	\$	9,263	\$	5,002	\$	5,002	\$	5.77	\$	15.93	\$	9,263	\$	9,263	\$	9,263
Bass Lake Hills Plan Area Fee (ii)	\$	20,879	\$	19,881	\$	23,909	\$	12,627	\$	11,161	\$	9.91	\$	20.72	\$	18,082	\$	16,569	\$	15,245
Other Agency Fees																				
Subtotal -	\$	30,142	\$	29,144	\$	33,172	\$	17,629	\$	16,163	\$	15.68	\$	36.65	\$	27,346	\$	25,832	\$	24,508
Other Reimbursements																				
CFD or SCIP Bond Proceeds	\$	30,742	\$	25,618	\$	20,495	\$	11,778	\$	-	\$	-	\$	-	\$	30,742	\$	25,618	\$	20,495
CFD Pay-As-You-Go																				
Other Reimbursements																				
Subtotal -	\$	30,742	\$	25,618	\$	20,495	\$	11,778	\$	-	\$	-	\$	-	\$	30,742	\$	25,618	\$	20,495
Net Bass Lake Hills Cost Obligation	\$	109,591	\$	109,797	\$	115,230	\$	76,930	\$	83,227	\$	21.36	\$	40.10	\$	94,348	\$	94,019	\$	92,320
Estimated Value	\$	820,000	\$	720,000	\$	620,000	\$	400,000	\$	400,000	\$	208	\$	208	\$	820,000	\$	720,000	\$	620,000
Net Burden as % of Unit Value		13%		15%		19%		19%		21%		10%		19%		12%		13%		15%
Fees as % of Unit Value (after credits)		17%		19%		22%		22%		21%		10%		19%		15%		17%		18%

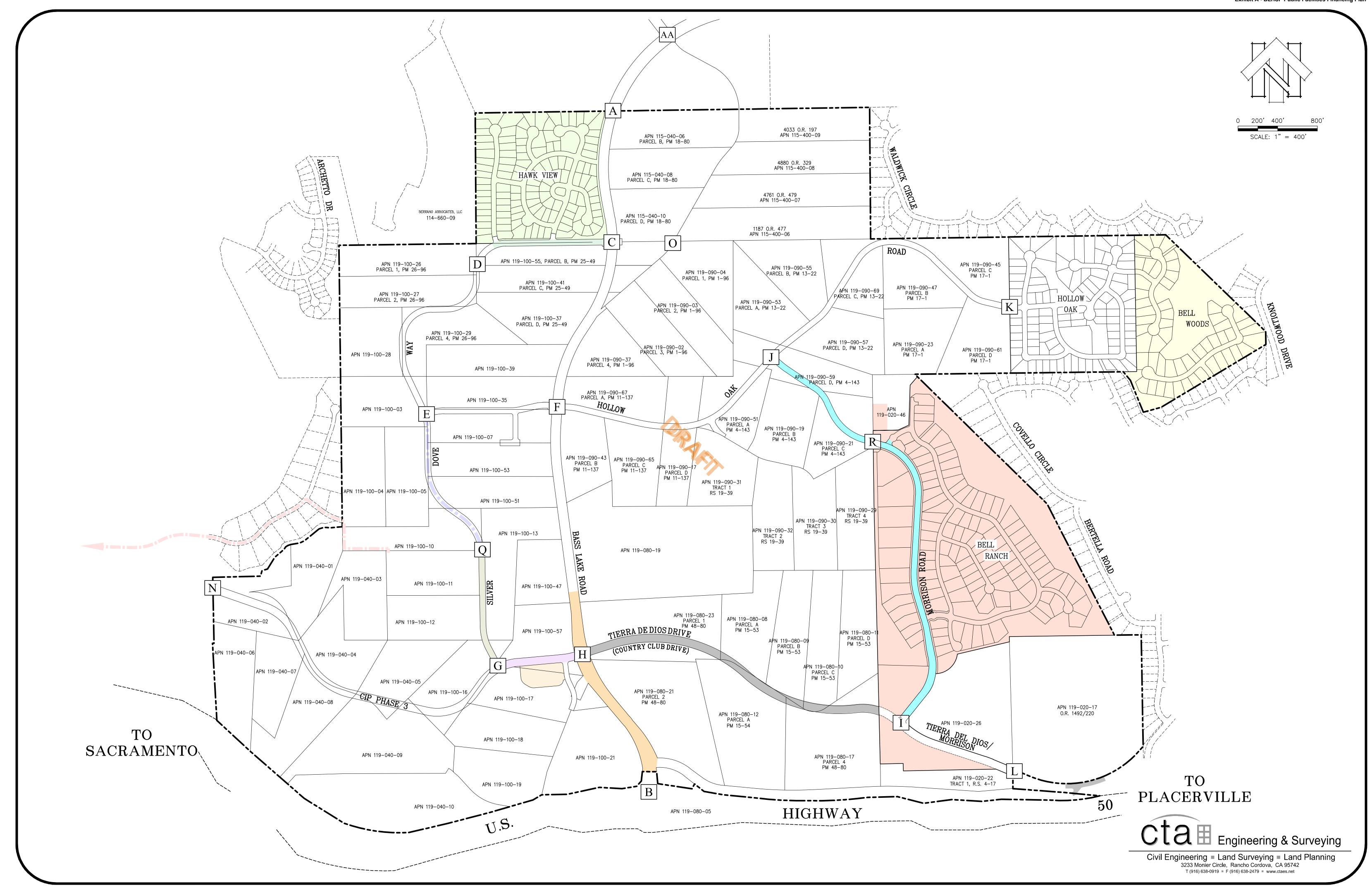
<sup>(</sup>i) Based on projects within EDHCSD and Buckeye USD.

<sup>(</sup>ii) Fee credit does not include admin.

**APPENDIX A** 

**CAPITAL IMPROVEMENT PROGRAM** 





Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	14.5	ac	\$27,500.00	\$398,750
2	Roadway Excavation	67,000	су	\$25.00	\$1,675,000
3	Extra for haul to spoil area CCDR G to H, Park & Ride, & L	24,400	су	\$12.00	\$292,800
4	Dust Control	17	ac	\$1,000.00	\$17,000
5	Remove Culvert	3	ea	\$1,500.00	\$4,500
6	Reset Mailbox	1	ea	\$750.00	\$750
7	Remove Roadside Sign	7	ea	\$150.00	\$1,050
8	Remove and Replace Roadside Signs	6	ea	\$500.00	\$3,000
9	Obliterate Surfacing	12,900	sy	\$13.50	\$174,150
10	1.5" Grind and Overlay Existing Pavement	900	sy	\$2.50	\$2,250
11	2.5" AC	1,650	sf	\$3.54	\$5,844
12	3" AC	45,100	sf	\$4.35	\$196,185
13	4.5" AC	266,550	sf	\$5.25	\$1,399,388
14	6" AB	1,650	sf	\$3.85	\$6,353
15	8" AB	45,100	sf	\$4.00	\$180,400
16	10" AB	140,650	sf	\$4.94	\$694,811
17	13" AB	125,900	sf	\$6.42	\$808,278
18	AC Dike	4,465	lf	\$10.00	\$44,650
19	Sidewalk	1,675	sf	\$9.25	\$15,494
20	Type 2 Curb and Gutter	280	lf	\$40.00	\$11,200
21	Install Roadside Sign (Galvanized Steel Post)	23	ea	\$475.00	\$10,925
22	Bollards	4	ea	\$900.00	\$3,600
23	Traffic Control System	1	ls	\$250,000.00	\$250,000
24	4'x7' Box Culvert Crossing (Incl. headwalls and railings)	165	lf	\$800.00	\$132,000
25	18" Storm Drain	1,795	lf	\$150.00	\$269,250
26	18" FES	3	ea	\$2,500.00	\$7,500
27	Std 48" Drain Manhole	1	ea	\$10,900.00	\$10,900
28	Drain Inlet	6	ea	\$6,100.00	\$36,600
29	OMPI	5	ea	\$4,400.00	\$22,000
30	Grated Inlet	2	ea	\$4,400.00	\$8,800
31	Rock Lined Ditch	270	lf	\$61.00	\$16,470
32	Fabric Lined Ditch	2100	lf	\$10.50	\$22,050
33	Fabric Lined Roadside Ditch-II	3000	lf	\$18.50	\$55,500
34	Interceptor Ditch Type 1-III	1400	lf	\$50.00	\$70,000
35	Interceptor Ditch Type 2	540	lf	\$90.00	\$48,600
36	TV Storm Drain	1795	lf	\$2.35	\$4,218
37	Rock Outfall/Slope Protection	1,800	sf	\$9.35	\$16,830
38	Extra for Handicap Ramp	5	ea	\$1,900.00	\$9,500
39	Fence (Type BW, 5 Strand, Metal Post)	9,200	lf	\$20.00	\$184,000
40	Thermoplastic Traffic Stripe	26,000	lf	\$1.25	\$32,500
41	Reflective Pavement Markers	180	ea	\$10.00	\$1,800
42	Pavement Markings	435	sf	\$8.61	\$3,745
43	Sidewalk Barricade	10	ea	25ti,566006	29 of 8\\(\gamma_{15,000}\)

#### T1 - Bass Lake Road Reconstruction ଲେଲ୍ଲ A22ເປາຊາຈິ (ໂລເສ-ສາລາ ເປັນສາ 1-0005 / Z21-0013 / TM22-0005 / CUP23-0008 B to H, H to I, and L Exhibit A - BLHSP Public Facilities Financing Plan

44	Irrigation Sleeves	925	lf	\$25.00	\$23,125
45	Oak Mitigation (Tree Replacement)	2	ea	\$240.00	\$480
46	Remove Ex. Barricade	1	ea	\$400.00	\$400
47	Remove Ex. AC Dike	620	lf	\$1.00	\$620
48	Adjust water valve box to grade	3	ea	\$600.00	\$1,800
49	Adjust sewer manhole to grade	2	ea	\$1,800.00	\$3,600
50	Street Light	2	ea	\$7,000.00	\$14,000
51	Utility Pole Relocation	7	ea	\$15,000.00	\$105,000
52	Service to Street Lights	1	ls	\$9,000.00	\$9,000
53	AT&T RT Station Relocation (if applicable)	1	ls	\$400,000.00	\$400,000
		<b>Estimated Direct</b>	Cons	struction Cost	\$7,721,665
1	Mobilization	3%			\$231,649.95
2	SWPPP Compliance	3%			\$231,649.95
3	Erosion Control Measures	5%			\$386,083.26
	י	Total Estimated Direct	Cons	struction Cost	\$8,571,048
1	Engineering	10%			\$857,104.83
2	Construction Staking	4%			\$342,841.93
3	Dry Utility Design	1.5%			\$128,566
4	Bond Enforcement	1.5%			\$128,566
5	Inspection	4.0%			\$342,842
6	Construction Management	4.0%			\$342,842
7	Contingency	10.0%			\$857,105
			,	Total Soft Cos	\$2,999,867
		To	otal E	stimated Cost	\$11,570,915
				=	

#### NOTES:

Assumes accommodation of immediate vicinity driveways by alternate means of access to Country Club Drive and Tong Road.

Street lighting at Bass Lake Road/Country Club Drive is included in a separate estimate.

Soft costs have been set at 25% combined cost. Actual costs may vary, especially resulting from multiple plan sets prepared over the life of the project.

Unit costs based on 4/12/18 North Silver Dove Marquez Pipeline, Inc. bid

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable.

Median Landscaping and Frontage Improvements (meandering walk, bike trail, and landscaping) Blasting

Agency Fees and Plan Check Fees

Easement and/or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable

Wetland Mitigation and Permitting Fees

Item					
No.	Description	Quantity	Unit	<b>Unit Price</b>	Total Amount
1	Clear and Grub	1.8	ac	\$2,000.00	\$3,600
2	Roadway Excavation	6,100	су	\$20.00	\$122,000
3	Add for Export	6,100	су	\$8.00	\$48,800
4	Dust Control	2	ac	\$1,000.00	\$2,000
5	Obliterate Surfacing	1,020	sy	\$7.50	\$7,650
6	3.5" A.C.	44,400	sf	\$2.50	\$111,000
7	8" A.B.	44,400	sf	\$2.15	\$95,460
8	AC Dike	950	lf	\$7.00	\$6,650
9	Street Barricade	2	ea	\$2,000.00	\$4,000
10	Pavement Markings	18	sf	\$1.65	\$30
11	12" Storm Drain	60	lf	\$110.00	\$6,600
12	18" Storm Drain	480	lf	\$120.00	\$57,600
13	18" FES	1	ea	\$400.00	\$400
14	Fablic Lined Ditch	475	lf	\$9.75	\$4,631
15	Rock Lined Ditch	170	lf	\$22.50	\$3,825
16	Drain Inlet	4	ea	\$5,400.00	\$21,600
17	TV Storm Drain	540	lf	\$2.35	\$1,269
18	Utility Pole Relocation	2	ea	\$15,000.00	\$30,000
19	Service to Street Light	1	ea	\$2,500.00	\$2,500
20	Street Light	1	ea	\$7,000.00	\$7,000
21	Install Roadside Sign (Galvanized Steel Post)	3	ea	\$400.00	\$1,200
22	Reflective Pavement Markers	90	ea	\$10.00	\$900
23	Fence (Type BW, 5 Strand, Metal Post)	1,750	lf	\$16.00	\$28,000
24	Thermoplastic Traffic Stripe	3,350	lf	\$0.90	\$3,015
		ed Direct	Const	ruction Cost	\$569,730
1	Mobilization	3%			\$17,091.90
2	SWPPP Compliance	3%			\$17,091.90
3	Erosion Control Measures	5%			\$28,486.50
	Total Estimat	ed Direct	Const	ruction Cost	\$632,400
1	Engineering	10%			\$63,240.02
2	Dry Utility Design	1.5%			\$9,486.00
3	Construction Staking	4%			\$25,296.01
4	Bond Enforcement	1.5%			\$9,486.00
5	Inspection	4%			\$25,296.01
6	Construction Management	4%			\$25,296.01
7	Contingency	10%			\$63,240.02
			l	tal Soft Cost	\$221,340
		То	tal Es	timated Cost	\$853,740

#### T2 - Country Club Drive H to G

GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008

Town and Country El Dorado Hills

Exhibit A - BLHSP Public Facilities Financing Plan

#### NOTES:

Bass Lake Road Reconstruction & Country Club Drive Extension Project No. 66109 import assumed complete. Soft costs have been set at 25% combined costs, actual costs may vary.

