

Final Report

Town and Country Village El Dorado Fiscal Impact Analysis

The Economics of Land Use



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1. Executive Summary

Introduction

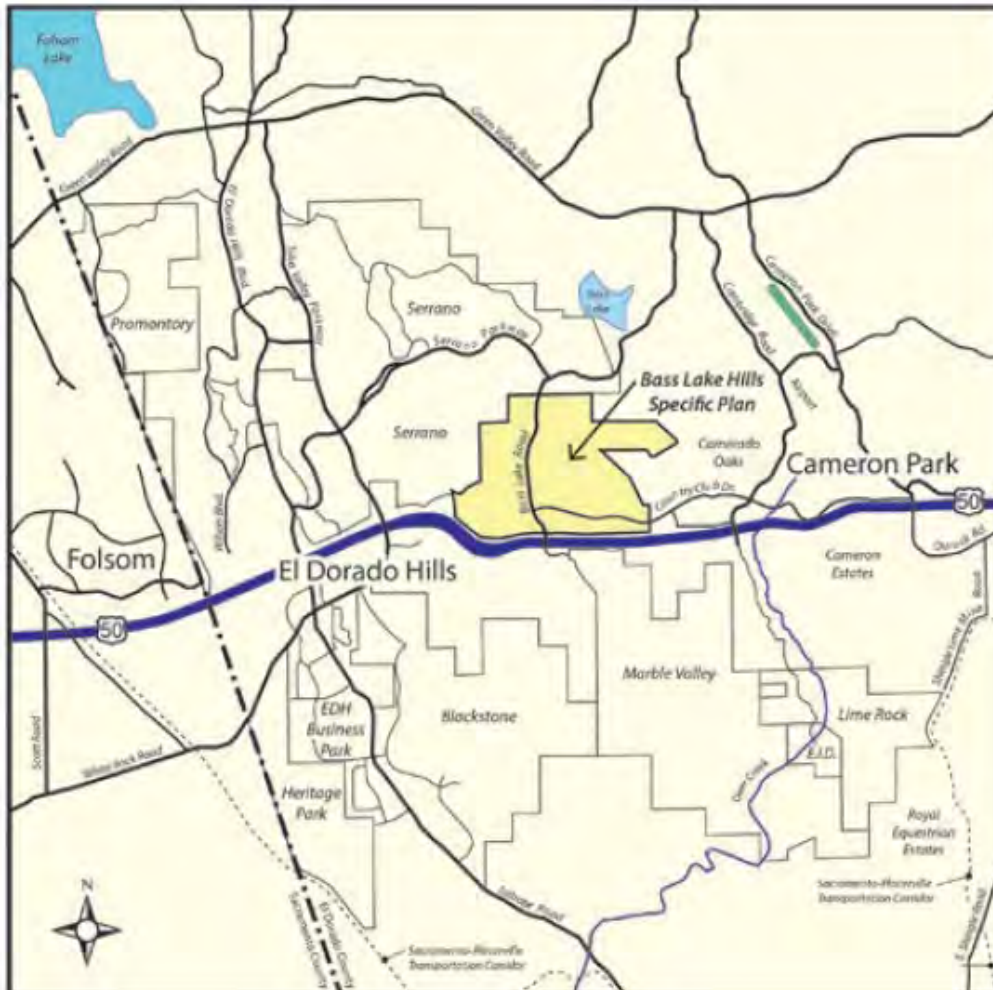
The objective of this fiscal impact analysis (Analysis) of the Town and Country Village El Dorado (Project) is to determine whether the net effect of development is likely to be a positive or negative one to the long-term fiscal well-being of El Dorado County (County) and affected special districts, including the El Dorado Hills Fire Department and the El Dorado Hills Community Services District (CSD). Specifically, the Analysis estimates whether the Project will generate adequate revenues at buildout to meet the costs of providing County General Fund and Road services to new development. This Analysis also evaluates the net fiscal impacts on the El Dorado Hills Fire Department, El Dorado County Fire District, and El Dorado Hills CSD General Fund.

This report, including the technical appendices, describes the methodology, assumptions, and results of the Analysis.

Project Description

The Project encompasses a 60.5-acre site bordered to the north and east by undeveloped land, to the west by Bass Lake Road, and to the south by Old Country Club Drive and U.S. Highway 50 and is included in the Bass Lake Hills Specific Plan. **Map 1** shows the Project location in a regional setting. The Project consists of 2 areas: the **Project Development Area** and the **Program Study Area**. The **Project Development Area** consists of 30.3 acres and includes 2 hotel buildings with 300 rooms, retail services, 2 restaurants, a museum, a wedding/event center, parking, and 112 cottages for employee housing and short-term rentals. The **Project Study Area** consists of 30.2 acres and a mix of multifamily residential, mixed-use multifamily, senior residential, mixed-use commercial, and open space uses. This Analysis is based on the land use assumptions provided in **Table 1** of the July 3, 2023, Project Description, with further detail provided by the Project applicant. Refer to **Table A-2** in **Appendix A** for a summary of land uses evaluated in the Analysis.

Map 1 Town & Country Village El Dorado Regional Location



The land uses reflected in this Analysis are listed below.

Project Development Area:

- 56 resort staff residences/cottages
- 56 hotel cottages
- 134,400 square feet of hotel uses (300 rooms)
- 25,600 square feet of hotel retail uses
- 7,000 square feet of restaurant space
- A 7,000 square-foot wedding venue/event center
- A 7,000 square-foot museum
- 4.4 acres of open space
- 3.7 acres of circulation uses

Program Study Area:

- 352 multifamily residential units
- 200 residential mixed-use multifamily units
- 150 residential mixed-use senior housing units
- 90,000 square feet of mixed-use commercial uses
- 3.2 acres of open space

Land Use Areas

For the purpose of this Analysis, development of the Project has been organized by the areas of the Project, including the Project Development Area and Program Study Area. While organized in this manner for the Analysis, development of the two Project areas may not occur sequentially. **Table A-2** shows the Project land uses by area. The Project land uses by area are described in **Chapter 2**.

Overview of Results

This Analysis estimates the fiscal impact of the Project on the County, the El Dorado Hills Fire Department, and the El Dorado Hills CSD. **Table 1** summarizes the cumulative fiscal impacts of the Project. **Table 2** shows the detailed cumulative estimated fiscal impacts of the Project by area.

Table 1 Cumulative Fiscal Impact Summary at Buildout

Item	Annual Fiscal Impacts [1]		
	Project Development Area	Program Study Area	Buildout
General Fund			
Annual Revenues	\$2,892,000	\$1,460,000	\$4,351,000
Annual Expenditures	\$206,000	\$1,681,000	\$1,883,000
Annual General Fund Surplus/(Deficit)	\$2,686,000	(\$221,000)	\$2,468,000
<i>Annual Surplus/(Deficit) per unit</i>	<i>\$47,964</i>	<i>(\$315)</i>	<i>\$3,256</i>
County Road Fund			
Annual Revenues	\$51,000	\$198,000	\$248,000
Annual Expenditures	\$10,000	\$117,000	\$127,000
Annual County Road Fund Surplus/(Deficit)	\$41,000	\$81,000	\$121,000
<i>Annual Surplus/(Deficit) per unit</i>	<i>\$732</i>	<i>\$115</i>	<i>\$160</i>
El Dorado Hills Fire Department			
Annual Revenues	\$264,000	\$610,000	\$874,000
Annual Expenditures (Initial Estimate)	\$66,000	\$496,000	\$562,000
Annual El Dorado Hills Fire Department Surplus/(Deficit)	\$198,000	\$114,000	\$312,000
<i>Annual Surplus/(Deficit) per unit</i>	<i>\$3,536</i>	<i>\$162</i>	<i>\$412</i>
El Dorado Hills Community Services District			
Annual Revenues	\$111,000	\$294,000	\$405,000
Annual Expenditures	\$29,000	\$219,000	\$248,000
Annual El Dorado Hills Community Services District Surplus/(Deficit)	\$82,000	\$75,000	\$157,000
<i>Annual Surplus/(Deficit) per unit</i>	<i>\$1,464</i>	<i>\$107</i>	<i>\$207</i>

Source: EPS.

[1] Values rounded to the nearest \$1,000.

Table 2 Detailed Cumulative Estimated Revenue and Expenditure Summary

Item	Annual Fiscal Impacts [1]		
	Project Development Area	Program Study Area	Buildout
County General Fund			
Annual Revenues			
Property Tax	\$275,000	\$636,000	\$911,000
Property Tax in Lieu of VLF	\$86,000	\$199,000	\$285,000
Property Transfer Tax	\$0	\$23,000	\$23,000
Sales and Use Tax	\$131,000	\$321,000	\$451,000
Transient Occupancy Tax	\$2,321,000	\$0	\$2,321,000
Prop. 172 Public Safety Sales Tax	\$61,000	\$150,000	\$211,000
Licenses, Permits and Franchises	\$3,000	\$22,000	\$25,000
Fines, Forfeitures, & Penalties	\$1,000	\$4,000	\$5,000
Charges for Services	\$14,000	\$105,000	\$119,000
Total County General Fund Revenues	\$2,892,000	\$1,460,000	\$4,351,000
Annual Expenditures			
General Government	\$45,000	\$342,000	\$388,000
Public Protection (Serving Countywide Res/Emp)	\$85,000	\$640,000	\$724,000
Public Protection (Serving Countywide Residents)	\$23,000	\$253,000	\$275,000
Public Protection (Sheriff Patrol - Unincorp. Only)	\$34,000	\$253,000	\$287,000
Health and Sanitation	\$0	\$0	\$0
Recreation and Cultural Services	\$4,000	\$43,000	\$47,000
Public Assistance	\$1,000	\$7,000	\$7,000
Education	\$5,000	\$57,000	\$62,000
Subtotal County General Fund Expenditures	\$197,000	\$1,595,000	\$1,790,000
Non-Departmental Expenditures			
General Fund Contingency	\$6,000	\$66,000	\$72,000
Human Services - Area Agency on Aging Programs	\$2,000	\$7,000	\$7,000
Road Fund	\$1,000	\$13,000	\$14,000
Subtotal Non-Departmental Expenditures	\$9,000	\$86,000	\$93,000
Total Annual Expenditures	\$206,000	\$1,681,000	\$1,883,000
Annual County General Fund Surplus/(Deficit)	\$2,686,000	(\$221,000)	\$2,468,000
<i>Annual Surplus/(Deficit) per unit</i>	<i>\$47,964</i>	<i>(\$315)</i>	<i>\$3,256</i>
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El Dorado Hills Community Services District			
Annual Revenues	\$111,000	\$294,000	\$405,000
Annual Expenditures	\$29,000	\$219,000	\$248,000
Annual El Dorado Hills CSD Annual Surplus/(Deficit)	\$82,000	\$75,000	\$157,000
<i>Annual Surplus/(Deficit) per unit</i>	<i>\$1,464</i>	<i>\$107</i>	<i>\$207</i>

Source: EPS.

