

**Pierce Trust Project Example**  
**Hypothetical Project/Cost Estimates Without Tentative Map**

Following is a list of anticipated studies/considerations and estimated costs for a hypothetical project on 5-acres known as the Pierce Trust land in Diamond Springs. Currently the "project" is under consideration by the EDC Board of Supervisors for a simple re-zone of the site from 1-acre residential to Commercial Professional Office - with a Planned Development overlay. This information is provided to shed light on the anticipated and conservative costs to develop a minor commercial development project through Board of Supervisors' approval on this site.

The site is basically wedged between an existing commercial site (hotel and restaurant) and few residential homesites. It sits within the Missouri Flat commercial area and Highway 50 in the Community Region of Diamond Springs/El Dorado.

The first step in creating any development project is to consult with the client/user to understand their needs, desires, goals and budget constraints. The project engineer evaluates the site and provides his professional assessment for best use of the land. Lacking a user at this point we present a *hypothetical project* based on site assessment, current land use patterns, county goals, General Plan Policies and Objectives and land and public service constraints, typography, location, costs to develop the specific site, etc.

**Hypothetical Project:**

In our opinion this site is suitable for commercial/professional office zoning. This proposed zoning also allows for a potential mixed-use project (incorporation of residential use on site) based on its walk-ability to existing services and EDC's desire to promote "Smart Growth" concepts.

Submitted by G. Thon  
#31  
at Board Hearing of 9/14/10

**Pierce Trust: Studies/Cost Projections**

**Small Commercial Development Project on 5-ac Diamond Springs site:**

The following would be addressed as part of the extensive Commercial Application Form and Environmental Checklist submitted along with various numbers of copies and (a minimum) 25 colored copies of project maps.

<b>Item</b>	<b>Est'd Range of Costs to Applicant</b>
Cultural Resources Study	<b>Done for rezone application</b>
EDC Application Submittal (deposit)	\$ 6,772
Ground Survey (not aerial due to vegetative coverage)	3,500
Biological Resources Evaluation/Study	3,500-4,000
Oak Tree Survey and Mitigation Plan (based on project footprint)	1,000-1,500
Fire Safe Plan	1,000
Title Report w/Easements	2,000
Noise Study	1,500
Slope Study/Map	1,350
Soils Report/Geotech Study	4,000
Design Waivers Requests	3,000*
EID Facilities Improvement Letter (FIL) for Public Water and Sewer	800
Grading Plan	8,000*
Bicycle and Pedestrian Facilities Study & Plan	1,000
Disabled Access Plan	500
Drainage Report	2,000*
Sight Distance Study/Plan	1,350
Traffic Study	10,000-12,000*
Air Quality Impact Report	1,500*
Land Capability Report	3,250*
Proposed Site Plan	
Architect/building footprint(s)	8,000*
Elevations	6,000*
Landscape Plan	3,000*
Civil Engineering	
Grading Plan	7,000*
Road Circulation/Parking	3,000*
Cost Estimate/site work	1,500*
Client/engineer	2,000*
Pre-Application meeting w/eng & staff	500-1,000
TAC w/staff	600-1,000
<u>Meetings @ \$170 per engineer and \$100 per staff per hour:</u>	
Dmd Spgs/ED Community Design Review	750
Planning Commission Meeting/Prep/Attendance w/staff, engineer	4,000
Board of Supervisors Meeting/Prep w/staff, engineer	4,000
<b>SUB-TOTAL</b>	<b>\$ 100,272</b>
Potential Engineers Revisions based on Planning Commission input	20,000
Potential Planning Comm Re-Hearing & Prep w/staff, engineer	4,000
* Potential Engineers Redesign per BOS Hearing	30,125
BOS Re-Hearing & Prep w/staff, engineer	4,000
<b>Total</b> through Final Approval w/potential redesigns/contingencies	<b>\$ 158,397</b>