#### **EXCLUSIONS:**

Rodriguez driveway improvement cost Water Quality (permanent BMPs), if applicable Frontage Improvements (sidewalk, bike trail, and landscaping) Blasting

Agency Fees and Plan Check Fees
Easement and/or Right-Of-Way Acquisition (hard and soft costs)
NOA Mitigation, if applicable
Wetland Mitigation and Permitting Fees

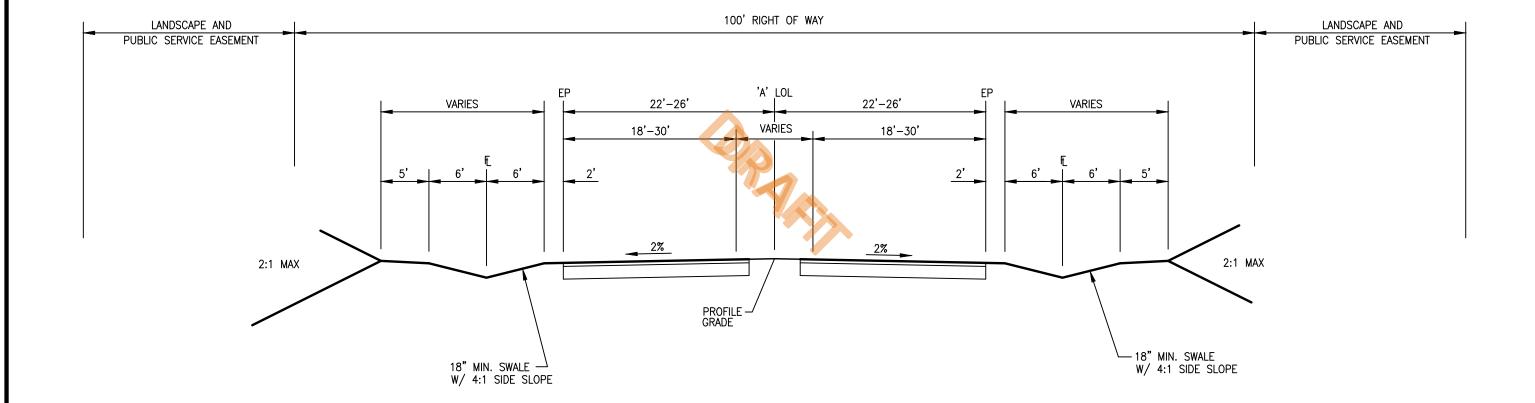


Town and Country El Dorado Hills

Exhibit A - BLHSP Public Facilities Financing Plan

# BASS LAKE ROAD B TO H PFFP TYPICAL ROAD SECTION

JULY, 2017



0 5' 10' 20' SCALE: 1" = 10' Civil Engineering & Surveying

Civil Engineering = Land Surveying = Land Planning
3233 Monier Circle, Ranche Cordova, CA 95742
T(1916) 639-4919 = (1916) 639-4919 = www.class.net

Item					
No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Clear and Grub (incl. tree removals)	7.0	ac	\$2,800.00	\$19,600
2	Roadway Excavation	37,000	су	\$20.00	\$740,000
3	Extra for Haul to Spoil Area (Location TBD)	20,000	су	\$4.00	\$80,000
4	Remove Ex. Concrete	28,500	sf	\$1.25	\$35,625
5	Dust Control	7.0	ac	\$1,000.00	\$7,000
6	4.5" A.C.	124,600	sf	\$3.25	\$404,950
7	10" A.B.	124,600	sf	\$2.70	\$336,420
8	Street Barricade	1	ea	\$2,000.00	\$2,000
9	AC Dike	7,500	lf	\$7.00	\$52,500
10	12" Storm Drain	140	lf	\$110.00	\$15,400
11	18" Storm Drain	1,280	If	\$120.00	\$153,600
12	18" F.E.S.	3	ea	\$400.00	\$1,200
13	Std. 48" Drain Manhole	4	ea	\$8,500.00	\$34,000
14	54" Culvert (incl. headwalls & railings)	140	If	\$410.00	\$57,400
15	Drain Inlet	12	ea	\$5,400.00	\$64,800
16	Grated Inlet	2	ea	\$4,100.00	\$8,200
17	Retaining Wall	600	sff	\$25.00	\$15,000
18	Rock Lined Ditch	1,050	lf	\$61.00	\$64,050
19	Rock Outfall/Slope Protection	130	sf	\$5.60	\$728
20	TV Storm Drain	1,420	lf	\$2.35	\$3,337
21	Thermoplastic Traffic Stripe	13,850	lf	\$0.90	\$12,465
22	Remove Ex. Barricade	1	ea	\$400.00	\$400
23	Utility Pole Relocation	4	ea	\$15,000.00	\$60,000
24	Conform Ex. Driveway	2	ea	\$3,000.00	\$6,000
25	Reflective Pavement Markers	150	ea	\$10.00	\$1,500
26	Fence (Type BW, 5 Strand, Metal Post)	7,000	lf	\$16.00	\$112,000
		Estimated	Direct C	onstruction Cost	\$2,288,175
	Mobilization	3%			\$68,645.25
2	SWPPP Compliance	3%			\$68,645.25
3	Erosion Control Measures	5%			\$114,408.75
	Total	Estimated	Direct C	onstruction Cost	\$2,539,874
	Engineering	8%			\$203,189.94
	Dry Utility Design	1%			\$25,398.74
3	Construction Staking	4%			\$101,594.97
4	Bond Enforcement	1.5%			\$38,098.11
5	Inspection	4%			\$101,594.97
6	Construction Management	4%			\$101,594.97
7	Contingency	15%			\$380,981.14
				Total Soft Cost	\$952,453
			Tota	I Estimated Cost	\$3,492,327

NOTES: 25-1703 U 34 of 89

#### T3 - Country Club Drive G to N

GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008

Town and Country El Dorado Hills

Exhibit A - BLHSP Public Facilities Financing Plan

for this road segment than for a reconstruction style project as reflected herein.

#### **EXCLUSIONS:**

Oak mitigation

Water quality (permanent BMPs), if applicable.

Frontage Improvements (sidewalk, bike trail, and landscaping)

Blasting

Agency Fees and Plan Check Fees

Easement and/or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable

Wetland Mitigation and Permitting Fees

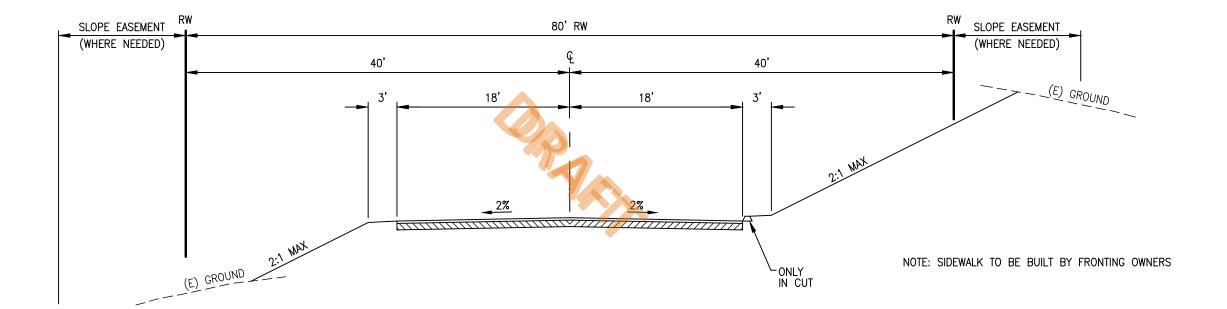


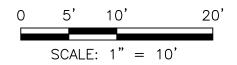
Town and Country El Dorado Hills

Exhibit A - BLHSP Public Facilities Financing Plan

# COUNTRY CLUB DRIVE H TO I TO G TO N & L PFFP TYPICAL SECTION

JULY, 2017







# T4 - Hwy 50/Bass Lake Interchange GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008 Off-ramp Signal/Lane Capacity Exhibit A - BLHSP Public Facilities Financing Plan

Item No.	Description	Quantity	Unit	Unit Price	Total Amount	
1	Construct Highway 50/Bass Lake Interchange	1	ls	\$225,000.00	\$225,000.00	
	(E/B off-ramp signal/lane capacity)					
	Total Estimated Direct Construction Cost					
1	Engineering	1	ls	\$15,000.00	\$15,000.00	
			To	tal Soft Cost	\$15,000.00	
		Total Estimated Cost			\$240,000.00	

#### NOTES:

Phase 1 Developer funds design and construction per payment to County as described in Section 3.2.5 of the 9/19/17 Hawk View Development Agreement



T6, T7, T8 - Traffic Signals **Bass Lake Road/Country Club Bass Lake Road/Hollow Oak Bass Lake Road/Silver Dove** 

#### GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008 **Town and Country El Dorado Hills Exhibit A - BLHSP Public Facilities Financing Plan**

Item					
No.	Description	Quantity	Unit	Unit Price	Total
1	Traffic Signal & Lighting (Country Club Drive Intx)	1	ls	\$300,000	\$300,000
2	Traffic Signal & Lighting (Hollow Oak Road Intx)	1	ls	\$300,000	\$300,000
3	Traffic Signal & Lighting (North Silver Dove Way Intx)	1	ls	\$300,000	\$300,000
4	Elec. Serv. to Signal & Lighting (Country Club Drive Intx)	1	ls	\$15,000	\$15,000
5	Elec. Serv. to Signal & Lighting (Hollow Oak Road Intx)	1	ls	\$15,000	\$15,000
6	Elec. Serv. to Signal & Lighting (North Silver Dove Way Intx	() 1	ls	\$7,000	\$7,000
	Total Estin	nate Direct	Consti	ruction Cost	\$937,000
1	Traffic Signal Design	3	ea	\$25,000	\$75,000
2	Dry Utility Design	1	ls	\$7,500	\$7,500
3	Construction Staking	3	ea	\$600	\$1,800
4	Bond Enforcement		1.5%		\$14,055
5	Inspection		4%		\$37,480
6	Construction Management		4%		\$37,480
7	Contingency		10%		\$93,700
			Tot	al Soft Cost	\$267,015
		То	tal Est	imated Cost	\$1,204,015
Evoluci					
Exclusi					
	r fees and plan check services				
Blastin	g				
NOA m	itigation, if applicable				
Wetlan	d mitigation and permitting fees				
Easem	ent and/or right-of-way acquisition (hard and soft costs)				

#### Exclusions:

Easement and/or right-of-way acquisition (hard and soft costs)

Item		Quantit			
No.	Description	y	Unit	Unit Price	Total Amount
1	Clear and Grub	1	ac	\$2,000.00	\$2,000.00
2	Roadway Excavation	1,900	су	\$20.00	\$38,000.00
3	Dust Control	1	ac	\$1,000.00	\$1,000.00
4	Grind Existing AC	1,680	sf	\$1.70	\$2,856.00
5	AC Dike	1,700	If	\$7.00	\$11,900.00
6	3.5" A.C.	18,300	sf	\$2.50	\$45,750.00
7	5" A.C				
		21,800	sf	\$3.60	\$78,480.00
8	8" A.B.	18,300	sf	\$2.15	\$39,345.00
9	12" A.B.	12,950	sf	\$3.19	\$41,310.50
10	Driveway Encroachment	1	ls	\$3,000.00	\$3,000.00
11	12" Storm Drain Pipe	190	lf	\$110.00	\$20,900.00
12	18" Storm Drain Pipe	450	lf	\$120.00	\$54,000.00
13	18" FES	1	ea	\$400.00	\$400.00
14	Drain Inlet	5	ea	\$5,400.00	\$27,000.00
15	RSP Outfall	30	sf	\$5.60	\$168.00
16	TV Storm Drain	640	lf	\$2.35	\$1,504.00
17	Street Light	1	ea	\$7,000.00	\$7,000.00
18	Service to Street Light	1	ls	\$2,500.00	\$2,500.00
19	Install Roadside Sign (Galvanized Steel Post)	4	ea	\$400.00	\$1,600.00
20	Fence (Type BW, 5 Strand, Metal Post)	710	If	\$16.00	\$11,360.00
21	Remove Existing Barricade	100	ea	\$400.00	\$400.00
22	Remove Existing Curb	480	lf	\$1.00	\$480.00
23	Remove Existing Storm Drain	1	Is	\$7,500.00	\$7,500.00
24	Adjust Utility Boxes to Grade	1 2	Is	\$2,500.00	\$2,500.00
25	Utility Pole Relocation Thermoplastic Traffic Stripe	3,700	ea If	\$15,000.00	\$30,000.00
26	·		l .	\$0.90	\$3,330.00 <b>\$434,283.50</b>
1	Mobilization	3%	ECT CO	istruction cost	\$13,028.51
2	SWPPP Compliance	3%			\$13,028.51
3	Erosion Control Measures	5%			\$21,714.18
		1	ect Co	nstruction Cost	\$482,054.69
	1014.1 20111				Ψ 10=,00 1100
1	Engineering	8%			\$38,564.37
2	Dry Utility Design	1%			\$4,820.55
3	Construction Staking	4%			\$19,282.19
4	Bond Enforcement	1.5%			\$7,230.82
5	Inspection	4%			\$19,282.19
6	Construction Management	4%			\$19,282.19
7	Contingency	15%			\$72,308.20
				Total Soft Cost	\$180,770.51
			<b>Total Estimated Cost</b>		\$662,825.19

Street lighting at Bass Lake Road/Country Club Drive is included in a separate estimate.

Assumes export to Silver Dove Way at no additional cost costs may be lower for this road segment than for a reconstruction style project as reflected herein.

#### **EXCLUSIONS:**

Agency Fees and Plan Check Fees

Blasting

Easement and/or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable

Water quality (permanent BMPs), if applicable.