[1] Values rounded to the nearest \$1,000.

Impacts to the County: County General and Road Funds

The Analysis estimates the Project will result in an annual net fiscal surplus of approximately \$2.47 million at buildout for the County's General Fund (i.e., development-generated revenues will exceed estimated expenditures for the Project).

Similarly, the Project Development Area is anticipated to realize a net fiscal surplus to the General Fund of about \$2.69 million, annually. The Program Study Area, when viewed in isolation, is anticipated to result in a slight deficit of \$221,000 annually, representing a fiscal-neutral position. On a cumulative basis, buildout of the Project is estimated to result in a net fiscal surplus of \$2.47 million annually.

The Analysis also estimates the Project will result in an annual net fiscal surplus of about \$121,000 for the County's Road Fund at buildout. The County Road Fund is estimated to result in an annual net fiscal surplus of approximately \$41,000 for the Project Development Area and \$81,000 for the Program Study Area.

Impacts to the El Dorado Hills Fire Department

At buildout, the Project is estimated to result in a net fiscal surplus for the El Dorado Hills Fire Department of \$312,000 annually. The Project Development Area is estimated to result in a net fiscal surplus of \$198,000 annually, and the Program Study Area results in a net fiscal surplus of \$114,000 annually. These net fiscal impacts are based on initial cost estimates prepared by EPS and may vary based on additional input from the special district.

Impacts to the El Dorado Hills CSD

Based on conversations with and agreement from the El Dorado Hills CSD in October 2024, this Analysis estimates that the Project will result in an annual net fiscal surplus of \$157,000 to the El Dorado Hills CSD General Fund at buildout. The Project Development Area is estimated to result in a net fiscal surplus of \$82,000, and the Program Study Area is estimated to generate a surplus of \$75,000.

Organization of the Report

In addition to this introductory chapter, the Analysis contains the following chapters:

- **Chapter 2** summarizes the land uses in the Project.
- **Chapter 3** provides an overview of the methodology and assumptions used in this Analysis.
- **Chapter 4** summarizes the fiscal impacts on the County, the El Dorado Hills Fire Department, and El Dorado Hills CSD.
- **Chapter 5** includes the conclusions of the Analysis.

The data, assumptions, and detailed calculations used in this Analysis are shown in **Appendices A** through **D**:

- **Appendix A** indicates the land uses and general assumptions used in this Analysis.
- **Appendix B** identifies the projected revenues that will be generated by the Project for the County's General and Road Funds, El Dorado Hills Fire Department, and El Dorado Hills CSD.
- **Appendix C** details the estimated expenditures for the County to provide General and Road Fund services and for the El Dorado Hills Fire Department and El Dorado Hills CSD to provide fire and park services, respectively, to the Project.
- **Appendix D** provides supporting revenue calculations. Specifically, this appendix includes the projected assessed value of the Project, which serves as the basis for calculating property tax revenues; details on the estimated property tax rate for the County; the average income and estimated retail expenditures by household, which is used to estimate sales tax revenues; and data related to comparable sale data for newly constructed residential and commercial projects in the Counties of El Dorado, Sacramento, and Placer.

2. Project Description

The Project encompasses a 60.5-acre site bordered to the north and east by undeveloped land, to the west by Bass Lake Road, and to the south by Old Country Club Drive and U.S. Highway 50. The Project is included in the Bass Lake Hills Specific Plan. **Map 1** shows the Project location in a regional setting.

The Project consists of 2 development areas: the **Project Development Area** and the **Program Study Area**.

The **Project Development Area** consists of 30.3 acres and includes the following uses:

- 56 resort staff residences/cottages
- 56 hotel cottages
- 134,400 square feet of hotel uses (300 rooms)
- 25,600 square feet of hotel retail uses
- 7,000 square feet of restaurant space
- A 7,000 square-foot wedding venue/event center
- A 7,000 square-foot museum
- 4.4 acres of open space
- 3.7 acres of circulation uses

The above-referenced land uses include 112 cottage residences and hotel uses. Based on guidance provided by the Project Applicant, 56 of these cottages are modeled to be used as short-term hotel units. The remaining 56 cottage units are assumed to be resort staff residences.

The **Project Study Area** consists of 30.2 acres and contains the following uses, consistent with General Plan Zoning:

- 352 multifamily residential units
- 200 residential mixed-use multifamily units
- 150 residential mixed-use senior housing units
- 90,000 square feet of mixed-use commercial uses
- 3.2 acres of open space

This Analysis is based on the land use assumptions provided in Table 1 of the July 3, 2023, Project Description, with further detail provided by the Project Applicant. Refer to **Table A-2** in **Appendix A** for a summary of the Project land uses evaluated in the Analysis. The Project would require an amendment to the Bass Lake Hills Specific Plan and the County General Plan to develop.

Map 2 Project Land Use Plan



Land Uses

In this Analysis, development of the Project has been organized into 2 Project Areas: the Project Development Area and Program Study Area. The results of this Analysis are presented based on the 2 Project Areas, with each area presented independently and buildout of the Project defined as the development of both areas. **Table A-2** in **Appendix A** shows the incremental development by Project area.

3. Methodology and Assumptions

This chapter details the underlying methodology and assumptions used to estimate the fiscal impacts of the Project on the County, the El Dorado Hills Fire Department, and the El Dorado Hills CSD. It describes assumptions concerning municipal service delivery, land use development, and public agency budgeting for the County and affected special districts. In addition, this chapter details the methodology used to forecast revenues and expenditures at buildout of the Project.

County Services

This Analysis examines the Project's ability to generate adequate revenues to cover the County's costs of providing public services to the Project. The services analyzed in this study comprise County General Fund services (e.g., sheriff, general government) and County Road Fund maintenance.

This Analysis does not address activities budgeted in other Governmental Funds or Proprietary Funds, nor does it include an evaluation or funding of public capital facilities needed to serve new development. Funding for required public capital facilities to serve the Project will be provided in the Bass Lake Hills Specific Plan updated report.

General Assumptions

The Analysis is based on the County's Fiscal Year (FY) 2023–24 Board of Supervisors' (BOS) Adopted Budget, El Dorado Hills Fire Department FY 2023-24 Final Budget, El Dorado Hills CSD FY 2023-24 Approved Budget, tax regulations and statutes current as of January 2024, and other general assumptions discussed herein. Each revenue item is estimated based on current State of California (State) legislation and current County practices. Future changes by State legislation or County practices can affect the revenues and expenditures estimated in this Analysis. General fiscal and demographic assumptions are detailed in **Table A-1** in **Appendix A**. All costs and revenues are shown in constant 2023 dollars.

EPS consulted the County's budget documents to develop forecasting methodologies for specific revenues and expenditures affected by new development in the Project. In addition, EPS consulted with the County's Chief Administrative Office (CAO) and Assessor to clarify budget data and review assumptions and Analysis results related to revenue and expenditure estimates.

This Analysis also uses information from the Project Applicant and subscription-based residential and commercial databases, including The Gregory Group and CoStar (estimated assessed values), as well as data from the County Assessor and Auditor-Controller, California Department of Finance (DOF), and the U.S. Bureau of Labor Statistics.

The actual fiscal impacts of new development in the Project will vary from those presented in this study if development plans or other assumptions (e.g., assessed valuations, sales tax revenue assumptions) change from those on which this Analysis is based.

County General Fund Revenue- and Expenditure-Estimating Assumptions

Offsetting revenues were netted out of both General Fund and Road Fund revenues and expenditures. Offsetting revenues include user fees and charges for services. Because these revenues have specific matching costs, they are deducted from both total revenues and costs. The General Fund Offsetting Revenues total of \$143.7 million, shown in **Table B-1** in **Appendix B**, is netted against various County department expenditures, shown in **Table C-1** in **Appendix C**. Similarly, total offsetting revenues of \$127.2 million have been deducted from County Road Fund revenues and expenditures.

Development Assumptions

The following list documents additional land use and other development-related assumptions used in this Analysis:

- **Assessed Value.** The estimated assessed value of the Project is presented in **Table D-2** in **Appendix D**. Residential values per dwelling unit and commercial values per square foot were estimated by data obtained through a subscription-based database of multifamily development sales and commercial listings (CoStar) (see **Table D-5** and **Table D-6** for details). To be consistent with the County's budget data, the estimated assessed values for Project land uses are assumed to remain static in 2023 dollar values—real growth in assessed value is not estimated.
- **Residential Population.** Residential population estimates are based on average persons per household (population in occupied housing units in structure) from the American Community Survey for the El Dorado Hills Census Designated Place (CDP), as shown in **Table A-3** in **Appendix A**.

Revenue-Estimating Methodology

Depending on the revenue item, EPS used either a marginal-revenue case-study approach or an average-revenue approach to estimate Project-related General and Road Fund revenues.

The marginal-revenue case-study approach simulates actual revenue generation resulting from new development. The case-study approach for estimating sales and use tax revenues, for instance, forecasts market demand and taxable spending from the Project's new residents. Case studies used in this Analysis are discussed in greater detail in the following sections.