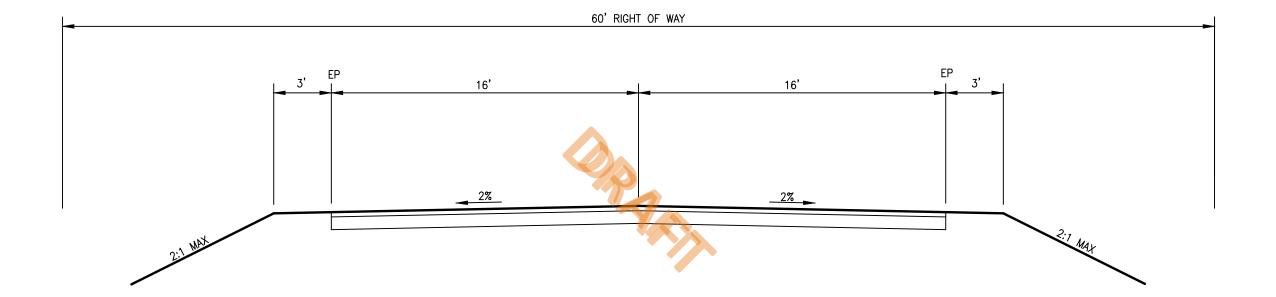


Exhibit A - BLHSP Public Facilities Financing Plan

## HOLLOW OAK ROAD EXTENSION E TO F

PFFP TYPICAL SECTION

JULY, 2017



SCALE: 1" = 5'



No.	Description	у	Unit	Unit Price	Total
1	Clear and Grub	6.30	ac	\$27,500.00	\$173,250.00
2	Roadway Excavation	6,600	су	\$25.00	\$165,000.00
3	Dust Control	6.30	ac	\$1,000.00	\$6,300.00
4	Oak Mitigation	1.00	ea	\$300.00	\$300.00
5	Remove Existing Street Barricade	1	ea	\$1,200.00	\$1,200.00
6	Remove Existing Barrier Curb	665	If	\$4.00	\$2,660.00
7	Remove Existing Curb & Gutter at H/C Ramp	50	lf	\$15.00	\$750.00
8	Remove Existing Pavement	81	sy	\$10.00	\$810.00
9	1.5" Grind and Overlay (E) Pavement	1,220	sy	\$25.00	\$30,500.00
10	Driveway encroachment	4	ea	\$3,000.00	\$12,000.00
11	4" A.C.	134,850	sf	\$4.94	\$666,159.00
12	8.5" A.B.	134,850	sf	\$4.20	\$566,370.00
13	12" Storm Drain	75	lf	\$150.00	\$11,250.00
14	18" Storm Drain	990	lf	\$160.00	\$158,400.00
15	24" Storm Drain	580	lf	\$230.00	\$133,400.00
16	18" FES	4	ea	\$2,500.00	\$10,000.00
17	24" FES	1	ea	\$2,850.00	\$2,850.00
18	Drain Inlet	13	ea	\$6,100.00	\$79,300.00
19	48" SDMH	5	ea	\$10,900.00	\$54,500.00
20	Grated Inlet	4	ea	\$4,400.00	\$17,600.00
21	Rock Outfall/Slope Protection	500	sf	\$9.35	\$4,675.00
22	T.V. Storm Drain	1,645	lf	\$2.35	\$3,865.75
23	Fence (Type BW, 5 Strand, Metal Post)	2,700	If	\$20.00	\$54,000.00
24	Adjust Water Valve Box to Grade	3	ea	\$600.00	\$1,800.00
25	Relocate Existing Fire Hydrant	1	ea	\$10,600.00	\$10,600.00
26	Stop Sign/Bar	4	ea	\$800.00	\$3,200.00
27	Street Signs	2	ea	\$450.00	\$900.00
28	Street Light	2	ea	\$7,000.00	\$14,000.00
29	Service to Street Lights	1	ls	\$7,000.00	\$7,000.00
30	Utility Pole Relocation	2	ea	\$15,000.00	\$30,000.00
31	Thermoplastic Traffic Stipe	11,800	lf	\$1.64	\$19,352.00
32	Pavement Markings	350	sf	\$8.61	\$3,013.50
		timated D	irect Co	nstruction Cost	\$2,245,005.25
1	Mobilization	3%			\$67,350.16
2	SWPPP Compliance	3%			\$67,350.16
3	Erosion Control Measures	5%			\$112,250.26
		timated D	irect Co	nstruction Cost	\$2,491,955.83
1	Engineering	10.0%			\$249,195.58
2	Construction Staking	4.0%			\$99,678.23
3	Dry Utility Design	1.5%			\$37,379.34
4	Bond Enforcement	1.5%			\$37,379.34
5	Inspection	4.0%			\$99,678.23
6	Construction Management	4.0%			\$99,678.23
7	Contingency	10.0%			\$249,195.58
				Total Soft Cost	\$872,184.54
		<u>ı</u> .	Total	<b>Estimated Cost</b>	\$3,364,140.37
NOTES	S:				•
L					

25-1703 U 42 of 89

Road GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008
Town and Country El Dorado Hills
Exhibit A - BLHSP Public Facilities Financing Plan

P11 -	Morrison	Road
I to I		

Assumes balance or no cost to Off-Haul to adjacent property							
Soft costs have been set at 25% combined costs. Actual costs may vary.							
Unit costs based on 4/12/18 North Silver Dove Marquez Pipeline, Inc. bid							
EXCLUSIONS:							
Water Quality (permanent BMPs), if applicable							
Blasting							
Agency Fees and Plan Check Fees							
Easement and/or Right-Of-Way Acquisition (hard and soft costs)							
NOA Mitigation, if applicable							
Wetland Mitigation and Permitting Fees							

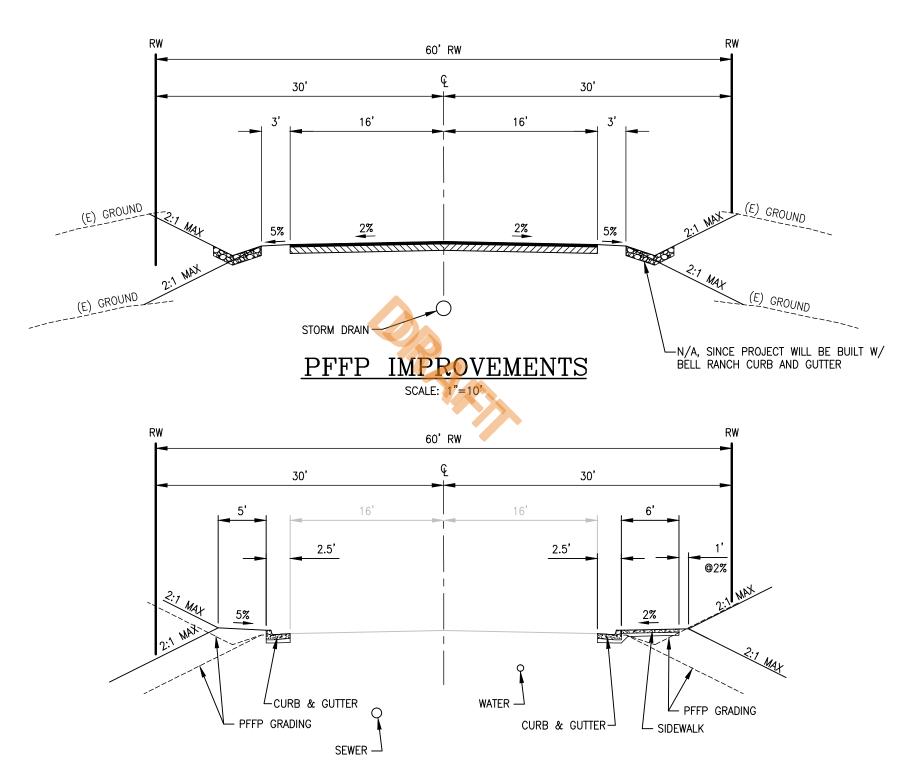


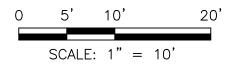
**Exhibit A - BLHSP Public Facilities Financing Plan** 

### MORRISON ROAD I TO J

PFFP TYPICAL SECTION

JULY, 2017





NON-PFFP IMPROVEMENTS

SCALE: 1"=10'



14 - ---

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	2	ac	\$2,000.00	\$4,000.00
2	Roadway Excavation	3,300	су	\$20.00	\$66,000.00
3	Dust Control	2	ac	\$1,000.00	\$2,000.00
4	3.5" AC	51,000	sf	\$2.50	\$127,500.00
5	8" AB	51,000	sf	\$2.15	\$109,650.00
6	Driveway Encroachment	1	ea	\$3,000.00	\$3,000.00
7	24" Storm Drain Pipe	95	lf	\$140.00	\$13,300.00
8	AC Dike	1,430	lf	\$7.00	\$10,010.00
9	24" F.E.S.	2	ea	\$800.00	\$1,600.00
10	Grated Inlet	1	ea	\$4,100.00	\$4,100.00
11	TV Storm Drain	95	lf	\$2.35	\$223.25
12	Fabric Lined Ditch	970	lf	\$8.50	\$8,245.00
13	Fence (Type BW, 5 Strand, Metal Post)	3,200	lf	\$16.00	\$51,200.00
14	Remove Existing Barricade	1	ea	\$400.00	\$400.00
15	Relocate Ex. Fire Hydrant	1	ea	\$6,500.00	\$6,500.00
16	Rock Outfall/Slope Protection	320	sf	\$5.60	\$1,792.00
17	Thermoplastic Traffic Stripe	4,800	lf	\$0.90	\$4,320.00
18	Adjust Utility Boxes to Grade	2	ea	\$600.00	\$1,200.00
19	Utility Pole Relocation	2	ea	\$15,000.00	\$30,000.00
		Estimated Di	rect Co	onstruction Cost	\$445,040.25
1	Mobilization	3%			\$13,351.21
2	SWPPP Compliance	3%			\$13,351.21
3	Erosion Control Measures	5%		_	\$22,252.01
		Total Estimated Di	rect Co	onstruction Cost	\$493,994.68
1	Engineering	10%			\$49,399.47
2	Dry Utility Design	1.5%			\$7,409.92
3	Construction Staking	4%			\$19,759.79
4	Bond Enforcement	1.5%			\$7,409.92
5	Inspection	4%			\$19,759.79
6	Construction Management	4%			\$19,759.79
7	Contingency	15%		_	\$74,099.20
				Total Soft Cost _	\$197,597.87
			Tota	Estimated Cost =	\$691,592.55

#### NOTES:

Assumes balanced earthwork

Soft costs have been set at 25% combined cost. Actual costs may vary, especially resulting from multiple plan sets prepared over the life of the project.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and/or Right-of-Way Acquisition (hard and soft costs)

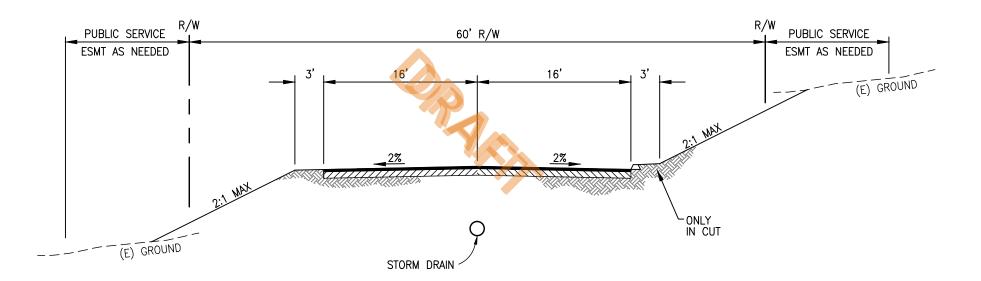
NOA Mitigation, if applicable

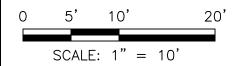
Exhibit A - BLHSP Public Facilities Financing Plan

### SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017







Item	Description	Quantity	llmit	Unit Duice	Total
No.	Description	Quantity	Unit	Unit Price	Total
1	Clear and Grub	2	ac	\$2,000.00	\$4,000.00
2	Excavation	12,300	су	\$20.00	\$246,000.00
3	Add for Export	3,300	су	\$8.00	\$26,400.00
4	Dust Control	2	ac	\$1,000.00	\$2,000.00
5	Oak Mitigation	4	ea	\$140.00	\$560.00
6	Driveway Encroachment	1	ls	\$3,000.00	\$3,000.00
7	3.5" AC	39,400	sf	\$2.50	\$98,500.00
8	8" AB	39,400	sf	\$2.15	\$84,710.00
9	AC Dike	2,430	lf	\$7.00	\$17,010.00
10	Rock Lined Ditch	570	lf	\$27.00	\$15,390.00
11	72" Culvert	270	lf	\$320.00	\$86,400.00
12	Twin 72" Culvert Headwall & Trash Rack	1	ea	\$65,000.00	\$65,000.00
13	Rip Rap	1,000	sf	\$11.00	\$11,000.00
14	TV Storm Drain	270	If	\$2.35	\$634.50
15	Fence (Type BW, 5 Strand, Metal Post)	2,400	lf	\$16.00	\$38,400.00
16	Utility Pole Relocation	1	ls	\$15,000.00	\$15,000.00
17	Remove Ex. Barricade	1	ea	\$400.00	\$400.00
18	Stop Bar	1	ea	\$800.00	\$800.00
19	Thermoplastic Traffic Stripe	3,700	lf	\$0.90	\$3,330.00
20	Street Barricade	1	ea	\$2,000.00	\$2,000.00
	E	Estimated D	irect Co	onstruction Cost	\$720,534.50
1	Mobilization	3%			\$21,616.04
2	SWPPP Compliance	3%			\$21,616.04
3	Erosion Control Measures	5%			\$36,026.73
	Total E	stimated D	irect Co	onstruction Cost	\$799,793.30
1	Engineering	10%			\$79,979.33
2	Dry Utility Design	1.5%			\$11,996.90
3	Construction Staking	4%			\$31,991.73
4	Bond Enforcement	1.5%			\$11,996.90
5	Inspection	4%			\$31,991.73
6	Construction Management	4%			\$31,991.73
7	Contingency	10%			\$79,979.33
				<b>Total Soft Cost</b>	\$279,927.65
			\$1,079,720.95		

sets prepared over the life of the project.

#### **EXCLUSIONS:**

Temporary turnaround, if required.

Water quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and/or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable Wetland Mitigation and Permitting Fees

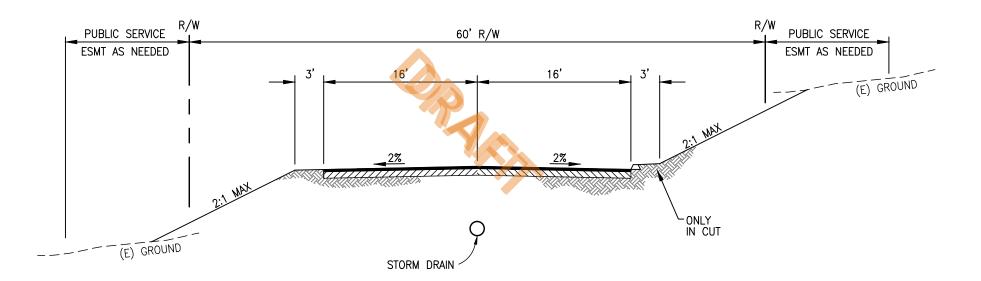


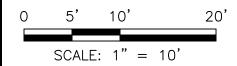
Exhibit A - BLHSP Public Facilities Financing Plan

### SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017







Item		EXIIIDILA	BLITOI	i ubile i dellities	i manomy i lan
No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	4	ac	\$2,000.00	\$8,000.00
2	Roadway Excavation	7,500	су	\$20.00	\$150,000.00
3	Oak Mitigation	6	ea	\$140.00	\$840.00
4	Dust Control	4	ac	\$1,000.00	\$4,000.00
5	Import	24,000	су	\$25.00	\$600,000.00
6	3" AC	72,480	sf	\$2.15	\$155,832.00
7	8" AB	72,480	sf	\$2.15	\$155,832.00
8	Driveway Encroachment	3	ea	\$3,000.00	\$9,000.00
9	12" Storm Drain Pipe	75	lf	\$110.00	\$8,250.00
10	18" Storm Drain Pipe	830	lf	\$120.00	\$99,600.00
11	72" Culvert	200	lf	\$320.00	\$64,000.00
12	AC Dike	4,500	lf	\$7.00	\$31,500.00
13	Drain Inlet	4	ea	\$5,400.00	\$21,600.00
14	48" SDMH	3	ea	\$8,500.00	\$25,500.00
15	72" Headwall and Trash Rack	1	ea	\$50,000.00	\$50,000.00
16	Rip Rap	850	sf	\$11.00	\$9,350.00
17	TV Storm Drain	905	lf	\$2.35	\$2,126.75
18	Fabric Lined Ditch	930	lf	\$8.50	\$7,905.00
19	Fence (Type BW, 5 Strand, Metal Post)	4,400	lf	\$16.00	\$70,400.00
20	Remove Existing Barricade	1	ea	\$400.00	\$400.00
21	Thermoplastic Traffic Stripe	6,800	lf	\$0.90	\$6,120.00
22	Utility Pole Relocation	4	ea	\$15,000.00	\$60,000.00
	-	<b>Estimated Di</b>	rect Cor	nstruction Cost	\$1,540,255.75
1	Mobilization	3%			\$46,207.67
2	SWPPP Compliance	3%			\$46,207.67
3	Erosion Control	5%			\$77,012.79
	Total	Estimated Di	rect Cor	nstruction Cost	\$1,709,683.88
1	Engineering	8%			\$136,774.71
2	Dry Utility Design	1%			\$17,096.84
3	Construction Staking	4%			\$68,387.36
4	Bond Enforcement	1.5%			\$25,645.26
5	Inspection	4%			\$68,387.36
6	Construction Management	4%			\$68,387.36
7	Contingency	15%			\$256,452.58
	- ,			Total Soft Cost	\$641,131.46
				Estimated Cost	\$2,350,815.34

#### P14 - Silver Dove Way E to D

GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008

Town and Country El Dorado Hills

Exhibit A - BLHSP Public Facilities Financing Plan

Existing 12" water assumed to be abandoned by others concurrent or prior to roadway improvements. may be lower for this road segment than for a reconstruction style project as reflected herein.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable
Blasting
Agency Fees and Plan Check Fees
Easement and/or Right-Of-Way Acquisition (hard and soft costs)
NOA Mitigation, if applicable
Wetland Mitigation and Permitting Fees

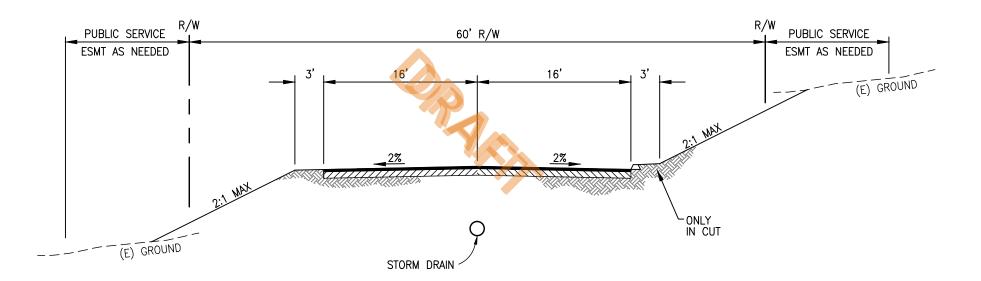


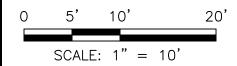
Exhibit A - BLHSP Public Facilities Financing Plan

### SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017







Item					
No.	Description	Quantity	Unit	Unit Price	Total
1	Clear and Grub	0.5	ac	\$2,000.00	\$1,000.00
2	Roadway Excavation	620	су	\$20.00	\$12,400.00
3	Import from Adjacent Property	210	су	\$20.00	\$4,200.00
4	Obliterate Surfacing	940	sy	\$25.00	\$23,500.00
5	Dust Control	0.5	ac	\$1,000.00	\$500.00
6	3.5" AC	17,600	sf	\$2.50	\$44,000.00
7	12" AB	17,600	sf	\$3.20	\$56,320.00
8	Driveway Encroachment	1	ea	\$3,000.00	\$3,000.00
9	24" Storm Drain	30	lf	\$140.00	\$4,200.00
10	AC Dike	400	lf	\$7.00	\$2,800.00
11	TV Storm Drain	70	lf	\$2.35	\$164.50
12	Street Light	1	ea	\$7,000.00	\$7,000.00
13	Service to Street Light	1	ea	\$2,500.00	\$2,500.00
14	Fence (Type BW, 5 Strand, Metal Post)	1,000	lf	\$16.00	\$16,000.00
15	Rock Slope Protection	40	sf	\$5.60	\$224.00
16	Stop Bar	1	ea	\$800.00	\$800.00
17	Relocate Ex. Private Water Lines	1	ls	\$20,000.00	\$20,000.00
18	Remove Ex. Culvert	1	ea	\$1,000.00	\$1,000.00
19	Remove Ex. Barricade	2	ea	\$400.00	\$800.00
20	Thermoplastic Traffic Stripe	1,500	lf	\$0.90	\$1,350.00
21	Utility Pole Relocation	2	ea	\$15,000.00	\$30,000.00
	Est	imated Dire	ct Cor	struction Cost	\$231,758.50
1	Mobilization	3%			\$6,952.76
2	SWPPP Compliance	3%			\$6,952.76
3	Erosion Control Measures	5%			\$11,587.93
	Total Est	imated Dire	ct Cor	struction Cost	\$257,251.94
1	Engineering	10%			\$25,725.19
2	Dry Utility Design	1.5%			\$3,858.78
3	Construction Staking	4%			\$10,290.08
4	Bond Enforcement	1.5%			\$3,858.78
5	Inspection	4%			\$10,290.08
6	Construction Management	4%			\$10,290.08
7	Contingency	15%			\$38,587.79
				Total Soft Cost	\$102,900.77
		•	Total I	Estimated Cost	\$360,152.71

NOTES: 25-1703 U 53 of 89

Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and/or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable

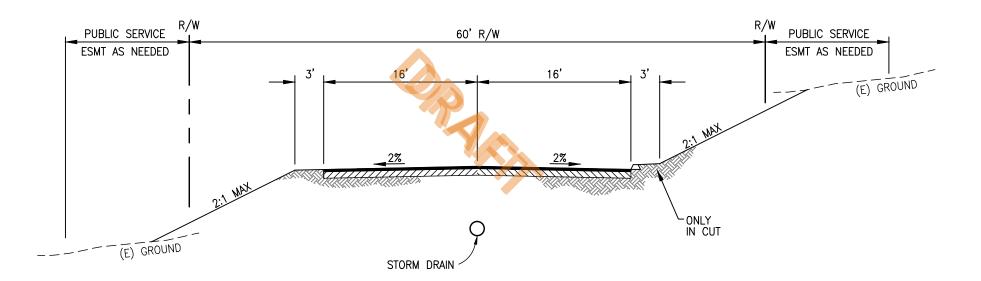


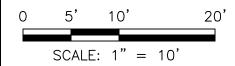
Exhibit A - BLHSP Public Facilities Financing Plan

### SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017







Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	3	ac	\$27,500.00	\$82,500.0
2	Roadway Excavation	6,830	су	\$25.00	\$170,750.0
3	Obliterate Ex. Sidewalk	129	су	\$25.00	\$3,225.0
4	Dust Control	1.0	ls	\$50,000.00	\$50,000.0
5	Remove & Replace Ex. Pavement	105	ea	\$150.00	\$15,750.0
6	Remove Ex. Drain, Fence, Rock Walls, Wat	1	ls	\$38,300.00	\$38,300.0
7	Rockery Retaining Walls	995	sf	\$50.00	\$49,750.0
8	3" AC	37,663	sf	\$4.25	\$160,067.7
9	4.5" AC	2,565	sf	\$5.25	\$13,466.2
10	6" AB Gravel Road	11,730	sf	\$3.85	\$45,160.5
11	8" AB	37,663	sf	\$3.95	\$148,768.8
12	11" AB Shoulder	1480	sf	\$8.95	\$13,246.0
13	16" AB	2,585	sf	\$6.75	\$17,448.7
14	Type 2 Vertical Curb & Gutter	1280	lf	\$40.00	\$51,200.0
15	Type E AC Dike	395	lf	\$30.00	\$11,850.0
16	Type 3 Barrier Curb	263	lf	\$30.00	\$7,890.0
17	Concrete Sidewalk	8424	sf	\$9.25	\$77,922.0
18	Sawcut Pavement	335	lf	\$30.00	\$10,050.0
19	Curb Ramp	6	ea	\$2,500.00	\$15,000.0
20	Thermoplastic Traffic Stripe	4570	If	\$2.25	\$10,282.5
21	Pavement Markings	225	sf	\$20.00	\$4,500.0
22	Roadside/Street Sign	14	ea	\$433.93	\$6,075.0
23	Relocate Ex. Stop and Street Signs	2	ea	\$450.00	\$900.0
24	Barricade Sidewalk	1	ea	\$1,500.00	\$1,500.0
25	Barricade with Gate	2	ea	\$4,500.00	\$9,000.0
26	12' Gate (Access Road)	1	ea	\$5,000.00	\$5,000.0
27	Barbed Wire Fence-Metal Posts	1,245	lf	\$20.00	\$24,900.0
		39	'' If	\$39.00	\$1,521.0
28	Barbed Wire Fence-Wood Posts (Access)	691	If	\$25.00	\$1,321.0 \$17,275.0
29	Irrigation Electric Sleeves	16	ıı If	\$120.00	
30	8" Storm Drain		II If		\$1,920.0
31	12" Storm Drain	1 245		\$140.00	\$11,200.0
32	18" Storm Drain	1,245	lf If	\$150.00	\$186,750.0
33	24" Storm Drain	226	lf a.a.	\$175.00	\$39,550.0
34	18" F.E.S.	1	ea	\$2,500.00	\$2,500.0
35	24" F.E.S.	3	ea	\$2,850.00	\$8,550.0
36	Install Drainage Manhole	10	ea	\$6,500.00	\$65,000.0
37	Install Grated Inlet	2	ea	\$2,250.00	\$4,500.0
38	Install Caltrans Type GMP	1	ea	\$5,500.00	\$5,500.0
39	Install Caltrans type GO DI w Gutter	4	ea	\$4,250.00	\$17,000.0
40	Install Caltrans type GO DI	1	ea	\$3,850.00	\$3,850.0
41	Precast Materials Drain	1	ls	\$40,509.45	\$40,509.4
42	RSP No.1 Backing	14.5	су	\$400.00	\$5,800.0
43	RSP No. 3 Backing	6	су	\$950.00	\$5,700.0
44	Rock Outlet Protection	3	ea	\$3,950.00	\$11,850.0
45	Fabric Lining	8,160	sf	\$1.75	\$14,280.0
46	Street Light	1	ea	\$24,100.00	\$24,100.0
47	Service to Street Light	1	ea	\$17,500.00	\$17,500.0
48	Conduit, Boxes, Wire	1	ls	\$26,920.00 <b>25-170</b> 3	\$26,920.0

#### GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008 Town and Country El Dorado Hills Exhibit A - BLHSP Public Facilities Financing Plan

49	Remove & Replace Concrete for Street Light	1	ls	\$10,000.00	\$10,000.00
		ا د	_		
50	Blasting	1	ls	\$62,910.00	\$62,910.00
	Estima	ted Direct	Cons	truction Cost	\$1,629,188.07
1	Mobilization (included above)	0.0%			\$0.00
2	SWPPP Compliance	3.0%			\$48,875.64
3	Erosion Control	5.0%			\$81,459.40
	Total Estima	ted Direct	Cons	truction Cost	\$1,759,523.12
•					
1	Engineering	10%			\$175,952.31
2	Construction Staking	4%			\$70,380.92
3	Dry Utility Design	1.5%			\$26,392.85
4	Bond Enforcement	1.5%			\$26,392.85
5	Inspection	4%			\$70,380.92
6	Construction Management	4%			\$70,380.92
7	Contingency	10%			\$175,952.31
		35%	To	otal Soft Cost	\$615,833.09
		Tot	al Est	imated Cost	\$2,375,356.21

#### NOTES:

Unit Costs based on 4/12/18 Marques Pipeline Inc bid. Soft costs have been estimated at 25% combined costs.

Actual costs may vary.