The average-revenue approach uses the County's FY 2023–24 budgeted revenue amounts on a countywide per-capita or per-persons-served basis to forecast General Fund and Road Fund revenues derived from estimated residents and employees of the Project.¹ This Analysis estimates persons-served as the total of all residents and one half of all employees.

Revenue sources *not* expected to increase as a result of development are excluded from this Analysis. These sources of revenue are not affected by development because they are either one-time revenue sources not guaranteed to be available in the future or there is no direct relation between increased employment growth and increased revenue.

A listing of all County General Fund and Road Fund revenue sources and the corresponding estimating procedure used to forecast future Project revenues is shown in **Table B-1** in **Appendix B**. A summary of revenues at buildout of the Project is shown in **Table B-2** in **Appendix B**.

Property Tax

Estimated annual property tax revenue resulting from development in the Project land uses are shown in **Table B-3** in **Appendix B**. The Project falls into a single Tax Rate Area (TRA). The property taxes the County will receive from the Project are derived from the total assessed value of the Project, as shown in **Table D-2** in **Appendix D** and the County's General Fund and Road Fund average property tax allocation share of the 1 percent ad valorem property tax, after accounting for adjustments to the Educational Revenue Augmentation Fund (ERAF), as shown in **Table D-1** in **Appendix D**.

¹ A *per-capita* basis of estimating revenues is based on the assumption that only residents have a fiscal impact on County revenues. A *per-persons-served* basis of estimating revenues is used to take into account that businesses (and their employees) have a fiscal impact on many County revenues but at a lower level than residential development's impact.

Property Tax in Lieu of Vehicle License Fees

This Analysis uses a formula provided by the State Controller's Office to forecast Property Tax in Lieu of Vehicle License Fees (PTIL VLF). PTIL VLF is calculated by taking the percentage increase of the County's assessed value resulting from the Project and applying that percentage share to the County's current State allocation of PTIL VLF. This calculation is shown in **Table B-3** in **Appendix B**.

Real Property Transfer Tax

Real property transfer tax is based on the assessed value of the Project land uses and the anticipated turnover of property over time. Development in the Project Development Area is anticipated to remain in ownership of the Project Applicant. As a conservative assumption, this Analysis assumes no turnover within the Project Development Area. For the Program Study Area, both residential and commercial renter-occupied property is assumed to turn over 6.7 percent per year (or once every 15 years). Real property transfer tax revenue projections are identified in **Table B-4** in **Appendix B**.

Sales Tax

Estimated sales tax revenue in this Analysis was calculated based on the Bradley-Burns local 1 percent rate. Sales tax revenues to the County are summarized in **Table B-5** in **Appendix B**.

EPS uses a combination of methodologies to account for taxable sales generated by the Project:

- 1. Market Support Method.** This methodology measures taxable sales generated from new Project households and employees spending money within the County's boundaries.
- 2. Retail Space Method.** This methodology estimates direct taxable sales from new retail uses in the Project.

Annual Taxable Sales from New Market Support

New Households

This Analysis estimates taxable retail expenditures of future residents in the Project and the share of expenditures estimated to be captured by retail outlets in the County. Data for this Analysis are based on estimated Project resident incomes, household spending patterns, and a qualitative assessment of retail demand and supply market conditions in the County.

Specifically, this Analysis estimates retail expenditures of Project residents by:

- Estimating the total income of new households, based on projected annual housing costs, and estimated household income, as shown in **Table D-3** in **Appendix D**. Estimated household incomes are based on the assumption that 40 percent of income is spent on rent.
- Evaluating Consumer Expenditure Survey (CES) data from the U.S. BLS, which reports the proportion of income spent on various household goods and services by income group.
- Translating the U.S. BLS data on household expenditures into retail store categories by North American Industry Classification System (NAICS) code.²

Estimated household incomes in the Project are anticipated to range from \$43,000 to \$72,000. Typical household expenditure patterns from the BLS' CES suggest, at these income levels, Project residents are estimated to spend approximately 27 to 35 percent of their annual household income on taxable retail expenditures. Taxable sales calculations are based on the assumption that retail businesses in the County would capture 65 percent of the Project's household expenditures, with 40 percent of County sales occurring onsite in the Project, after the development of commercial mixed-use square footage with development of the Program Study Area.

Direct Annual Taxable Sales from Retail and Nonretail Uses

The Project will contain commercial retail land uses. The County Analysis guidelines specify only the portion of sales tax revenue related to regional demand (i.e., taxable sales captured by residents outside of the unincorporated County) should be included in fiscal analyses to prevent potential double counting across projects. The Project is anticipated to serve as a catalyst for tourism activity in the County, attracting market support from outside the County (e.g., visitors to the Project hotel). As the Project meets the regional demand requirement, the Analysis includes onsite taxable sales generation.

This Analysis uses an annual taxable sales-per-square-foot assumption consistent with community-serving retail uses to estimate taxable sales from onsite retail. EPS derived annual *total* (taxable and nontaxable sales) retail sales-per-square-foot figures for major retail categories from several sources, including BizMiner data from 2016, RetailSails data from 2011, eMarketer data from 2019, and annual 10-K reports for a sampling of retailers in each retail category, and allocated these figures by retail center type. All *total* retail sales per square foot assumptions were escalated to 2023 dollars, allocated by retail center type (neighborhood-, community-, regional-serving centers), and converted to *taxable*

² The NAICS classifies retail stores into 12 categories. Although not classified under retail trade, Food Services and Drinking Places typically are considered part of retail in retail market analyses.

sales per square foot based on information provided in Urban Land Institute's *Dollars and Cents of Shopping Centers: 2008*.³

Refer to **Table D-4** in **Appendix D** for details regarding the assumptions and method for estimating taxable sales per square foot. Refer to **Table B-5B** in **Appendix B** for estimated annual taxable sales from onsite retail development of the Project.

Proposition 172

The County receives approximately 93.5 percent of the gross Proposition 172 Public Safety Sales Tax rate of 0.5 percent on annual taxable sales. See **Table B-5** in **Appendix B** for the estimated annual Proposition 172 sales tax revenue generated by the Project.

TOT Revenues

The Project is anticipated to generate a high amount of transient occupancy tax (TOT) revenue annually. **Table B-6** in **Appendix B** shows estimates of total TOT based on an assumed Average Daily Rate (ADR) and occupancy rate at buildout. The assumed ADR and occupancy rate is an informed conservative estimate based on regional averages of comparable hotels provided by Costar, obtained May 10, 2024, reflective of an average of economic cycles. Given the Project's location, the hotel may not see the sharp declines in occupancy experienced elsewhere in the County during off seasons and may experience higher occupancy. ADR in the cottage units assumes a high-end luxury product is developed.

Using the County's current TOT rate of 10 percent, the Project is anticipated to generate a total of \$2.3 million in annual TOT revenues. **Table B-6** in **Appendix B** shows that portion of the estimated County TOT revenue that would be retained by the County.

County Road Fund Revenues

The County receives various revenue sources to fund street maintenance in the County. Through discussions with the County Chief Administrative Office (CAO), this Analysis includes only those revenues that will increase based on new development, including property tax revenue (Road District Tax), gas tax revenue, and licenses and permits revenue.

³ The allocation of retail categories for neighborhood centers used in this Analysis will likely not match the categories of retail tenants found in the Project. However, the resulting taxable sales per square foot offers a reasonable and conservative approximation of potential taxable sales generated by retail space in the Project.

Expenditure-Estimating Methodology

Expenditure estimates are based on the County's FY 2023–24 BOS Adopted Budget and supplemental information from County and Public Safety Department staff. All County General Fund and Road Fund expenditure items are listed on **Table C-1** in **Appendix C**.

County General Fund and Road Fund department expenditures, net of offsetting revenues, which are expected to be affected by the Project, are forecasted using an average-cost approach.

Expenditures affected by residents and employees are projected using a *per-person-served* average expenditure multiplier and include the department functions listed below:

- General Government
- Public Protection (countywide resident and employee services)
- Public Protection (sheriff patrol in the unincorporated County)
- Health and Sanitation
- County Road Fund
- Road Fund for Southeast Connector Joint Powers Authority

Expenditures affected by residents only are projected using a *per-capita* average expenditure multiplier and include the department functions listed below:

- Public Protection (countywide resident services)
- Public Assistance
- Education (library services)
- General Fund Contingency
- Human Services—Area Agency on Aging Programs

Refer to **Table C-1** in **Appendix C** for a complete listing of expenditures under each department function. Expenditures estimated at buildout are shown in **Table C-2** in **Appendix C**.

El Dorado Hills Fire Department Assumptions

EPS reviewed the El Dorado Hills Fire Department FY 2023-2 Final Budget to create initial estimates of potential Fire Department revenues and expenditures resulting from the development of the project. Annual Fire Department revenues generated by the Project are the department's 1 percent property tax share. At the time of completion of this Analysis, the specific expenditures of the Fire Department required to serve the Project are unknown. As such, the Analysis estimates the potential Fire Department expenditures based on expenditure data

provided in the Final Fire Department Budget for Fiscal Year 23-24. A variable expenditure factor is applied to the budgeted expenditures pertaining to salaries and benefits and other operating expenditures to arrive at a per persons served used to estimate Project costs at buildout. Discussions with the Fire Department are ongoing and these estimates are subject to change.

El Dorado Hills CSD Assumptions

EPS reviewed the El Dorado Hills CSD FY 2023-24 Adopted Budget to estimate an initial estimate of potential CSD revenues and expenditures resulting from the development of the Project. The Project is anticipated to increase property tax, recreation programs, and park and facility rental revenue for the El Dorado Hills CSD. Specific expenditures of the El Dorado Hills CSD required to serve the Project are unknown at the time of completion of this Analysis. As such, a per persons served multiplier, including a variability adjustment to account for fixed costs not anticipated to grow with development was used to estimate annual expenditures to the El Dorado Hills CSD resulting from Project development.