#### **EXCLUSIONS:**

Water Quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and/or Right of Way Acquisition (hard and soft costs)

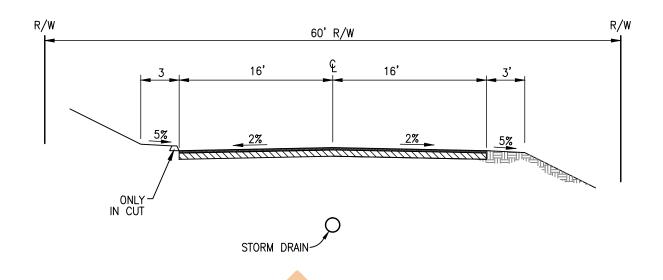
NOA Mitigation, if applicable

**Exhibit A - BLHSP Public Facilities Financing Plan** 

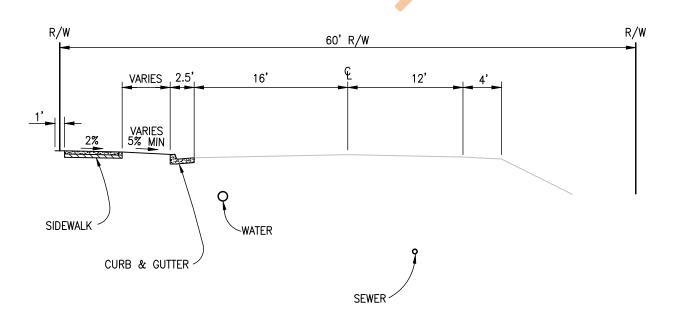
### NORTH SILVER DOVE WAY C TO D

PFFP TYPICAL SECTION

JULY, 2017



### PFFP IMPROVEMENTS



NON-PFFP IMPROVEMENTS

SCALE : 1" = 10'



20

#### P20 - Bass Lake Road Overlay Country Club to Hollow Oak H to F

GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008 Town and Country El Dorado Hills Exhibit A - BLHSP Public Facilities Financing Plan

Item					
No.	Description	Quantity	Unit	<b>Unit Price</b>	Total
1	1.5" Grind and Overlay Ex. Pavement	4,060	sy	\$25.00	\$101,500.00
2	Thermoplastic Traffic Stripe	3,325	lf	\$1.61	\$5,353.25
3	Traffic Control	1	ls	\$20,000.00	\$20,000.00
		Estimated Dire	ct Con	struction Cost	\$126,853.25
	Mobilization	3%			\$3,805.60
		Total Estimated Dire	ct Con	struction Cost	\$130,658.85
1	Engineering	4%			\$5,226.35
2	Construction Staking	2%			\$2,613.18
3	Bond Enforcement	1.5%			\$1,959.88
4	Inspection	4%			\$5,226.35
5	Construction Management	4%			\$5,226.35
6	Contingency	10%			\$13,065.88
			T	otal Soft Cost	\$33,318.01
			Total E	stimated Cost	\$163,976.85

#### NOTES:

Overlay assumed from sta 25+92 to sta 37+00 (Approx. 1,108 lf)

Soft costs have been set at 15.5% combined costs, actual costs may vary. It is expected engineering costs are lower since this is an overlay project only.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable Agency Fees and Plan Check Fees

Item					
No.	Description	Quantity	Unit	Unit Price	Total
1	Clear and Grub	1.6	ac	\$2,000.00	\$3,200.00
2	Roadway Excavation	9,900	су	\$20.00	\$198,000.00
3	Add for Export	9,600	су	\$8.00	\$76,800.00
4	Dust Control	1.6	ac	\$1,000.00	\$1,600.00
5	AC. Dike	280	lf	\$7.00	\$1,960.00
6	2.5" A.C.	10,050	sf	\$1.80	\$18,090.00
7	4" A.B.	10,050	sf	\$1.25	\$12,562.50
8	12" Storm Drain	70	lf	\$110.00	\$7,700.00
9	18" Storm Drain	180	lf	\$120.00	\$21,600.00
10	12" FES	1	ea	\$300.00	\$300.00
11	18" FES	1	ea	\$400.00	\$400.00
12	Grated Inlet	2	ea	\$4,100.00	\$8,200.00
13	Rock Lined Ditch	550	lf	\$61.00	\$33,550.00
14	Fabric Lined Ditch	1,570	lf	\$8.50	\$13,345.00
15	TV Storm Drain	250	lf	\$2.35	\$587.50
16	Remove Existing Grated Inlet	1	ea	\$600.00	\$600.00
17	Bollards	2	ea	\$900.00	\$1,800.00
18	Signs	2	ea	\$400.00	\$800.00
19	Pavement Markings	215	sf	\$1.65	\$354.75
20	Thermoplastic Traffic Stripe	1,250	lf	\$0.90	\$1,125.00
21	Fence (Type BW, 5 Strand, Metal Post)	850	lf	\$16.00	\$13,600.00
	E	stimated D	irect C	onstruction Cost	\$416,174.75
1	Mobilization	3%			\$12,485.24
2	SWPPP Compliance	3%			\$12,485.24
3	Erosion Control Measures	5%			\$20,808.74
	Total E	stimated D	irect C	onstruction Cost	\$461,953.97
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1	Engineering	11.5%			\$53,124.71
2	Construction Staking	4%			\$18,478.16
3	Bond Enforcement	1.5%			\$6,929.31
4	Inspection	4%			\$18,478.16
5	Construction Management	4%			\$18,478.16
6	Contingency	10%			\$46,195.40
				Total Soft Cost	\$161,683.89
			Tota	I Estimated Cost	\$623,637.86

Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Agency fees and plan check services

Blasting

Easement and /or right of way acuisition (hard and soft costs)

NOA mitigation and permitting fees

Item					
No.	Description	Quantity	Unit	Unit Price	Total Amount
	STREETS & MISCELLANEOUS				
1	Clear and Grub	1	ac	\$2,000.00	\$2,000.00
2	Roadway Excavation	600	су	\$20.00	\$12,000.00
3	Import Fill from related projects	2,000	су	\$20.00	\$40,000.00
4	Dust Control	1	ac	\$1,000.00	\$1,000.00
5	2.5" A.C.	19,300	sf	\$1.80	\$34,740.00
6	4" A.B.	19,300	sf	\$1.25	\$24,125.00
7	18" Storm Drain	25	lf	\$120.00	\$3,000.00
8	18" FES	1	ea	\$400.00	\$400.00
9	Grated Inlet	1	ea	\$4,100.00	\$4,100.00
10	Rock Lined Ditch	150	lf	\$61.00	\$9,150.00
11	Fabric Lined Ditch	1,985	lf	\$8.50	\$16,872.50
12	TV Storm Drain	25	If	\$2.35	\$58.75
13	Extend Existing Box Culvert (Inc. headwalls and railing)	30	lf	\$1,200.00	\$36,000.00
14	Bollards	4	ea	\$900.00	\$3,600.00
15	Signs	4	ea	\$400.00	\$1,600.00
16	Pavement Markings	216	sf	\$1.65	\$356.40
17	Thermoplastic Traffic Stripe	2,400	 If	\$0.90	\$2,160.00
18	Utility Pole Relocation/Modification	2,100	ea	\$15,000.00	\$30,000.00
19	Fence (Type BW, 5 Strand, Metal Post)	2,200	If	\$16.00	\$35,200.00
13	,			ruction Cost	\$256,362.65
1	Mobilization	3%	Oonst	luction oost	\$7,690.88
2	SWPPP Compliance	3%			\$7,690.88
3	Erosion Control Measures	5%			\$12,818.13
	Total Estima	ated Direct	Const	ruction Cost	\$284,562.54
1	Engineering	10%			\$28,456.25
2	Dry Utility Design	1.5%			\$4,268.44
3	Construction Staking	4%			\$11,382.50
4	Bond Enforcement	1.5%			\$4,268.44
5	Inspection	4%			\$11,382.50
6	Construction Management	4%			\$11,382.50
7	Contingency	10%			\$28,456.25
		_		tal Soft Cost	\$99,596.89
		To	otal Est	imated Cost	\$384,159.43

Assumes alignment on existing ground where feasible instead of at grade w/ Bass Lake Road Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Agency Fees and Plan Check Fees

Easement and/or Righ-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear and Grub	3.3	ac	\$2,000.00	\$6,600.00
2	Excavation (assume 2.5cy/ft)	11,250	су	\$20.00	\$225,000.00
3	Dust Control	3.3	ac	\$1,000.00	\$3,300.00
4	2.5" AC	36,000	sf	\$1.80	\$64,800.00
5	4" AB	36,000	sf	\$1.25	\$45,000.00
6	Drainage	1	ls	\$22,000.00	\$22,000.00
7	Bollards	6	ea	\$900.00	\$5,400.00
8	Signs	6	ea	\$400.00	\$2,400.00
9	Pavement Markings	650	sf	\$1.65	\$1,072.50
10	Thermoplastic Traffic Stripe	4,500	lf	\$0.90	\$4,050.00
11	Fencing (Type BW, 5 Strand, Metal Post)	4,500	lf	\$16.00	\$72,000.00
12	10 Car Parking Lot	1	ls	\$40,000.00	\$40,000.00
		Estimate Dire	ct Con	struction Cost	\$491,622.50
1	Mobilization	3%			\$14,748.68
2	SWPPP Compliance	3%			\$14,748.68
3	Erosion Control Measures	5%			\$24,581.13
	Total	Estimate Dire	ect Con	struction Cost	\$545,700.98
4	Engineering		11.5%		Φ60 7EE 61
1	Engineering Construction Staking		4%		\$62,755.61
2 3	Construction Staking Bond Enforcement		1.5%		\$21,828.04
			1.5% 4%		\$8,185.51 \$21,828.04
4	Inspection Construction Management		4%		. ,
5 6	Construction Management Contingency		4% 15%		\$21,828.04 \$81,855.15
U	Contingency			Total Soft Cost	\$218,280.39
				estimated Cost	\$763,981.37
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Alignment is unknown, cost are approximated based on typical construction costs that may be expected Dry utility relocation assumed completed by Country Club Drive N to G Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Agency fees and plan check services

Blasting

Easement and/or Right-Of-Way acquisition (hard and soft costs)

NOA Mitigation and Permitting Fees

#### GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008 Town and Country El Dorado Hills Exhibit A - BLHSP Public Facilities Financing Plan

Item No.	Description	Quantity	Unit	Unit Price	Total
	Description	,	Unit		
1	Clear and Grub	0.7	ac	\$2,000.00	\$1,400.00
2	Dust Control	0.7	ac	\$1,000.00	\$700.00
3	Excavation	680	су	\$20.00	\$13,600.00
4	Add for Export	600	су	\$8.00	\$4,800.00
5	Sidewalk	8,700	sf	\$8.00	\$69,600.00
6	18" Storm Drain	100	lf	\$120.00	\$12,000.00
7	18" FES	2	ea	\$400.00	\$800.00
8	Grated Inlet	2	ea	\$4,100.00	\$8,200.00
9	Fabric Lined Ditch	160	lf	\$8.50	\$1,360.00
10	TV Storm Drain	100	lf	\$2.35	\$235.00
	E	stimated D	irect Co	nstruction Cost	\$112,695.00
1	Mobilization	3%			\$3,380.85
2	SWPPP Compliance	3%			\$3,380.85
3	Erosion Control Measures	5%			\$5,634.75
	Total E	stimated D	irect Co	nstruction Cost	\$125,091.45
1	Engineering	11.5%			\$14,385.52
2	Construction Staking	4%			\$5,003.66
3	Bond Enforcement	1.5%			\$1,876.37
4	Inspection	4%			\$5,003.66
5	Construction Management	4%			\$5,003.66
6	Contingency	10%			\$12,509.15
			X	<b>Total Soft Cost</b>	\$43,782.01
			Total	<b>Estimated Cost</b>	\$168,873.46

#### NOTES:

Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), If applicable

Blasting

Agency Fees and Plan Check Fees

Easement and or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable

Item					
No.	Description	Quantity	Unit	Unit Price	Total
1	Clear and Grub	1.3	ac	\$2,000.00	\$2,600.00
2	Dust Control	1.3	ac	\$1,000.00	\$1,300.00
3	Excavation	30	су	\$20.00	\$600.00
4	Import Fill from related projects	1,700	су	\$20.00	\$34,000.00
5	Sidewalk	14,400	sf	\$8.00	\$115,200.00
6	Extra for Handicap Ramp	2	ea	\$1,900.00	\$3,800.00
7	Modify Existing Headwall and Add Railing	1	ls	\$6,500.00	\$6,500.00
8	Utility Pole Relocation	4	ea	\$15,000.00	\$60,000.00
9	Fence (Type BW, 5 Strand, Metal Post)	1,060	lf	\$16.00	\$16,960.00
	E	stimated D	irect Co	nstruction Cost	\$240,960.00
1	Mobilization	3%			\$7,228.80
2	SWPPP Compliance	3%			\$7,228.80
3	Erosion Control Measures	5%			\$12,048.00
	Total E	stimated D	irect Co	nstruction Cost	\$267,465.60
1	Engineering	10%			\$26,746.56
2	Dry Utility Design	1.5%			\$4,011.98
3	Construction Staking	4%			\$10,698.62
4	Bond Enforcement	1.5%			\$4,011.98
5	Inspection	4%			\$10,698.62
6	Construction Management	4%			\$10,698.62
7	Contingency	10%			\$26,746.56
				<b>Total Soft Cost</b>	\$93,612.96
			Total	<b>Estimated Cost</b>	\$361,078.56

Assumes Sidewalk to be planned for 2 lane Bass Lake Road only Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), If applicable

Blasting

Agency fees and plan check services

Easement and /or right of way acuisition (hard and soft costs)

NOA mitigation and permitting fees

Item	<b>.</b>		l lm!s	Unit Dries	Total
No.	Description	Quantity	Unit	Unit Price	Total
1	Caltrans Type A1-8" Curb	750	lf	\$20.00	\$15,000.00
2	Linear Median Drain	770	lf	\$10.00	\$7,700.00
3	Median Curb	770	lf	\$25.00	\$19,250.00
4	Median Treatment (4" PCC incl. wwf reinforcement)	1,220	sf	\$8.00	\$9,760.00
5	Sawcut and Remove Existing Pavement	170	sy	\$10.00	\$1,700.00
6	4.5" AC	1,525	sf	\$3.25	\$4,956.25
7	Median Landscaping and Irrigation	3,130	sf	\$6.00	\$18,780.00
8	Traffic Control	1	ls	\$2,000.00	\$2,000.00
	Estim	ated Direct (	Constr	uction Cost	\$79,146.25
1	Mobilization	3%			\$2,374.39
2	SWPPP Compliance	3%			\$2,374.39
3	Erosion Control Measures	5%			\$3,957.31
	Total Estim	ated Direct (	Constr	uction Cost	\$87,852.34
1	Engineering	10.5%			\$9,224.50
2	Construction Staking	4%			\$3,514.09
	Dry Utility Design	1%			\$878.52
3	Bond Enforcement	1.5%			\$1,317.79
4	Inspection	4%			\$3,514.09
5	Construction Management	4%			\$3,514.09
6	Contingency	10%			\$8,785.23
			Tota	al Soft Cost	\$30,748.32
		Tot	tal Esti	mated Cost	\$118,600.66

Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and or Right-Of-Way Acuisition (hard and soft costs)

NOA Mitigation, if applicable

Item					
No.	Description	Quantity	Unit	Unit Price	Total
1	Caltrans Type A1-8" Curb	1,490	lf	\$20.00	\$29,800.00
2	Linear Median Drain	320	lf	\$10.00	\$3,200.00
3	Median Curb	320	lf	\$25.00	\$8,000.00
4	Median Treatment (4" PCC incl. wwf reinforcement)	2,640	sf	\$8.00	\$21,120.00
5	Sawcut and Remove Existing Pavement	815	sy	\$10.00	\$8,150.00
6	4.5" AC	2,400	sf	\$3.25	\$7,800.00
7	Median Landscaping and Irrigation	1,400	ls	\$6.00	\$8,400.00
8	Thermoplastic Traffic Stripe	700	lf	\$0.90	\$630.00
9	Traffic Control	1	ls	\$3,000.00	\$3,000.00
	Esti	mated Direc	t Const	ruction Cost	\$90,100.00
1	Mobilization	3%			\$2,703.00
2	SWPPP Compliance	3%			\$2,703.00
3	Erosion Control Measures	5%			\$4,505.00
	Total Esti	mated Direc	t Const	ruction Cost	\$100,011.00
1	Engineering	10.5%			\$10,501.16
2	Construction Staking	4%			\$4,000.44
3	Dry Utility Design	1%			\$1,000.11
4	Bond Enforcement	1.5%			\$1,500.17
5	Inspection	4%			\$4,000.44
6	Construction Management	4%			\$4,000.44
7	Contingency	10%			\$10,001.10
			To	tal Soft Cost	\$35,003.85
		T	otal Es	timated Cost	\$135,014.85

Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and or Right-Of-Way Acuisition (hard and soft costs)

NOA Mitigation, if applicable

Item				= .	
No.	Description	Quantity	Unit	Unit Price	Total
1	Caltrans Type A1-8" Curb	1,340	lf	\$20.00	\$26,800.00
2	Linear Median Drain	2,015	lf	\$10.00	\$20,150.00
3	Median Curb	2,015	lf	\$25.00	\$50,375.00
4	Median Treatment (4" PCC Incl. wwf reinforcement)	2,080	sf	\$8.00	\$16,640.00
5	Sawcut and Remove Existing Pavement	380	sy	\$10.00	\$3,800.00
6	4.5" AC	3,360	sf	\$3.25	\$10,920.00
7	Median Landscaping and Irrigation	7,400	ls	\$6.00	\$44,400.00
8	Traffic Control	1	ls	\$5,000.00	\$5,000.00
	Es	timated Dir	rect Co	nstruction Cost	\$178,085.00
1	Mobilization	3%			\$5,342.55
2	SWPPP Compliance	3%			\$5,342.55
3	Erosion Control Measures	5%			\$8,904.25
	Total Es	timated Dir	rect Co	nstruction Cost	\$197,674.35
1	Engineering	10.5%			\$20,755.81
2	Construction Survey	4%			\$7,906.97
3	Dry Utility Design	1%			\$1,976.74
4	Bond Enforcement	1.5%			\$2,965.12
5	Inspection	4%			\$7,906.97
6	Construction Management	4%			\$7,906.97
7	Contingency	10%			\$19,767.44
				<b>Total Soft Cost</b>	\$69,186.02
			Total	Estimated Cost	\$266,860.37

Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and or Right-Of-Way Acuisition (hard and soft costs)

NOA Mitigation, if applicable

Item No.	Description	Ouantity	Unit	Unit Price	Total
	Description Only 100 description	Quantity			
1	Caltrans Type A1-8" Curb	1,585	lf 	\$20.00	\$31,700.00
2	Linear Median Drain	1,665	lf	\$10.00	\$16,650.00
3	Median Curb	1,665	lf	\$25.00	\$41,625.00
4	Median Treatment (4" PCC incl. wwf reinforcement)	3,620	sf	\$8.00	\$28,960.00
5	Sawcut and Remove Existing Pavement	361	sy	\$10.00	\$3,610.00
6	4.5" AC	3,265	sf	\$3.25	\$10,611.25
7	Median Landscaping and Irrigation	8,140	sf	\$6.00	\$48,840.00
8	Traffic Control	1	ls	\$5,000.00	\$5,000.00
	Estim	ated Direct	Const	ruction Cost	\$186,996.25
1	Mobilization	3%			\$5,609.89
2	SWPPP Compliance	3%			\$5,609.89
3	Erosion Control Measures	5%			\$9,349.81
	Total Estim	ated Direct	Const	ruction Cost	\$207,565.84
1	Engineering	10.5%			\$21,794.41
2	Dry Utility Design	1.0%			\$2,075.66
3	Construction Staking	4%			\$8,302.63
4	Bond Enforcement	1.5%			\$3,113.49
5	Inspection	4%			\$8,302.63
6	Construction Management	4%			\$8,302.63
7	Contingency	10%			\$20,756.58
			To	tal Soft Cost	\$72,648.04
		To	tal Est	imated Cost	\$280,213.88
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Soft costs have been set at 25% combined cost. Actual costs may vary.

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable

Blasting

Agency Fees and Plan Check Fees

Easement and or Right-Of-Way Acuisition (hard and soft costs)

NOA Mitigation, if applicable

Item					
No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Clear and Grub	2.4	ac	\$27,500.00	\$66,000.00
2	Excavation	1,500	су	\$26.61	\$39,915.00
3	Dust Control	2.4	ac	\$1,000.00	\$2,400.00
4	Bus Shelter	2	ea	\$10,000.00	\$20,000.00
		500	sf	\$12.00	\$6,000.00
5	Curb Ramp Truncated Domes				
6	Type 3 Barrier Curb	1,300	lf 	\$30.00	\$39,000.00
7	CMU Retaining Wall	400	sff	\$65.00	\$26,000.00
8	Parking Bumpers (Precast)	15	ea	\$75.00	\$1,125.00
9	A.C. Saw Cut	160	lf	\$3.00	\$480.00
10	2" Parking Area A.C.	16,000	sf	\$3.55	\$56,800.00
11	3" Auto Aisle A.C.	9,200	sf	\$4.25	\$39,100.00
12	3.5" Bus Aisle A.C.	14,600	sf	\$4.35	\$63,510.00
13	Sidewalk	5,000	sf	\$9.25	\$46,250.00
14	8" Bus Pad P.C.C.	2,000	sf	\$13.50	\$27,000.00
15	6" Parking Area A.B.	16,000	sf	\$3.85	\$61,600.00
16	8" Auto Aisle A.B.	9,200	sf	\$3.95	\$36,340.00
17	12" Bus Aisle A.B.	14,600	sf	\$5.93	\$86,578.00
18	Trash Receptacles	2	ea	\$800.00	\$1,600.00
19	Fence (Type BW, 5 Strand, Metal Post)	670	lf .	\$20.00	\$13,400.00
20	Pedestrian Ramps	4	ea	\$1,900.00	\$7,600.00
21	Striping	1	Is	\$5,000.00	\$5,000.00
22	Stop Signs	2	ea	\$500.00	\$1,000.00
23	Miscellaneous Signs	7	ea	\$450.00	\$3,150.00
24	18" Storm Drain	700	lf	\$160.00	\$112,000.00
25	Drain Inlet	4	ea	\$6,100.00	\$24,400.00
26	Std. 48" Drain Manhole	1	ea	\$10,900.00	\$10,900.00
27	Rock Outfall/Slope Protection	40	sf	\$9.35	\$374.00
28	T.V. Storm Drain	700	lf	\$2.35	\$1,645.00
29	Lighting & Electrical	1	ls	\$119,000.00	\$119,000.00
30	Landscape	10,250	sf	\$8.00	\$82,000.00
		Estimated D	irect Co	nstruction Cost	\$1,000,167.00
	Mobilization	3%			\$30,005.01
	SWPPP Compliance	3%			\$30,005.01
	Erosion Control Measures	5%			\$50,008.35
	Total	Estimated D	irect Co	nstruction Cost	\$1,110,185.37
1	Engineering	10.5%			\$116,569.46
2	Dry Utility Design	1%			\$11,101.85
3	Construction Staking	4%			\$44,407.41
4	Bond Enforcement	1.5%			\$16,652.78
5	Inspection	4%			\$44,407.41
6	Construction Management	4%			\$44,407.41
7	Contingency	12%		_	\$133,222.24
			7	Total Soft Costs	\$410,768.59
	_		Total	Estimated Cost	\$1,520,953.96
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P40 - Park and Ride GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008

100 Vehicle finished/200 spaces graded Town and Country El Dorado Hills

Exhibit A - BLHSP Public Facilities Financing Plan

NOTES:	

Assumes Park & Ride to be located at sw corner of Intersection of Old Bass Lake Road and Country Club Drive Assumes substantial site import previously completed as a part of Bass Lake Road reconstruction.

Soft costs have been set at 25% combined cost. Actual costs may vary.

Unit costs based on 4/12/18 North Silver Dove Marquez Pipeline, Inc. bid

#### **EXCLUSIONS:**

Water quality (permanent BMPs), if applicable.

Blasting

Agency Fees and Plan Check Fees

Easement and/or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable



#### GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008 Town and Country El Dorado Hills Exhibit A - BLHSP Public Facilities Financing Plan

Town and Country Village
PFFP Backbone Sewer Improvements
Engineer's Opinion of Costs

10/25/2024

Item No.	Description	Quantity	Unit	Unit Price	Total Amount	
	GRADING - OFF SITE	SEWER LI	NE			
1	Sewer Line & Service Roads Excavation	1,960	CY	\$13.50	\$26,460.00	
2	Sewer Line & Service Roads Import	13,700	CY	\$23.75	\$325,375.00	
3	Clear & Grub	2.7	AC	\$2,200.00	\$5,940.00	
4	Tree Protective Fencing	1,280	LF	\$5.00	\$6,400.00	
	•			Subtotal	\$364,175.00	
	SANITARY S	EWER				
4	8" Gravity Sewer	1,905	LF	\$144.00	\$274,320.00	
5	12" Gravity Sewer	9,120	LF	\$111.00	\$1,012,320.00	
6	48" SSMH	41	EA	\$10,408.00	\$426,728.00	
7	48" SSMH with Lining	4	EA	\$14,811.00	\$59,244.00	
8	60" SSMH	4	EA	\$15,208.00	\$60,832.00	
9	60" SSMH with Lining	1	EA	\$21,924.00	\$21,924.00	
10	Lower Existing 18" Pipe	235	LF	\$50.00	\$11,750.00	
11	Service Road - 6" AB with Double Chip Seal	31,230	SF	\$3.50	\$109,305.00	
12	Access Bridge - Vactor Truck Rated	1	LS	\$200,000.00	\$200,000.00	
13	Wing Walls (Retaining)	1,950	SF	\$32.00	\$62,400.00	
14	Roadway Trenching	5,425	CY	\$270.00	\$1,464,750.00	
15	Lincoln Highway Shoulder Trenching	4,180	CY	\$150.00	\$627,000.00	
16	Open Space Trenching	5,100	CY	\$100.00	\$510,000.00	
17	Roadway Repave - Old Lincoln Way	11,470	SF	\$6.00	\$68,820.00	
18	Connect to Existing	1	EA	\$5,000.00	\$5,000.00	
19	Traffic Control	1	LS	\$25,000.00	\$25,000.00	
				Subtotal	\$4,939,393.00	
		Direct Cost Total				
		Mobilization (5% of Direct Costs)			\$265,178.40	
	SOFT CO	STS				
20	Engineering			6%	\$318,214.08	
21	Bond Enforcement Costs			2%	\$106,071.36	
22	Construction Staking			4%	\$212,142.72	
23	Construction Management & Inspection			10%	\$530,356.80	
24	Contingency			15%	\$795,535.20	
		Subtotal Soft Costs			\$1,962,320.16	
					\$7,531,066.56	
	Total Estimated Cost					

#### GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008 Town and Country El Dorado Hills Exhibit A - BLHSP Public Facilities Financing Plan

Town and Country Village
PFFP Backbone Water Improvements
Engineer's Opinion of Costs

10/25/2024

Item No.	Description	Quantity	Unit	Unit Price	Total Amount				
WATER									
1	12" Pipe	4,015	LF	\$152.00	\$610,280.00				
2	14" Pipe	3,880	LF	\$180.00	\$698,400.00				
3	12" Gate Valves	7	LF	\$3,602.00	\$25,214.00				
4	14" Gate Valves	6	LF	\$4,000.00	\$24,000.00				
5	Fire Hydrant Assembly	14	EA	\$8,641.00	\$120,974.00				
6	Blow Off Valves	3	EA	\$5,070.00	\$15,210.00				
7	Air Release Valves	1	EA	\$6,606.00	\$6,606.00				
8	Connect to Existing	2	EA	\$5,000.00	\$10,000.00				
9	Roadway Trenching	7,400	CY	\$270.00	\$1,466,100.00				
10	Shoulder Trenching	2,055	CY	\$150.00	\$627,000.00				
11	Jack & Bore	35	LF	\$500.00	\$17,500.00				
				Subtotal	\$3,621,284.00				
	Direct Cost Total								
		Mobiliza	ation (5%	\$181,064.20					
SOFT COSTS									
9	Engineering			6%	\$217,277.04				
10	Bond Enforcement Costs			2%	\$72,425.68				
11	Construction Staking			4%	\$144,851.36				
12	Construction Management & Inspection			10%	\$362,128.40				
13	Contingency			15%	\$543,192.60				
			Subtotal Soft Costs		\$1,339,875.08				
			Tatal F	stimated Cost	<b>¢E 440 000 00</b>				
			\$5,142,223.28						

Sun	nmary ROW & Ea	sement A	cquisitions				7/28/20	)
							ADD FEES	
C	WNER/GRANTOR	APN	PURPOSE OF ACQUISITION	ACRES OR SF	P	URCHASE COST	PAID	
<u>1</u>	1 - Bass Lake Road	/ Country C	Club Drive Realignment (H-	1)				
					\$	104,800	\$ 2,702	
F	210 - BLR Fire Statio							
		_			\$	7,500	\$ -	J
<u> </u>	211 - Morrison Road				-			
_					\$	135,880	\$ 95,964	J
<u> </u>	212 - PUE Silver Dov	e Q-Ł			1.6	222 505	ć 7.220	1
	MA Cirrar Davis Ma	/Cabaal A			\$	222,505	\$ 7,320	J
	213 - Siver Dove Wa	y (School A	ccess) G-Q		\$	215,000	\$ 2,075	1
	216 - Hawk View Ac	cocc Silver	Dava C D		٦	213,000	Ş 2,075	J
	TO - Hawk view AC	cess - Silvei	Dove C-D		\$	75,000	\$ 5,622	1
	240 - Park & Ride				LÝ	73,000	<b>γ</b> 3,022	J
_	40 - Faik & Mide				\$	206,365	\$ 1,230	1
•	51 - Sewer (Village	C2 to Plan	Area)				7 -,===	
_	ocivei (village	<u></u>	· · · · · · · · · · · · · · · · · · ·		\$	112,762	\$ 11,193	7
9	52 - Utility Easeme	nt			<u></u>			-
_	·				\$	200,000	\$ -	7
Т	OTALS (TIM & PFFP)				\$	1,279,812	\$ 126,106	- 1
	• · · · · · · · · · · · · · · · · · · ·			OTAL BOWN BURGHASE COST			<del>+</del>	_
				OTAL ROW PURCHASE COST	IS & FEES PAID 5	1,405,918		
				PFF	FP ROW Cost portion \$	1,279,812	\$ 126,106	7
			Total PFFP F	ROW Purchase Costs	· · · · · · · · · · · · · · · · · · ·		. ,	_
					OUE (Estimate)	1,359		
				ROW I	PFFP Cost/DUE \$	1,035		