4. Fiscal Impact Analysis

County Revenues

Depending on the revenue item, EPS used either a marginal-revenue case-study approach or an average-revenue approach to estimate Project-related County General Fund and Road Fund revenues. A listing of all County General Fund and Road Fund revenue sources and the corresponding estimating procedure used to forecast future Project revenues is shown in **Table B-1** in **Appendix B**.

A summary of revenues at buildout of the Project is shown in **Table B-2** in **Appendix B**.

As shown on **Table B-1**, EPS used a marginal-revenue case-study approach to estimate the Project-related General Fund and Road Fund revenues for the following revenues: property tax, PTIL VLF, property transfer tax, sales and use tax, Proposition 172 public safety sales tax, and road district tax. EPS used an average-revenue approach to estimate Project-related General Fund and Road Fund revenues for the remaining revenue items that are expected to be affected by the Project and evaluated in this Analysis.

As shown on **Table B-2** in **Appendix B**, the most significant source of County General Fund revenues for the Project is Transient Occupancy Tax, which comprises more than 50 percent of the total revenues. The total annual revenue for the Project Development Area is estimated at \$2.89 million, total annual revenue for the Program Study Area is estimated at \$1.46 million. At buildout, the Project is anticipated to generate \$4.35 million annually.

The total annual Road Fund revenues for the Project Development Area, Program Study Area, and Buildout are approximately \$51,000, \$198,000, and \$248,000, respectively.

County Expenses

Depending on the expense item, EPS used an average-expense approach based on either County persons served, unincorporated persons served, or County per capita to estimate Project-related General Fund and Road Fund expenditures. A listing of all County General Fund and Road Fund expenses sources and the corresponding estimating procedure used to forecast future Project expenses is shown in **Table C-1** in **Appendix C**. A summary of expenses at buildout of the Project is shown in **Table C-2** in **Appendix C**.

As shown on **Table C-2 in Appendix C**, the most significant sources of County General Fund expenditures for the Project are General Government and Public Protection, which comprises approximately 90 percent of the total expenditures. The total annual expenditures, including non-departmental expenditures, for the Project Development Area, Program Study Area, and full buildout are approximately \$206,000, \$1.68 million, and \$1.88 million, respectively.

The total annual Road Fund expenditures for the Project Development Area, Program Study Area, and full buildout are approximately \$10,000, \$117,000, and \$127,000, respectively.

Impacts to the County

The Analysis estimates the Project will result in an annual net fiscal surplus of approximately \$2.47 million for the County's General Fund at buildout, including non-departmental expenditures related to the General Plan contingency, the County Health Human Services expenditures for the Area Agency on Aging Problems, the Road Fund, and El Dorado Water and Power Authority (EDWPA) (i.e., development-generated revenues will exceed the estimated expenditures for the Project).

The Analysis also estimates the Project will result in an annual net fiscal surplus of about \$121,000 for the County's Road Fund at buildout.

Impacts to the El Dorado Hills Fire Department

Based on initial estimates prepared by EPS, the Analysis estimates the Project will result in an annual net fiscal surplus of approximately \$312,000 for the El Dorado Hills Fire Department at buildout. EPS used a marginal-revenue case-study approach to estimate Project-related General Fund property tax revenue for the El Dorado Hills Fire Department, as shown on **Table B-3 in Appendix B**. Approximately 19.5 percent (post-ERAF) of property tax revenue generated by the assessed value of properties located within the El Dorado Hills Fire Department's boundaries goes to the El Dorado Hills Fire Department, which results in property tax revenue of approximately \$874,000 at buildout. As shown on **Table C-3 in Appendix C**, initial estimated annual El Dorado Hills Fire Department expenditures for the Project Development Area, Program Study Area, and full buildout are approximately \$66,000, \$497,000, and \$563,000, respectively. These initial cost estimates were prepared by EPS and may vary based on additional input from the special district.

Impacts to the El Dorado Hills CSD

Based on conversations with and agreement from the El Dorado Hills CSD in October 2024, the Analysis estimates the Project will result in an annual net fiscal surplus of approximately \$157,000 for the El Dorado Hills CSD at buildout. EPS used a marginal-revenue case-study approach to estimate Project-related General Fund property tax revenue for the El Dorado Hills CSD, as shown on **Table B-3** in **Appendix B**. Based on the Tax Rate Area (TRA) in which the Project is located, approximately 7.9 percent (post-ERAF) of property tax revenue generated by the assessed value of Project development goes to the El Dorado Hills CSD, which results in property tax revenue of approximately \$355,000 at buildout. EPS used an average-revenue approach to estimate other Project-related revenues, including recreation program and park and facility rental revenues for the El Dorado Hills CSD, which amounts to approximately \$47,000 and \$3,000, annually, at buildout. As shown on **Table C-4** in **Appendix C**, total annual El Dorado Hills CSD expenditures for the Project Development Area, Program Study Area, and buildout are approximately \$29,000, \$219,000, and \$248,000, respectively.

APPENDICES:

- Appendix A: General Assumptions
- Appendix B: County General and
Road Fund Revenue Analysis
- Appendix C: County General and
Road Fund Expenditure Analysis
- Appendix D: Supporting Tables for
Revenue Analyses

APPENDIX A: General Assumptions

Table A-1	General Assumptions.....	A-1
Table A-2	Land Use Summary at Buildout	A-2
Table A-3	Estimated Project Population and Employment	A-3
Table A-4	Analysis Assumptions	A-4

Table A-1
Town & Country Village El Dorado
Fiscal Impact Analysis
General Assumptions

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2023-24
Property Turnover Rate (% per year) [2]	
Multifamily Residential	6.7%
Nonresidential	6.7%
General Demographic Characteristics	
Total Countywide	
El Dorado County Population [3]	188,583
El Dorado County Employees [4]	62,200
El Dorado County Persons Served [5]	219,683
Unincorporated County	
El Dorado County Unincorporated Population [3]	157,253
El Dorado County Unincorporated Employees [4]	41,200
El Dorado County Unincorporated Persons Served [5]	177,853
El Dorado Hills Fire Department Persons Served [6]	48,761
El Dorado Hills Community Service District Service Population [7]	49,857

Source: California Department of Finance; California EDD; ESRI Business Analyst Online; U.S. Census; EPS.

- [1] Reflects the El Dorado County budget approved by the Board of Supervisors, the final budget provided by the El Dorado Hills Fire Department, final budget for the El Dorado County Fire Protection District, and the El Dorado Hills Community Services District approved budget for Fiscal Year 2023-24. Revenues and expenditures are in 2023 dollars. This Analysis does not reflect changes in values resulting from inflation or appreciation.
- [2] Property turnover rates based on EPS research.
- [3] Based on population estimates from the California Department of Finance (DOF) data for January 1, 2024.
- [4] US Census OnTheMap estimated a total of 54,099 jobs in El Dorado County in 2021 and 35,823 in the Unincorporated El Dorado County. California EDD reports an annual average growth rate of 4.57% since 2021 for the Sacramento MSA. EPS used the average growth rate to escalate the 2020 employment figure to arrive at 2024 employment estimate, adjusted by an additional 10% to account for self-employed workers, and rounded to the nearest hundred employees.
- [5] Defined as total County population plus half of total County employees.
- [6] Estimated based on the El Dorado Hills Fire Department boundary and population estimates provided by the El Dorado Fire Department Annual Budget report and employment estimates provided by US Census OnTheMap.
- [7] Estimated based on the El Dorado Hills CSD boundary and population from ESRI demographic information for 2024.

Table A-2
Town & Country Village El Dorado
Fiscal Impact Analysis
Land Use Summary at Buildout

Land Use	Acres	Total All Land Uses			Vacancy Rate	Occupied Land Uses	
		Residential Units	Commercial Bldg. Sq. Ft.	Hotel Rooms		Residential Units	Commercial Bldg. Sq. Ft.
Project Development Area							
Residential Land Uses							
Resort Staff Residences/Cottages	-	56	-	-	5.0%	53	-
Total Residential Land Uses	-	56	-	-	-	53	-
Nonresidential Land Uses							
Hotel Uses							
Cottage Hotel	7.9	-	-	56	0.0%	-	-
Hotel	14.3	-	134,400	300	0.0%	-	134,400
Hotel Retail [1]	-	-	25,600	-	0.0%	-	25,600
Wedding Venue/Event Center [1]	-	-	7,000	-	0.0%	-	7,000
Restaurant [1]	-	-	7,000	-	0.0%	-	7,000
Museum [1]	-	-	7,000	-	0.0%	-	7,000
Total Nonresidential Land Uses	22.2	-	181,000	356		-	181,000
Open Space	4.4	-	-	-	-	-	-
Circulation	3.7	-	-	-	-	-	-
Total Project Development Area	30.3	56	181,000	356	-	53	181,000
Program Study Area							
Residential Land Uses							
Multifamily Residential	15.1	352	-	-	5.0%	334	-
Residential Mixed Use - Multifamily	6.9	200	-	-	5.0%	190	-
Residential Mixed Use - Senior Housing	5.0	150	-	-	5.0%	143	-
Total Residential Land Uses	27.0	702	-	-	-	667	-
Nonresidential Land Uses							
Commercial Mixed Use [2]	-	-	90,000	-	5.0%	-	85,500
Total Nonresidential Land Uses	-	-	90,000	-		-	85,500
Open Space	3.2			-	-	-	-
Total Program Study Area	30.2	702	90,000	-	-	667	85,500
Total All Uses	60.5	758	271,000	356	-	720	266,500

Source: MH Mohanna Development; California Department of Finance; EPS.

[1] Hotel Retail, Wedding Venue/Event Center, Restaurant, and Museum acreage is included in total Hotel acreage.

[2] Commercial Mixed Use acreage is included in Residential Mixed Use acreages.

Table A-3
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Project Population and Employment

Land Use	Occupied Land Uses			Sq. Ft. per Employee / Persons per Household [1]	Project Population/Employment		
	Residential Units	Commercial Bldg. Sq. Ft.	Hotel Rooms		Residents	Employees	Persons Served [2]
Project Development Area							
Residential Land Uses				<u>Persons per Household</u>			
Resort Staff Residences/Cottages	53	-	-	2.89	153	-	
Total Residential Land Uses	53	-	-		153	-	
Nonresidential Land Uses							
Hotel Uses				<u>Employees per room</u>			
Cottage Hotel	-	-	56	0.30	-	17	
Hotel	-	134,400	300	0.30	-	90	
Hotel Retail	-	25,600	-	750	-	34	
Wedding Venue/Event Center	-	7,000	-	1,000	-	7	
Restaurant	-	7,000	-	750	-	9	
Museum	-	7,000	-	1,000	-	7	
Total Nonresidential Land Uses	-	181,000	-		-	164	
Total Project Development Area	53	181,000	-		153	164	235
Program Study Area							
Residential Land Uses				<u>Persons per Household</u>			
Multifamily Residential	334	-	-	2.89	965	-	
Residential Mixed Use - Multifamily	190	-	-	2.89	549	-	
Residential Mixed Use - Senior Housing	143	-	-	1.40	200	-	
Total Residential Land Uses	667	-	-		1,715	-	
Nonresidential Land Uses				<u>Sq. Ft. per Employee</u>			
Commercial Mixed Use	-	85,500	-	750	-	114	
Total Nonresidential Land Uses	-	85,500	-		-	114	
Total Program Study Area	667	85,500	-		1,715	114	1,772
Total All Uses	720	266,500	-		1,868	278	2,007

Source: MH Mohanna Development; California Department of Finance; EPS.

[1] Persons per household for all units except Senior Housing is based on the countywide average persons per household for all residential units in the County, based on information provided by the California Department of Finance as of February 2024, per County Guidance. Persons per household for Senior Housing is assumed to be approximately one half of the persons per household for a standard residential unit.

[2] Persons served is defined as total population plus half of total employees for the purposes of the Fiscal Impact Analysis and Public Facilities Financing Plan Analyses.

Table A-4
Town & Country Village El Dorado
Fiscal Impact Analysis
Analysis Assumptions

Land Use	Est. Average Assessed Valuation per Unit/Sq. Ft.	Annual Turnover Rate [1]	Vacancy [2]
Project Development Area			
Residential Land Uses	<u>Per Unit</u>		
Resort Staff Residences/Cottages	\$400,000	0.0%	5.0%
Nonresidential Land Uses			
Lodging Units	<u>Per Room</u>		
Cottage Hotel	\$400,000	0.0%	0.0%
Hotel	[See Table D-2]	0.0%	0.0%
Total Lodging Units			
	<u>Per Sq. Ft</u>		
Hotel Retail	\$500	0.0%	0.0%
Wedding Venue/Event Center	\$500	0.0%	0.0%
Restaurant	\$500	0.0%	0.0%
Museum	\$500	0.0%	0.0%
Program Study Area			
Residential Land Uses	<u>Per Unit</u>		
Multifamily Residential	\$400,000	6.7%	5.0%
Residential Mixed Use - Multifamily	\$400,000	6.7%	5.0%
Residential Mixed Use - Senior Housing	\$400,000	6.7%	5.0%
Nonresidential Land Uses	<u>Per Sq. Ft</u>		
Commercial Mixed Use	\$350	6.7%	5.0%

Source: CA Dept. of Finance; MH Mohanna Development; EPS.

[1] Development in Project Development Area is anticipated to remain in ownership of the Project Applicant. As a conservative assumption, this analysis assumes no turnover within the Project Development Area.

[2] A vacancy rate of 5% is assumed for all uses except the hotel to account for frictional vacancy in the project.

APPENDIX B:

County General and Road Fund and Special District Revenue Analysis

Table B-1	Revenue-Estimating Procedures (2 pages)	B-1
Table B-2	Estimated Annual Project Revenues	B-3
Table B-3	Estimated Annual Property Tax Revenues	B-4
Table B-4	Real Property Transfer Tax	B-5
Table B-5	Estimated Annual Taxable Sales and Use Tax Revenue	B-6
Table B-5A	Estimated Annual Taxable Sales from Development, Market Support Method	B-7
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Table B-6	Estimated Annual Transient Occupancy Tax	B-9

Table B-1
Town & Country Village El Dorado
Fiscal Impact Analysis
Revenue-Estimating Procedures (2023\$)

Page 1 of 2

Item	Estimating Procedure	Case Study Reference	FY 2023-24 Revenues	Offsetting Revenues [1]	Net Annual General Fund Revenues	Service Population [2]	Revenue Multiplier
			<i>Adopted Budget</i>				
County General Fund Revenues							
Property Tax	Case Study	Table B-3	\$91,229,000	\$0	\$91,229,000	NA	-
Property Tax in Lieu of VLF	Case Study	Table B-3	\$27,501,000	\$0	\$27,501,000	NA	-
Property Transfer Tax	Case Study	Table B-4	\$2,600,000	\$0	\$2,600,000	NA	-
Sales and Use Tax	Case Study	Table B-5	\$18,561,000	\$0	\$18,561,000	NA	-
Transient Occupancy Tax	Case Study	Table B-6	\$9,000,000	(\$490,000)	\$8,510,000	NA	-
Other Taxes	[4]	-	\$1,738,000	\$0	\$1,738,000	NA	-
Prop. 172 Public Safety Sales Tax	Case Study	Table B-5	\$16,805,000	\$0	\$16,805,000	NA	-
Licenses, Permits and Franchises	Unincorp. Persons Served	-	\$13,521,000	(\$11,301,000)	\$2,220,000	177,853	\$12.48
Fines, Forfeitures, & Penalties	County Persons Served	-	\$1,202,000	(\$702,000)	\$500,000	219,683	\$2.28
Use of Money & Property	[4]	-	\$3,238,000	(\$24,000)	\$3,214,000	NA	-
Charges for Services	County Persons Served	-	\$23,025,000	(\$10,045,000)	\$12,980,000	219,683	\$59.09
Intergovernmental Revenues [3]	[4]	-	\$95,979,000	(\$60,618,000)	\$35,361,000	NA	-
Miscellaneous Revenues	[4]	-	\$1,324,000	(\$885,000)	\$0	NA	-
Other Financing Sources	[4]	-	\$63,019,000	(\$59,595,000)	\$3,424,000	NA	-
Subtotal County General Fund Revenues			\$368,742,000	(\$143,660,000)	\$224,643,000	NA	-
Fund Balance	[4]	-	\$18,558,000	(\$30,000)	\$18,588,000	-	-
Total County General Fund Revenues			\$387,300,000	(\$143,690,000)	\$243,231,000	-	-
County Road Fund Revenues [5]							
Taxes	Case Study	-	\$318,723	(\$318,723)	\$0	NA	-
Licenses and Permits	County Persons Served	-	\$1,000,000	\$0	\$1,000,000	219,683	\$4.55
Fines, Forfeitures, & Penalties	County Persons Served	-	\$3,000	(\$3,000)	\$0	219,683	\$0.00
Charges for Services	[4]	-	\$2,350,000	(\$2,350,000)	\$0	NA	-
Use of Money and Property	[4]	-	\$158,000	(\$158,000)	\$0	NA	-
State Highway Users (Gas) Tax	Unincorp. Co. Per Capita	-	\$9,487,000	\$0	\$9,487,000	157,253	\$60.33
Intergovernmental	[4]	-	\$74,111,000	(\$74,111,000)	\$0	NA	-
Miscellaneous Revenues	[4]	-	\$206,000	(\$206,000)	\$0	NA	-
Road District Tax	Case Study	Table B-3	\$8,717,000	\$0	\$8,717,000	NA	-
Operating Transfers In	[4]	-	\$50,013,000	(\$50,013,000)	\$0	NA	-
Subtotal County Road Fund Revenues			\$146,363,723	(\$127,159,723)	\$19,204,000	NA	-
Fund Balance	[4]	-	\$0	-	-	-	-
Total County Road Fund Revenues			\$146,363,723	-	-	-	-

Table B-1
Town & Country Village El Dorado
Fiscal Impact Analysis
Revenue-Estimating Procedures (2023\$)

Page 2 of 2

Item	Estimating Procedure	Case Study Reference	FY 2023-24 Revenues	Offsetting Revenues [1]	Net Annual General Fund Revenues	Service Population [2]	Revenue Multiplier
<i>Preliminary Budget</i>							
El Dorado Hills Fire Department Revenue							
Property Tax Revenue	Case Study	Table B-3	\$25,332,000	\$0	\$25,332,000	NA	-
Property Tax Latrobe Portion	[4]	-	\$145,000	\$0	\$145,000	NA	-
Supplemental Property Tax	[4]	-	\$550,000	\$0	\$550,000	NA	-
Sacramento County Revenue	[4]	-	\$66,000	\$0	\$66,000	NA	-
Fire Prevention Fees	[4]	-	\$470,000	\$0	\$470,000	NA	-
Miscellaneous Revenue	[4]	-	\$1,231,000	\$0	\$1,231,000	NA	-
Interest	[4]	-	\$450,000	\$0	\$450,000	NA	-
OES Reimbursement	[4]	-	\$500,000	\$0	\$500,000	NA	-
Rental Income (Cell site)	[4]	-	\$61,362	\$0	\$61,362	NA	-
JPA Revenue	[4]	-	\$2,350,000	\$0	\$2,350,000	NA	-
Total El Dorado Hills Fire Department Revenues			\$31,155,362	\$0	\$31,155,362	NA	-
<i>Approved Budget</i>							
El Dorado Hills Community Services District Revenues [6]							
Franchise Fees	[4]	-	\$1,126,000	\$0	\$1,126,000	NA	-
Miscellaneous Revenue	[4]	-	\$449,000	\$0	\$449,000	NA	-
Recreation Programs	Service Population	-	\$1,264,000	\$0	\$1,264,000	49,857	\$25.35
Property Tax Revenue	Case Study	Table B-3	\$9,618,000	\$0	\$9,618,000	NA	-
Reimbursements	[4]	-	\$373,000	\$0	\$373,000	NA	-
Park and Facility Rentals	Service Population	-	\$87,000	\$0	\$87,000	49,857	\$1.74
Transfer In	[4]	-	\$0	\$0	\$0	NA	-
Wireless Tower Lease	[4]	-	\$74,000	\$0	\$74,000	NA	-
Total El Dorado Hills Community Services District Revenues			\$12,991,000	\$0	\$12,991,000	-	-

Source: El Dorado County FY 2023-24 Adopted Budget; El Dorado County CAO; El Dorado Hills Fire Department Preliminary FY 2024-25 Budget; El Dorado Hills CSD approved FY 2023-24 Budget; EPS.