#### P45 - Other Soft Costs

T1 - Agency Fees + 100,000
P11 - Agency Fees + 85,000
P40 - Agency Fees + 15,000
TOTAL 200,000

Estimated order-of-magnitude costs



					Low		Medium		High		Multi-		
-alia Osc	Land Use			ı	Density		Density		Density		Family		TOTAL
3	Units				221		398		277		814		1,71
	Price (a)			\$	820,000		720,000		620,000		400,000		564,39
	Less Homeowners Exemption			\$	(7,000)		(7,000)		(7,000)		(7,000)		(7,00
				\$	813,000	\$	713,000	\$	613,000	\$	393,000	\$	557,39
	Ad Valorem: (b)	_	%										
	General		1.0000%	\$	8,130	\$	7,130		6,130		3,930	\$	5,5
ı	School Dist/Los Rios College		0.0479%	\$	389	\$	342	\$	294	\$	188	\$	2
	Subtotal		1.0479%	\$	8,519	\$	7,472	\$	6,424	\$	4,118	\$	5,84
	Special Taxes/Assessment: (b)												
ı	CAS No. 10 - Solid Waste Mgmt.	\$	17	\$	17	\$		\$	17	\$	17	\$	
	CAS No. 10 - Hazardous Waste	\$	3	\$	3	\$	3	\$	3	\$	3	\$	
ı	CSA 9 - Road & Drainage	\$	381	\$	381	\$	381	\$	381	\$	381	\$	3
ı	CSA 2 - West Slope ambulance	\$	25	\$	25	\$	25	\$	25	\$	25	\$	_
	EDH CSD CFD/LLD (Est.)	\$	599	\$	715	\$	715	\$	715	\$	471	\$	5
	EDH CSD CC&R	\$	10	\$	10	\$	10	\$	10	\$	10	\$	:
	Library Services (Zone E)	\$	25	\$	25	\$	25	\$	25	\$	25	\$	;
ı	Subtotal			\$	1,176	\$	1,176	\$	1,176	\$	932	\$	1,00
ı	New CFD Special Tax				2 222		2.500		2 222			_	
	CFD - Infrastructure			\$	3,000	\$	2,500	\$	2,000	\$	1,149	\$	1,8
	Total Tax Per Land Use			\$	12,695	\$	11,148	\$	9,600	\$	6,200	\$	8,7
	Total Tax Rate %				1.55%		1.55%		1.55%		1.55%		1.5
	CFD Special Tax For Bonding			\$	663,000	\$	995,000	\$	554,000	ć	935,630	ć	Total 3,147,6
	CFD Bond Size Analysis			7	003,000	Ť	333,000	Ť	334,000	Ť	333,030	7	3,147,0
												_	
							Level Debt					Es	calated Deb
	Sources	of Euro	de.				<u>Service</u>						<u>Service</u>
			us. It of Bonds		5.75%	ć	39,295,000					\$	49,630,0
			's Discount		2.00%	Ş	(785,900)					Ş	(992,6
ı			d Proceeds		2.00%	\$	38,509,100					\$	48,637,4
	· ·	et boin	a Froceeus			ڔ	38,309,100					<u>ب</u>	46,037,4
		f Funds	_										
			serve Fund			\$	2,816,028					\$	4,754,7
	C	•	ed Interest				2,259,463						2,853,7
		Costs	of Issuance		3.00%		1,178,850						1,488,9
			Improven	nent	Fund		32,254,760						39,540,0
			Total Use	s of F	Funds	\$	38,509,100					\$	48,637,4
	Net Proceeds	<b>per Un</b> er Unit				,	10.000					۲	22.4
	P	er Unit	ACIE			\$	18,862					\$	23,1
1	Notes:												

**Appendix C** 

**Bass Lake Hills Plan Area Fee Program** 

**Nexus Study** 

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### I. EXECUTIVE SUMMARY

#### Introduction

As development occurs within the Bass Lake Hills Specific Plan ("Specific Plan") of the County of El Dorado ("County"), new public improvements are required to meet the increased demand generated from new development. Public improvements will be funded as part of the Base Lake Hills Public Facilities Finance Plan and associated fee program ("Plan Area Fee") in order to deliver transportation, sewer and water improvements in a timely fashion. The County previously approved a Bass Lake Hills Public Facilities Finance Plan on June 8, 2004 and February 23, 2021. This updated and amended Plan Area Fee will apply to all future development within the Specific Plan upon the adoption of the appropriate ordinances and resolutions.

The Plan Area Fee adheres to the Mitigation Fee Act, also known as AB 1600, as found in Government Code Section 66000 and is established by the County through adoption of this plan area fee nexus study ("Nexus Study"). The imposition of impact fees requires the Nexus Study to demonstrate that a reasonable relationship or "nexus" exists between the need for additional public improvements and new development within the Specific Plan. In particular, a local jurisdiction imposing a fee must determine the following:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use for the public facility and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Plan Area Fee anticipated being collected on the land uses within the Specific Plan is based on each land use's proportional share of the public improvements. The remaining land uses in the Specific Plan are anticipated to be single family detached residential units, multifamily residential units and commercial building square footage. Each land use category are assigned a dwelling unit equivalent factor for transportation, sewer and water improvements. See Section IV below for additional details related to cost allocations.

#### **Summary of Findings**

The Plan Area Fee consists of a public infrastructure fee with the following components: (i) transportation, (ii) sewer, (iii) water and (iv) administration. The administration component will fund the County's cost of fee collection, accounting and updates. The following Table 1 summarizes the findings presented in the Nexus Study.

Table 1
Plan Area Fee Summary

	В	ass Lake Hi	lls Specific	Plan								
				W	este	rn						
_	Shed Area											
	Low	Medium	High	Multi-	Cor	nmercial -	Со	mmercial -	Com	mercial -		
	Density	Density	Density	Family	Re	sidential		Hotal	G	eneral		
Transportation	\$ 11,587	\$ 11,587	\$ 11,587	\$ 6,257	\$	6,257	\$	7.22	\$	19.93		
Sewer	\$ 2,797	\$ 3,312	\$ 8,664	\$ 4,478	\$	3,012	\$	1.55	\$	0.46		
Water	\$ 6,495	\$ 4,981	\$ 3,657	\$ 1,892	\$	1,892	\$	1.14	\$	0.34		
Admin (4%)	\$ 835	\$ 795	\$ 956	\$ 505	\$	446	\$	0.40	\$	0.83		
Total	\$21,714	¢ 20 CTC	404000	649 499	_		_	40.04	<u>,</u>	24 55		
-34	321,714	\$ 20,676	\$ 24,865	\$13,132	\$	11,608	\$	10.31	Þ	21.55		
·•••	321,71 <del>4</del>	\$ 20,676  Eastern Shed Area		\$13,132	<b>&gt;</b>	11,608	<b>&gt;</b>	10.31	<b>&gt;</b>	21.55		
-	Low	Eastern		\$ 13,132	<b>&gt;</b>	11,608	<b>&gt;</b>	10.31	\$	21.55		
-		Eastern Shed Area		\$13,132	\$	11,608	<b>&gt;</b>	10.31	>	21.55		
- Transportation	Low Density	Eastern Shed Area Medium	High	\$ 13,132	<b>\$</b>	11,608	>	10.31	>	21.55		
<u>-</u>	Low Density \$ 11,587	Eastern Shed Area Medium Density	High Density	\$13,132	<b>&gt;</b>	11,608	>	10.31	7	21.55		
- Transportation Sewer	Low Density \$ 11,587	Eastern Shed Area Medium Density \$ 11,587	High Density \$ 11,587	\$13,132	<b>&gt;</b>	11,608	<b>&gt;</b>	10.31	•	21.55		
- Transportation Sewer	Low Density \$ 11,587 \$ - \$ 6,495	Eastern Shed Area Medium Density \$ 11,587 \$ -	High Density \$ 11,587 \$ -	\$13,132	<b>&gt;</b>	11,608	<b>&gt;</b>	10.31	•	21.55		

New development within the Specific Plan creates increased demand on the public improvements and consequently impacts the level of service of public improvements provided to both residents and employees. When service levels are inadequate, new or expanded public improvements are required. Table 2 below summarizes the type and cost of public improvements required to meet this increased demand.

Table 2
Public Improvement Summary

Item		Cost (i)
Transportation		
Roadways	\$	12,044,980
Bass Lake Road Enhancements	\$	4,302,443
Ancillary Facilities	\$	2,495,550
	\$	18,842,973
Sewer	\$	7,766,700
Water	\$	6,190,715
	\$	32,800,389
(i) Does not include administrative costs a	ıt \$1,2	286,311 or 4%.

## **II. DEVELOPMENT ASSUMPTIONS**

#### **Land Use**

The Specific Plan comprises approximately 1,393 acres and is anticipated for development of 2,180 housing units, 26.2 acres of commercial, 31.09 acres of parks, and 10 acres of schools with 151 acres of open space throughout the Specific Plan area. A portion of the Specific Plan was previously developed,

leaving an anticipated 1,710 residential units and 26.2 acres of commercial for development. Table 3 below summarizes the Specific Plan land uses.

Table 3 Land Use Summary

		Bass	Lake Hills S	pecific Plan				
	Land Use	Net	Density	Specific Plan Dwelling	Developed	Developed Dwelling	Future Dwelling	Commercial Building Are
Land Use Category (i)	Designation	Area	DU/AC	Units	Acres	Units	Units	(Sq. Ft.)
Residential	J	(Acre)						<u> </u>
Multi-Family	MFR	23.00	20.17	464		-	464	
High Density	H4-PD	46.02	3.48	160	5.69	20	140	
High Density	H3-PD	143.65	2.44	351	86.58	214	137	
Medium Density	MPD-PD	418.66	1.50	627	151.16	229	398	
Low Density	L.7-PD	330.73	0.62	205	11.16	7	198	
Low Density	L.2-PD	123.14	0.19	23	-	-	23	
	Subtotal Residential	1,085.20		1,830	254.59	470	1,360	
Non-Residential								
Commercial (ii)	С	26.20		350			350	271,000
Other								
Open Space	OS	151.15						
Major Circulation		77.14						
Elementary School	ol	10.00						
Park & Ride Facili	ty	2.23						
Fire Station	•	10.00						
Parks		31.09						
Subtotal Othe	er	281.61						
Total		1,393.01		2,180		470	1,710	271,000

<sup>(</sup>i) Land use information provided by developer.

#### **Demand Factors**

Public improvement costs are allocated among the Specific Plan's land uses. The allocation of public improvements is based on engineering standards and demand factors as determined by the Specific Plan's engineering data.

Additionally, the public improvements have been allocated based on specific dwelling unit equivalent ("DUE") factors. These DUE based allocations are the foundation for determining the equitable allocation of public improvements within the Specific Plan. Table 4 below references the public improvement categories and the dwelling unit equivalents allocated to each category.

<sup>(</sup>ii) Assumes 356 room hotel with 160,000 sf and General Commercial of 111,000 sf.

Table 4
Dwelling Unit Equivalent

Dweiling unit Equivalent	
Category	DUE (ii)
Transportation (i)	1,626
Sewer (Western Shed)	1,576
Water	1,243

<sup>(</sup>i) Includes: Roadway, Bass Lake Road Enhancements,

### III. FEE PROGRAM COST ESTIMATES

The Specific Plan will require transportation, sewer and water improvements to achieve buildout. Cost estimates for the public improvements have been prepared by CTA Engineering & Surveying ("CTA"). Table 2 above summarizes the \$32.8 million of public improvements to be financed by the Plan Area Fee. Refer to **Appendix A** of the Bass Lake Hills Public Facility Finance Plan for the detailed cost estimates. A general description of the public improvements to be financed by the Plan Area Fee is as follows:

#### **Transportation**

The transportation improvements include roadways, Bass Lake Road enhancements (bikeways, sidewalks, medians) and ancillary facilities (Park and Ride lot) located at the southwest corner of the intersection of Old Bass Lake Road and Country Club Drive. The transportation improvements include softs costs, such as right of way acquisition, engineering and permitting agency fees and charges. Certain storm drain facilities are required because of the transportation improvements and will be constructed with the roadways. Therefore, storm drain costs are included in the transportation improvement cost estimates. Transportation Plan Area Fee costs are estimated at \$18.8 million.

#### Sewer

The Specific Plan area is bifurcated into western and eastern sewer sheds. The western sewer shed flows into the South Upland Sewer Line which flows to the El Dorado Hills Wastewater Treatment Plant. The western shed comprises about three-quarters of the Specific Plan and will directly benefit from the utility easement extending west of the Specific Plan area and main sewer line extending west through Serrano Village C-2 that will connect this portion of the Specific Plan area to the South Uplands Sewer Line. Sewer infrastructure for the western sewer shed will provide sewer services to this portion of the Specific Plan area and includes providing an eight to 12-inch sewer line. The eastern sewer shed area will connect to the existing sewer system located in the Southeast portion of the Specific Plan adjacent to the Cameron Park area that runs to the Deer Creek Wastewater Treatment Plant. The eastern sewer shed will be exempt from paying the sewer component of the Plan Area Fee because it will not be connecting to the sewer line that will run west of the Specific Plan area. Sewer Plan Area Fee costs are estimated at \$7.8 million.

#### Water

Adequate water supply, treatment and transmission improvements will be provided for at each stage of development within the Specific Plan area. To the extent subdivision development requires

<sup>&</sup>amp; Ancillary Facilities

<sup>(</sup>ii) See Exhibit A for details.

construction of water lines that benefit other properties, the builder of those lines may enter into a reimbursement agreement with the El Dorado Irrigation District ("EID"). One major water infrastructure improvement is included in the Plan Area. This facility includes 12-24 inch pipes connecting the water main in Hollow Oak Road and extending it to Hwy 50. In addition, a water main connection will be installed connecting the new water main in Bass Lake Road to the existing water main at Tierra de Dios Drive through the Country Club Drive alignment. Total water costs are estimated at \$6.2 million.

### IV. COST ALLOCATION & FEE CALCULATION

The following section outlines the cost allocation methodology and identifies the proposed Plan Area Fee in order to fund the required public improvements necessary to support buildout of the Specific Plan.

#### **Cost Allocation**

The purpose of allocating the public improvements among the various land uses is to provide an equitable method of funding required facilities. The critical elements to apportioning the public improvements to the residential land uses is the assumption that demands placed on facilities are related to the specific type of land use and these demands can be stated in relative terms. This relative demand by land use type creates a reasonable relationship or nexus in which costs can be fairly and equitably apportioned.