- [1] Represents revenues dedicated to specific department functions. These revenues are deducted from corresponding General Fund departments, reflected in the Net County Cost figures shown in Table C-1.
- [2] Calculated in Table A-1.
- [3] Does not include Property Tax in Lieu of VLF or Prop. 172 Public Safety Sales Tax revenues, as these are analyzed separately in this analysis.
- [4] This revenue source is not expected to be affected by the Project and therefore is not evaluated in this analysis.
- [5] Offsetting revenues related to Licenses and Permits, Gas Tax, and the Road District Tax were excluded in order to estimate revenues based on Project development. These offsetting revenues were not deducted from Road Fund expenditures, as shown in Table C-1.
- [6] It is anticipated that only the General Fund will be impacted by the Project.

Table B-2
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Annual Project Revenues (2023\$)

Revenues [1]	Annual Net Revenues (Rounded)		
	Project Development Area	Program Study Area	Buildout
County General Fund Revenues			
Property Tax	\$275,000	\$636,000	\$911,000
Property Tax in Lieu of VLF	\$86,000	\$199,000	\$285,000
Property Transfer Tax	\$0	\$23,000	\$23,000
Sales and Use Tax	\$131,000	\$321,000	\$451,000
Transient Occupancy Tax	\$2,321,000	\$0	\$2,321,000
Prop. 172 Public Safety Sales Tax	\$61,000	\$150,000	\$211,000
Licenses, Permits and Franchises	\$3,000	\$22,000	\$25,000
Fines, Forfeitures, & Penalties	\$1,000	\$4,000	\$5,000
Charges for Services	\$14,000	\$105,000	\$119,000
Total County General Fund Revenues	\$2,892,000	\$1,460,000	\$4,351,000
County Road Fund Revenues			
Licenses and Permits	\$1,000	\$8,000	\$9,000
State Highway Users (Gas) Tax	\$14,000	\$107,000	\$121,000
Road District Tax	\$36,000	\$83,000	\$118,000
Total County Road Fund Revenues	\$51,000	\$198,000	\$248,000
El Dorado Hills Fire Department Revenue			
Property Tax Revenue	\$264,000	\$610,000	\$874,000
Total El Dorado Hills Fire Department Revenue	\$264,000	\$610,000	\$874,000
El Dorado Hills Community Services District Revenues			
Recreation Programs	\$4,000	\$43,000	\$47,000
Property Tax Revenue	\$107,000	\$248,000	\$355,000
Park and Facility Rentals	\$300	\$3,000	\$3,000
Total El Dorado Hills Community Services District Revenues	\$111,300	\$294,000	\$405,000

Source: El Dorado County; El Dorado Hills Fire Department; El Dorado Hills CSD; EPS.

Note: Values are rounded to the nearest \$1,000.

[1] Refer to Table B-1 for details regarding revenue categories.

Table B-3
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Annual Property Tax Revenues (2023\$)

Item	Assumptions/ Source	Formula	Annual Property Tax Revenues		
			Project Development Area	Program Study Area	Buildout
Property Tax Revenue (1% of Assessed Value)					
Assessed Value (2023\$)		a	\$135,300,000	\$312,300,000	\$447,600,000
Property Tax Revenue (1% of Assessed Value)		$b = a * 1\%$	\$1,353,000	\$3,123,000	\$4,476,000
Estimated Property Tax Allocation [2]					
County General Fund	20.36%	$g = (b * 20.36\%)$	\$275,459	\$635,815	\$911,274
Road District Tax	2.65%	$g = (b * 2.65\%)$	\$35,819	\$82,677	\$118,495
EDH County Water/Fire	19.54%	$g = (b * 19.54\%)$	\$264,327	\$610,122	\$874,449
El Dorado Hills CSD	7.94%	$g = (b * 7.94\%)$	\$107,367	\$247,824	\$355,191
Other Agencies/ERAF	49.52%	$g = (b * 49.52\%)$	\$670,028	\$1,546,562	\$2,216,591
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)					
Total Countywide Assessed Value [3]		o	\$43,263,169,879	\$43,263,169,879	\$43,263,169,879
Total Assessed Value of Project		c	\$135,300,000	\$312,300,000	\$447,600,000
Total Assessed Value		$p = c + o$	\$43,398,469,879	\$43,575,469,879	\$43,710,769,879
Percentage Change in AV		$q = c / o$	0.31%	0.72%	1.03%
Property Tax In-Lieu of VLF [4]	\$27,501,000	$r = q * \$27,501,000$	\$86,006	\$198,519	\$284,525

Source: El Dorado County Auditor-Controller; MH Mohanna Development; EPS.

[1] For assumptions and calculation of adjusted assessed value, see Table D-2.

[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.

[3] Reflects Assessed Valuation for FY 2023-24. Includes countywide secured, unsecured, homeowner exemption, and public utility roll.

[4] Property tax in-lieu of VLF amount of \$27.5 million taken from Adopted County Budget. See Table B-1.

Table B-4
Town & Country Village El Dorado
Fiscal Impact Analysis
Real Property Transfer Tax (2023\$)

Description	Annual Transfer Tax Revenue by Phase							
	Project Development Area			Program Study Area			Buildout	
	Source/ Assumption	Assessed Value [1]	Annual Transfer Tax Revenue [2]	Source/ Assumption	Assessed Value [1]	Annual Transfer Tax Revenue [2]	Assessed Value [1]	Annual Transfer Tax Revenue [2]
Rate per \$1,000 of AV	\$1.10			\$1.10				
Turnover Rate	Table A-4			Table A-4				
Residential	0.0%			6.7%				
Nonresidential	0.0%			6.7%				
Annual Transfer Tax Revenue								
Residential		\$22,400,000	\$0		\$280,800,000	\$20,695	\$303,200,000	\$20,695
Nonresidential		\$112,900,000	\$0		\$31,500,000	\$2,322	\$144,400,000	\$2,322
Total Annual Transfer Tax Revenue		\$135,300,000	\$0		\$312,300,000	\$23,017	\$447,600,000	\$23,017

Source: El Dorado County Recorder-Clerk; EPS.

[1] Assessed Values (AV) derived in Table D-2. Note that assessed values are expressed in 2023\$ and include no real AV growth.

[2] Formula for Transfer Tax = Assessed Value/1000 * Rate per \$1,000 of Assessed Value * Turnover rate. Project Development Area Uses are anticipated to remain in ownership of the Project Applicant.

Table B-5
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Annual Taxable Sales and Use Tax Revenue (2023\$)

Item	Formula	Source/ Assumptions	Annual Revenue at Buildout		
			Project Development Area	Program Study Area	Buildout
Estimated Annual Taxable Sales					
Annual County Taxable Sales from New HH/Employee Expenditures	<i>a</i>	Table B-5A	\$831,231	\$8,425,130	\$9,256,361
Net Annual Taxable Sales from Onsite Commercial Uses	<i>b</i>	Table B-5B	\$12,230,000	\$23,629,948	\$35,859,948
Annual Taxable Sales from Total County Net New Development	<i>c = a + b</i>		\$13,061,231	\$32,055,078	\$45,116,309
Annual Sales Tax Revenue					
Total Bradley Burns Sales Tax Revenue	<i>d = c * 1.00%</i>	1.0000%	\$130,612	\$320,551	\$451,163
Gross Prop 172 Public Safety Sales Tax Revenue	<i>e = c * 0.5000%</i>	0.5000%	\$65,306	\$160,275	\$225,582
El Dorado County Allocation [1]	<i>f = e * 93.5100%</i>	93.5100%	\$61,068	\$149,874	\$210,941

Source: El Dorado County; California State Board of Equalization; EPS.

[1] According to El Dorado County, the County receives 93.5 percent of all Prop. 172 Sales Tax revenues generated in the County.

Table B-5A
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Annual Taxable Sales from Project Development, Market Support Method (2023\$)

Annual Taxable Sales from Market Support	Assumption	Annual Taxable Sales		
		Project Development Area	Program Study Area	Buildout
Annual Taxable Sales from New Households				
Residential Units/Households [1]				
Resort Staff Residences/Cottages		53	0	53
Multifamily Residential		0	334	334
Residential Mixed Use - Multifamily		0	190	190
Residential Mixed Use - Senior Housing		0	143	143
Total Residential Development		53	667	720
Retail Expenditures [2]				
Resort Staff Residences / Cottages	\$15,000	\$795,000	\$0	\$795,000
Multifamily Residential	\$20,000	\$0	\$6,680,000	\$6,680,000
Residential Mixed Use - Multifamily	\$20,000	\$0	\$3,800,000	\$3,800,000
Residential Mixed Use - Senior Housing	\$15,000	\$0	\$2,145,000	\$2,145,000
Total Retail Expenditures		\$795,000	\$12,625,000	\$13,420,000
Taxable Sales from New Households				
Est. Retail Capture Rate within Unincorp. El Dorado Co. [3]		65%	65%	65%
Total Taxable Sales from New Households		\$516,750	\$8,206,250	\$8,723,000
Annual Taxable Sales from New Employees				
Average Daily Taxable Sales per New Employee	\$10			
Work Days per Year	240			
Project Employees		164	114	278
Taxable Sales from New Employees		\$393,101	\$273,600	\$666,701
Est. Retail Capture Rate within Unincorp. El Dorado Co. [3]		80%	80%	80%
Total Taxable Sales from New Employees		\$314,481	\$218,880	\$533,361
Total Annual Taxable Sales from Market Support				
Estimated % of Total Annual Taxable Sales Onsite (in the Project)		0%	40%	36%
Estimated Total Annual Taxable Sales Onsite (in the Project)		\$0	\$3,370,052	\$3,370,052
Estimated Total Annual Taxable Sales Offsite (in the County)		\$831,231	\$5,055,078	\$5,886,309

Source: U.S. Department of Labor, Bureau of Labor Statistics; EPS.

[1] Refer to Table A-2 for the project land use summary.

[2] Refer to Table D-3 for assumptions related to average household retail expenditures by residential unit.

[3] Estimated retail capture rate in unincorporated El Dorado County is based on EPS's qualitative appraisal of retail establishments within and outside of unincorporated El Dorado County.

Table B-5B
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Incorporated Annual Taxable Sales, Adjusted Retail Space Method (2023\$)

Item	Annual Taxable Sales per Sq. Ft. [1]	Annual Taxable Sales					
		Phase 1:		Phase 2:		Buildout	
		Project Development Area		Program Study Area			
		Commercial Sq. Ft.	Total Annual Taxable Sales	Commercial Sq. Ft.	Total Annual Taxable Sales	Commercial Sq. Ft.	Total Annual Taxable Sales
Annual Taxable Sales from Onsite Commercial Development							
Nonresidential							
Hotel	\$0	134,400	\$0	0	\$0	134,400	\$0
Hotel Retail [2]	\$300	25,600	\$7,680,000	0	\$0	25,600	\$7,680,000
Wedding Venue/Event Center	\$0	7,000	\$0	0	\$0	7,000	\$0
Restaurant [2]	\$650	7,000	\$4,550,000	0	\$0	7,000	\$4,550,000
Museum	\$0	7,000	\$0	0	\$0	7,000	\$0
Commercial Mixed Use [2]	\$300	0	\$0	90,000	\$27,000,000	90,000	\$27,000,000
Total Nonresidential		181,000	\$12,230,000	90,000	\$27,000,000	271,000	\$39,230,000
Less Total Annual Taxable Sales Onsite (in the Project) [3]			\$0		\$3,370,052		\$3,370,052
Total Annual Taxable Sales from Onsite Commercial Development			\$12,230,000		\$23,629,948		\$35,859,948

Source: U.S. Department of Labor Bureau of Labor Statistics; Urban Land Institute; EPS.

[1] See Table D-4 for details on taxable retail sales.

[2] Retail uses within the Project include regional and tourist-serving uses, meeting the requirement set forth in the County Fiscal Guidelines for eligible taxable sales estimates.

[3] Derived in Table B-5A. Deducted to avoid double-counting.

Table B-6
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Annual Transient Occupancy Tax (2023\$)

Item	Formula	Assumption	Annual TOT Revenue (2023\$)
Hotel Rooms [1]	<i>a</i>		300
Annual Rooms Available	$b = a * 365$	365	109,500
Occupancy Rate [2]	<i>c</i>	60%	
Average Daily Room Rate [2]	<i>d</i>	\$260	
El Dorado County TOT Rate [3]	<i>e</i>	10%	
Annual Transient Occupancy Tax (Rounded)	$f = b * c * d * e$		\$1,708,200
Hotel Cottages [1]	<i>g</i>		56
Annual Rooms Available	$h = g * 365$	365	20,440
Occupancy Rate [2]	<i>i</i>	60%	
Average Daily Room Rate [2]	<i>j</i>	\$500	
El Dorado County TOT Rate [3]	<i>k</i>	10%	
Annual Transient Occupancy Tax (Rounded)	$l = h * i * j * k$		\$613,200
Total All Transient Occupancy Taxes	$m = f + l$		\$2,321,400

Source: MH Mohanna Development; California Department of Finance; EPS.

[1] For details, refer to Table A-2.

[2] ADR and Occupancy Rate is an informed conservative estimate based on regional averages of comparable hotels, provided by Costar, obtained May 10, 2024, reflective of an average of economic cycles. Given the Project's location, the hotel uses may not see the sharp declines in occupancy experienced elsewhere in the County during off seasons and may experience higher occupancy. ADR in the cottage units assumes a high-end luxury product is developed.

[3] El Dorado County has a base TOT rate of 10%.

APPENDIX C:

County General and Road Fund and Special District Expenditure Analysis

Table C-1	Expenditure-Estimating Procedures (2 pages)	C-1
Table C-2	Estimated Annual Expenditures	C-3
Table C-3	El Dorado Hills Fire Department Case Study	C-4
Table C-4	El Dorado Hills CSD Case Study	C-5

Table C-1
Town & Country Village El Dorado
Fiscal Impact Analysis
Expenditure-Estimating Procedures (2023\$)

Function/Category	Estimating Procedure/ Case Study Table Reference	FY 2023-24 Expenditures	Offsetting Revenues	FY 2023-24 Net County Expenditures [1]	Population or Persons Served [2]	FY 2023-24 Avg. Cost
County General Fund Expenditures		<i>Adopted Budget</i>				
General Government						
Legislative and Administrative [3]	County Persons Served	\$7,563,000	(\$1,392,000)	\$6,171,000	-	-
Finance [4]	County Persons Served	\$14,124,000	(\$3,153,000)	\$10,971,000	-	-
Counsel	County Persons Served	\$4,175,000	(\$503,000)	\$3,672,000	-	-
Human Resources	County Persons Served	\$2,922,000	\$0	\$2,922,000	-	-
Other General [5]	County Persons Served	\$21,260,000	(\$2,785,000)	\$18,475,000	-	-
Health & Human Services Agency	County Persons Served	\$4,961,000	(\$4,744,000)	\$217,000	-	-
General Gov. Total		\$55,005,000	(\$12,577,000)	\$42,428,000	219,683	\$193.13
Public Protection (Serving Countywide Res/Emp)						
Judicial [6]	County Persons Served	\$29,403,000	(\$10,868,000)	\$18,535,000	-	-
Police Protection/Detention and Correction [7]	County Persons Served	\$88,888,000	(\$41,547,000)	\$47,341,000	-	-
Probation (D&T)	County Persons Served	\$23,531,000	(\$10,094,000)	\$13,437,000	-	-
Other Protection	County Persons Served	\$1,664,000	(\$1,664,000)	\$0	-	-
Public Protection Total		\$143,486,000	(\$64,173,000)	\$79,313,000	219,683	\$361.03
Public Protection (Serving Countywide Residents)						
Protection Inspection [8]	County Per Capita	\$45,261,000	(\$17,452,000)	\$27,809,000	-	-
Public Protection Total		\$45,261,000	(\$17,452,000)	\$27,809,000	188,583	\$147.46
Public Protection (Sheriff Patrol - Unincorp. Only)						
Police Protection/Detention [9]	Unincorp. Persons Served	\$37,918,000	(\$12,503,000)	\$25,415,000	-	-
Public Protection Total		\$37,918,000	(\$12,503,000)	\$25,415,000	177,853	\$142.90
Health and Sanitation						
EMS Administration	County Persons Served	\$1,316,000	(\$1,316,000)	\$0	-	-
Environmental Management	County Persons Served	\$2,793,000	(\$2,793,000)	\$0	-	-
Health and Sanitization Total		\$4,109,000	(\$4,109,000)	\$0	219,683	\$0.00
Recreation and Cultural Services						
Parks and Recreation	County Per Capita	\$10,351,000	(\$5,579,000)	\$4,772,000	-	-
Recreation and Cultural Services Total		\$10,351,000	(\$5,579,000)	\$4,772,000	188,583	\$25.30
Public Assistance						
Veterans Services	County Per Capita	\$881,000	(\$134,000)	\$747,000	-	-
Public Assistance Total		\$881,000	(\$134,000)	\$747,000	188,583	\$3.96
Education						
Library	County Per Capita	\$6,216,000	\$0	\$6,216,000	-	-
Education Total		\$6,216,000	\$0	\$6,216,000	188,583	\$32.96
Fund Balance	[10]	\$50,728,000	-	\$50,728,000	-	-
Subtotal County General Fund Expenditures		\$353,955,000	(\$116,527,000)	\$237,428,000	-	-

Table C-1
Town & Country Village El Dorado
Fiscal Impact Analysis
Expenditure-Estimating Procedures (2023\$)

Function/Category	Estimating Procedure/ Case Study Table Reference	FY 2023-24 Expenditures	Offsetting Revenues	FY 2023-24 Net County Expenditures [1]	Population or Persons Served [2]	FY 2023-24 Avg. Cost
Non-Departmental (Dept. 15)						
General Fund Contingency	County Per Capita	\$7,250,000	\$0	\$7,250,000	188,583	\$38.44
Human Services - Area Agency on Aging Programs	County Per Capita	\$2,602,087	\$0	\$2,602,087	188,583	\$13.80
Road Fund	County Persons Served	\$1,603,000	\$0	\$1,603,000	219,683	\$7.30
El Dorado Water and Power	[11]	TBD	\$0	\$0	-	-
Other Non-Departmental	[10]	\$31,917,000	\$0	\$31,917,000	-	-
Changes in Reserves	[10]	\$0	\$0	\$0	-	-
Total Non-Departmental		\$43,372,087	\$0	\$43,372,087	-	-
Total County General Fund Expenditures		\$397,327,087	(\$116,527,000)	\$280,800,087	-	-
County Road Fund Expenditures [12]	County Persons Served	\$142,106,000	(\$127,160,000)	\$14,946,000	219,683	\$68.03
El Dorado Hills Fire Department (Initial Estimate)						
Salaries and Benefits	Case Study	\$25,342,260	\$0	\$25,342,260	-	-
Other Operating Expenditures	Case Study	\$4,007,408	\$0	\$4,007,408	-	-
Total El Dorado Hill Fire Department Expenditures		\$29,349,668	\$0	\$29,349,668	-	-
El Dorado Hills Community Services District [13]						
Debt Service	[10]	\$34,000	\$0	\$34,000	-	-
Salary and Benefits	Case Study	\$5,141,000	\$0	\$5,141,000	-	-
Services and Supplies	Case Study	\$6,707,000	\$0	\$6,707,000	-	-
Capital Expenditures	[10]	\$827,000	\$0	\$827,000	-	-
Transfers Out	[10]	\$902,000	\$0	\$902,000	-	-
Total General Fund Expenditures		\$13,611,000	\$0	\$13,577,000	-	-
Fund Balance		(\$620,000)	\$0	(\$620,000)	-	-
Total El Dorado Hills Community Services District Expenditures		\$12,991,000	\$0	\$12,957,000	-	-

Source: El Dorado County FY 2023-24 Adopted Budget; El Dorado County CAO; El Dorado Hills Fire Department Preliminary FY 2024-25 Budget; El Dorado Hills CSD approved FY 2023-24 Budget; EPS.