A dwelling unit equivalent is a common demand factor which allows the allocation of public improvement costs among the residential land uses. A dwelling unit equivalent is defined as the amount of facility use for each land use type relative to a single family detached unit; therefore the DUE for a single family detached unit is 1.0. See Exhibit A for additional information on the demand factors and DUEs.

The DUEs are calculated for the residential and non-residential land uses and each land use is assigned a percentage share of the total DUEs. The percentage share of the DUEs is multiplied by the total facility costs to determine the land uses allocated fair share of the public improvements. The DUE allocation table is shown in Table 5 below.

Table 5
DUE Allocation Factors

<del>_</del>					
Transportation	Unit	Bldg SF/Room	DUE Factor (i)	DUE (i)	%
Low Density	221		1.00	221	14%
Medium Density	398		1.00	398	24%
High Density	277		1.00	277	17%
Multi-Family	464		0.54	251	15%
Commercial - Residential	350		0.54	189	12%
Commercial - General		111,000	1.72	191	12%
Commercial - Hotel		356	0.28	100	6%
_	1,710	111,356		1,626	100%

	Unit / Bldg SF /				
Sewer (Western)	Room	Acre	DUE Factor	DUE	%
Low Density	221	443	0.28	125	8%
Medium Density	398	268	1.00	268	17%
High Density	277	97	5.00	487	31%
Multi-Family	464	23	18.33	422	27%
Commercial - Residential	350	12	18.33	214	14%
Commercial - General	111,000	2	4.17	10	1%
Commercial - Hotel	356	12	4.17	50	3%
_		857		1,576	100%

	Unit / Bldg SF /				
Water	Room	Acre	DUE Factor	DUE	%
Low Density	221		1.30	288	23%
Medium Density	398		1.00	398	32%
High Density	277		0.73	203	16%
Multi-Family	464		0.38	176	14%
Commercial - Residential	350		0.38	133	11%
Commercial - General	111,000	2	3.04	7	1%
Commercial - Hotel	356	12	3.04	37	3%
		15		1,243	100%

<sup>(</sup>i) See Exhibit A for details.

#### **Fee Calculation**

The Plan Area Fee presented in this Nexus Study is based on the best available cost and land use information. Changes to these assumptions or the identification of additional funding sources should trigger a reevaluation of the Plan Area Fee. Periodic review of these assumptions by County staff is recommended to determine the need for any updates. The public improvement cost allocation is summarized in the following Table 6.

Table 6
Cost Allocation

cost Anocation												
Public Improvements		Total										
Land Use												
Low Density	\$	2,560,816	\$	618,106	\$	1,435,342	\$	4,614,264				
Medium Density	\$	4,611,787	\$	1,318,182	\$	1,982,604	\$	7,912,573				
High Density	\$	3,209,711	\$	2,399,904	\$	1,013,056	\$	6,622,672				
Multi-Family	\$	2,903,340	\$	2,077,876	\$	877,738	\$	5,858,954				
Commercial - Residential	\$	2,190,019	\$	1,054,296	\$	662,087	\$	3,906,402				
Commercial - General	\$	2,212,267	\$	50,510	\$	37,228	\$	2,300,005				
Commercial - Hotel	\$	1,155,032	\$	247,826	\$	182,660	\$	1,585,518				
	\$	18,842,973	\$	7,766,700	\$	6,190,715	\$	32,800,389				

<sup>(</sup>i) Includes roadway, Bass Lake Road Enhancements and auxiliary facilities.

In addition to the cost of public improvements the Plan Area Fee will include an administrative component of four percent (4.0%). The administration component will fund the cost of fee collection, accounting and updates. Table 7 below provides a summary of the Plan Area Fee.

Table 7
Plan Area Fee

Sewer										
Public Improvements	Trans	portation (i)	(W	estern Shed)		Water		Total		
Land Use								_		
Low Density	\$	11,587	\$	2,797	\$	6,495	\$	20,879		
Medium Density	\$	11,587	\$	3,312	\$	4,981	\$	19,881		
High Density	\$	11,587	\$	8,664	\$	3,657	\$	23,909		
Multi-Family	\$	6,257	\$	4,478	\$	1,892	\$	12,627		
Commercial - Residential	\$	6,257	\$	3,012	\$	1,892	\$	11,161		
Commercial - General	\$	19.93	\$	0.46	\$	0.34	\$	20.72		
Commercial - Hotel	\$	7.22	\$	1.55	\$	1.14	\$	9.91		

<sup>(</sup>i) Includes roadway, Bass Lake Road Enhancements and auxiliary facilities.

	Sewer						
<b>Public Improvements</b>	Trans	sportation (i)	(Eastern Shed)		Water		Total
Land Use							
Low Density	\$	11,587		\$	6,495	\$	18,082
Medium Density	\$	11,587		\$	4,981	\$	16,569
High Density	\$	11,587		\$	3,657	\$	15,245

<sup>(</sup>i) Includes roadway, Bass Lake Road Enhancements and auxiliary facilities.

## V. NEXUS FINDINGS

The following section outlines the legislative requirements to demonstrate a legal justification for the Plan Area Fee. The justification of the Plan Area Fee on new residential development shall provide information consistent with Government Code Section 66000. The legislative requirements are as follows.

#### Purpose of the Fee

The purpose of the Plan Area Fee is to fund transportation, sewer and water improvements to meet the needs of new residential development within the Specific Plan.

#### Use of the Fee

A Plan Area Fee will be used to fund the cost of transportation, sewer and water public improvements required to meet the increased demand of vehicular, pedestrian and bike traffic, sewer conveyance and water transmission. In addition to the public improvements the Plan Area Fee will fund administrative costs of fee collection, accounting and updates.

# Reasonable Relationship between the Use of the Fee and Type of Development on which the Fee is Imposed (Benefit)

A Plan Area Fee will be used to fund the public improvements described in Section III of this study. The Plan Are Fee will be used to expand the transportation, sewer and water improvements required to meet

the demands created by new residential development. As such, a reasonable relationship exists between the use of the Plan Area Fee and residential development on which the fee will be imposed.

# Reasonable Relationship between the Need for the Public Facility and Type of Development Project on which the Fee is Imposed (Burden)

The residents of the new residential development in the Specific Plan will generate additional trips, increase sewer discharge and consume more water. The transportation, sewer and water demands were based on engineering studies developed to meet the required buildout of the Specific Plan. Since the public improvements are required to service buildout of the Specific Plan a reasonable relationship exists between the need for the Plan Area Fee and the new residential development.

# Reasonable Relationship between the Amount of the Fee and the Cost of the Public Facility or Portion of the public Facility Attributed to the Development on which the Fee is Imposed (Proportionality)

The cost of the transportation, sewer and water public improvements are allocated to the residential land uses according to the proportional impact or demand generated from each residential land use. The demand for the transportation, sewer and water public improvements are measured by factors representing the impact created by the residential land use relative to a single family detached unit or dwelling unit equivalent. A reasonable relationship exists between the amount of the Plan Area Fee and the cost of the transportation, sewer and water public improvements associated with the residential land uses within the Specific Plan since the costs are allocated based on the demand created by new trips, sewer discharge and water consumption associated by the residential land uses.

### VI. NEXUS ADOPTION & ADMINISTRATION

#### **Adoption**

This section contains a general outline and recommendations for the adoption and administration of a Plan Area Fee. The specific statutory requirements for adoption and administration of the Plan Area Fee are found in the California Government Code Section 66000. The Plan Area Fee should be adopted by the County Board of Supervisors through an ordinance authorizing collection of the fee and through a resolution establishing the fee. The Plan Area Fee would be effective 60 days following the County Board of Supervisors final action on the adoption of the Nexus Study, the ordinance authorizing collection of the fee and the resolution establishing the fee.

#### **Administration**

The proceeds from the Plan Area Fee should be deposited into a separate fund or account to eliminate any commingling of fees with other revenue. The Plan Area Fee should be expended solely for the purpose for which they were collected. Any interest earned by such fund or account should be deposited in that fund or account and expended solely for the purpose for which originally collected.

The following data must be made available to the public within 180 days after the end of each fiscal year:

- A brief description of the type of fee in the account
- The amount of the fee
- The beginning and ending balance of the account
- The fees collected that year and the interest earned
- An identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement

- An identification of an approximate date by which the construction of the improvement will
  commence if the local agency determines that sufficient funds have been collected to complete
  financing of an incomplete public improvement
- A description of each inter-fund transfer or loan made from the account or fund, including the
  public improvement on which the transferred or loaned fees will be expended, the date on which
  any loan will be repaid, and the rate of interest to be returned to the account, and
- The amount of money refunded under Government Code Section 66001.

The fifth fiscal year following the receipt of any Plan Area Fee and every five (5) years thereafter, the County shall make the following findings with respect to that portion of the account or fund remaining unexpended:

- Identify the purpose to which the fee is to be put
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements, and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account of fund.

The Nexus Study recommends that the costs of the public improvements and associated Plan Area Fee be updated and/or indexed annually based on actual cost changes or the use of a construction cost index. If an index is used, the County will adjust the Plan Area Fee by the annual change in the ENR Construction Cost Index for San Francisco on March 1st of each calendar year as reported in the ENR for the 12 month period ending December 31.

#### **Credit and Reimbursement**

A developer who funds the construction of public improvements included with the Plan Area Fee will be eligible for credit or reimbursement. The criteria for credit and reimbursement eligibility will be established by a credit and reimbursement agreement between the developer and County. The eligibility criteria within the credit and reimbursement agreement will include, but not be limited to, the following:

- 1. Construction of public improvements: Developer shall cause the construction of the public improvements in accordance with the plans for the public improvements approved by the County, and in accordance with County improvement standards. Developer shall be responsible for obtaining all necessary permits and prior to commencement of work the developer shall comply with the following: (1) obtain pre-approval from County of construction documents; (2) cause its contractor to obtain an encroachment permit from County prior to commencement of construction activities in County's right of way (and adjacent thereto), if needed; (3) cause its contractor to provide insurance and related documentation to County and (4) post, or cause its contractor to post, performance and payment bonds for the public improvements in favor of the County in an amount and form acceptable to the County. In addition, prior to County acceptance of the completed public improvements, developer shall post, or cause its contractor to post, a warranty bond in the amount of ten percent (10%) of the amount of the performance and payment bonds accepted by the County for the public improvements. Prevailing wages will be required for the public improvements.
- Eligible public improvement costs: The costs of the public improvements eligible for credit and reimbursement shall include actual construction costs, onsite and offsite right-of-way and utility easement acquisition costs, design, engineering, environmental review and mitigation, permits,

surveys and inspection, bond premiums, construction management and other costs funded by the Plan Area Fee advanced or incurred by developer to acquire and complete the construction of the public improvements. Upon completion of the public improvements a final determination of eligible costs shall be determined by the County pursuant to documentation provided by developer.

- 3. Fee Credit and Reimbursement: Developer shall receive fee credits for eligible costs up to the Plan Area Fee independent of the infrastructure component (transportation, sewer and/or water) built. However, fee credits shall not apply to the administrative portion of the Plan Area Fee. Fee credits in excess of the fee obligation may, at developers sole discretion, either (i) be applied as credits for other projects within the Specific Plan (ii) assigned to other developers to be applied as credits or (iii) reimbursed to developer. Reimbursement shall be paid by the County (i) within thirty (30) days after acceptance of the public improvements and determination by County of eligible costs thereto, subject to availability of funds at the time such payment is due, and (ii) thereafter, if the then-available funds are not adequate to fully fund such payment, then the County's obligation shall continue quarterly thereafter as funds are available, for an additional twenty (20) years after such initial payment date, with annual adjustments continuing thereon until final payment is received in full.
- 4. Annual Adjustments: The amount of credits and reimbursement shall be adjusted, up or down, consistent with any updating or indexing of the Plan Area Fee and related public improvement costs by the annual percentage change in the Engineering News Record Construction Cost Index or comparable index (the "CCI") for San Francisco for each calendar year ending December 31, provided any such downward adjustment shall not go below the actual cost of the public improvements generating such credits, as approved by the County. The annual adjustment shall occur annually on March 1.

Exhibit A – DUE Analysis

Transportation				
			Units/Bldg SF/	
2024 TIF Program Update	DUE Factor (i)	Basis	Rooms	DUEs
Residential				
SFD Not Aged Restricted				
Less than 1,000 SF	0.82	<b>Dwelling Unit</b>		
1,000 - 1,499 SF	0.89	<b>Dwelling Unit</b>		
1,500 - 1,999 SF	0.95	<b>Dwelling Unit</b>		
2,000 - 2,999 SF	1.00	<b>Dwelling Unit</b>	896	896
3,000 - 3,999 SF	1.06	<b>Dwelling Unit</b>		
4,000 SF or more	1.10	<b>Dwelling Unit</b>		
MFD Not Age Restricted	0.54	<b>Dwelling Unit</b>	814	440
SFD Age Restricted	0.32	<b>Dwelling Unit</b>		
MFD Age Restricted	0.27	Dwelling Unit		
Nonresidential				
General Commercial	1.72	1,000 Bldg SF	111,000	191
Hotel/Motel/B&B	0.28	Room	356	100
Church	0.25	1,000 Bldg SF		
Office/Medical	1.20	1,000 Bldg SF		
Industrial/Warehouse	0.51	1,000 Bldg SF		
		Total		1626

Sewer					
Residential	Flow Rates (i)	Basis	DUE Factor	Acres	DUEs
Low Density	34.00	per Acre	0.28	443	125
Medium Density	120.00	per Acre	1.00	268	268
High Density	600.00	per Acre	5.00	97	487
Multi-Family	2,200.00	per Acre	18.33	23	422
Commercial - Residential	2,200.00	per Acre	18.33	12	214
Nonresidential					
General Commercial - General	500.00	per Acre	4.17	2	10
Commercial - Hotel	500.00	per Acre	4.17	12	50
		Total		857	1,576

(i) Flow rates based on Table 3-3 of EID Water, Sewer & Recycled Water Design standards.

Water					
	Unit				
Residential	Consumption (i)	Basis	DUE Factor	Units or Acres	DUEs
Low Density	1.03	per Unit	1.30	221	288
Medium Density	0.79	per Unit	1.00	398	398
High Density	0.58	per Unit	0.73	277	203
Multi-Family	0.30	per Unit	0.38	464	176
Commercial - Residential	0.30	per Unit	0.38	350	133
Nonresidential					
General Commercial - General	2.40	per Acre	3.04	2	7
Commercial - Hotel	2.40	per Acre	3.04	12	37
		Total			1,243

<sup>(</sup>i) Flow rates based on Table 3-1 of EID Water, Sewer & Recycled Water Design standards.