[1] Includes the General Fund portion allocated to General Fund Departments. Based on Net County Costs in the FY 2023-24 Adopted Budget.

[2] Derived in Table A-1.

[3] Includes Board of Supervisors' and Administration expenditures.

[4] Includes Auditor-Controller, Treasurer-Tax Collector, and Assessor expenditures.

[5] Includes Information Technologies, Recorder-Clerk, Surveyer, Elections, and County Engineer expenditures.

[6] Includes Grand Jury, Superior Court, District Attorney, Public Defender, and Child Support Services expenditures.

[7] Includes Sheriff expenditures that serve the entire countywide population, which include annual O&M costs related to jail expansion.

[8] Includes Agricultural Commissioner, Development Services, and Animal Services expenditures.

[9] Includes Sheriff expenditures that serve the unincorporated population only. Based on total Patrol Service expenditures (includes staffing and administrative costs for Patrol, Detective Units, and Specialty Units), as provided in the El Dorado County 2023-24 Adopted Budget.

[10] This expenditure category is not expected to be affected by the Project and therefore is not evaluated in this analysis.

[11] Inclusion of this expenditure category is requested per the County Fiscal Impact Analysis and Public Facilities Financing Plan Process Manual and Guidelines. Per the guidance of County staff, this expenditure category is not included in the current budgeted Dept. 15 expenditures, and no estimated budget amount is available at this time.

[12] Does not include 100% of offsetting revenues, per County CAO. Excludes offsetting revenues related to Licenses and Permits, Gas Tax, and the Road District Tax.

[13] EPS prepared initial cost estimates for El Dorado Hills Fire Department expenditures based on the published budgets for each district. These costs may be updated based on ongoing conversations.

Table C-2
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Annual Expenditures (2023\$)

Expenditures	Annual Net Expenditures (Rounded)		
	Project Development Area	Program Study Area	Buildout
County General Fund Expenditures [1]			
General Government	\$45,000	\$342,000	\$388,000
Public Protection (Serving Countywide Res/Emp) [2]	\$85,000	\$640,000	\$724,000
Public Protection (Serving Countywide Residents) [3]	\$23,000	\$253,000	\$275,000
Public Protection (Sheriff Patrol - Unincorp. Only) [4]	\$34,000	\$253,000	\$287,000
Health and Sanitation	\$0	\$0	\$0
Recreation and Cultural Services	\$4,000	\$43,000	\$47,000
Public Assistance	\$1,000	\$7,000	\$7,000
Education	\$5,000	\$57,000	\$62,000
Subtotal County General Fund Expenditures	\$197,000	\$1,595,000	\$1,790,000
Non-Departmental Expenditures			
General Fund Contingency	\$6,000	\$66,000	\$72,000
Human Services - Area Agency on Aging Programs	\$2,000	\$7,000	\$7,000
Road Fund	\$1,000	\$13,000	\$14,000
Subtotal Non-Departmental Expenditures	\$9,000	\$86,000	\$93,000
Total County General Fund Expenditures	\$206,000	\$1,681,000	\$1,883,000
County Road Fund Expenditures	\$10,000	\$117,000	\$127,000
El Dorado Hills Fire Department Expenditures (Initial Estimates)			
Salary and Benefits	\$61,000	\$460,000	\$521,000
Services and Supplies	\$5,000	\$36,000	\$41,000
Total Fire Department Expenditures	\$66,000	\$496,000	\$562,000
El Dorado Hills Community Services District			
Salary and Benefits	\$10,000	\$76,000	\$87,000
Services and Supplies	\$19,000	\$143,000	\$161,000
Total El Dorado Hills Community Services District Expenditures	\$29,000	\$219,000	\$248,000

Source: El Dorado County; El Dorado Hills Fire Department; El Dorado Hills CSD; EPS.

Note: Values are rounded to the nearest \$1,000.

[1] Refer to Table C-1 for details regarding expenditure categories.

[2] Includes Judicial, Sherriff (services provided to residents and employees countywide), Detention and Correction, and Other Protection

[3] Includes Agricultural Commissioner, Development Services, and Animal Services expenditures serving County residents.

[4] Includes Sheriff expenditures that serve the unincorporated population only. Based on total Patrol Service expenditures (includes staffing and administrative costs for Patrol, Detective Units, and Specialty Units), as provided in the El Dorado County 2023-24 BOS Recommended

Table C-3
Town & Country Village El Dorado
Fiscal Impact Analysis
El Dorado Hills Fire Department Case Study (2023\$)

**El Dorado Hills
Fire Department
(Initial Estimate)**

Function/Category	Preliminary FY 2024-25 Expenditures [1]	Percent Variable [2]	Variable Expenditures [2]	Persons Served [3]	FY 2024-25 Avg. Cost	Initial Estimated Annual Expenditures		
						Project Development Area	Program Study Area	Buildout
Project Persons Served at Buildout						235	1772	2007
El Dorado Hills Fire Department Expenditures								
Salaries and Benefits	\$25,342,260	50%	\$12,671,130	48,761	\$259.86	\$61,085	\$460,366	\$521,451
Other Operating Expenditures	\$4,007,408	25%	\$1,001,852	48,761	\$20.55	\$4,830	\$36,399	\$41,229
Total El Dorado Hills Fire Department Expenditures	\$29,349,668				\$280.41	\$65,915	\$496,765	\$562,680

Source: El Dorado Hills Fire Department Preliminary FY 2024-25 Budget; US Census OnTheMap; EPS.

Note: Expenditure estimates for El Dorado Hills Fire Department are initial estimates by EPS and are subject to vary based on ongoing discussions with department staff.

- [1] Fiscal Year 2024-25 Preliminary budget figures as presented to the El Dorado Hills County Water District (Fire Department) Board of Directors on August 15, 2024.
[2] Percent variable is an adjustment factor used to account for fixed costs and cost categories not expected to grow with Project development, such as salary and wage costs for the Fire Chief and other positions not requiring an expansion of staff.
[3] Persons served is defined as the total of all residents and one-half of all employees within the El Dorado Hills Fire Department boundary. Refer to Table A-1 for details.

Table C-4
Town & Country Village El Dorado
Fiscal Impact Analysis
El Dorado Hills Community Services District Case Study (2023\$)

El Dorado Hills
Community Services District

Function/Category	FY 2023-24 Expenditures	Percent Variable [1]	Variable Expenditures	Persons Served [2]	FY 2023-24 Avg. Cost	Estimated Annual Expenditures		
						Project Development Area	Program Study Area	Buildout
Project Persons Served at Buildout						235	1,772	2,007
Salary and Benefits Expenditures								
Administration and Finance	\$2,152,335	10%	\$215,234	49,857	\$4.32	\$1,015	\$7,648	\$8,663
Planning	\$221,584	0%	\$0	49,857	\$0.00	\$0	\$0	\$0
Parks and Facilities	\$1,186,921	70%	\$830,845	49,857	\$16.66	\$3,917	\$29,522	\$33,440
Recreation	\$1,580,535	70%	\$1,106,375	49,857	\$22.19	\$5,216	\$39,313	\$44,529
Total Salary and Benefits Expenditures	\$5,141,375				\$43.17	\$10,148	\$76,483	\$86,631
Services and Supplies Expenditures								
Administration and Finance	\$1,734,154	10%	\$173,415	49,857	\$3.48	\$818	\$6,162	\$6,980
Planning	\$54,130	0%	\$0	49,857	\$0.00	\$0	\$0	\$0
Parks and Facilities	\$4,424,260	75%	\$3,318,195	49,857	\$66.55	\$15,645	\$117,905	\$133,549
Recreation	\$694,069	75%	\$520,552	49,857	\$10.44	\$2,454	\$18,497	\$20,951
Total Services and Supplies Expenditures	\$6,906,613				\$80.47	\$18,917	\$142,563	\$161,480
Total El Dorado Hills Community Services District Expenditures	\$12,047,988				\$123.65	\$29,065	\$219,046	\$248,111

Source: El Dorado Hills CSD approved FY 2023-24 Budget; EPS.

[1] Percent Variable is an adjustment factor included in the analysis to account for expenditures not anticipated to grow with development of the Project. Adjustments have been reviewed and approved by EDHCSD staff, as of October 2024.

[2] Persons served is defined as the total of all residents and one-half of all employees within the El Dorado Hills CSD boundary. Refer to Table A-1 for details.

APPENDIX D:

Supporting Tables for Revenue Analyses

Table D-1	Preliminary Property Tax Allocations	D-1
Table D-2	Estimated Cumulative Assessed Valuation	D-2
Table D-3	Average Income and Retail Expenditures for Residential Units	D-3
Table D-4	Total and Taxable Retail Sales per Square Feet	D-4
Table D-5	Comparable Sales Data for Assessed Value Assumptions: Multifamily Residential	D-5
Table D-6	Comparable Sales Data for Assessed Value Assumptions: Commercial	D-6

Table D-1
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Property Tax Allocations

Property Tax Fund/Agency	Distribution of Tax Increment for TRA 054-071 [1]		
	Pre-ERAF Distribution	ERAF Allocation	Post-ERAF Distribution
Agency			
County General Fund	28.4463%	28.4297%	20.3591%
Accum Capital Outlay	0.5900%	25.3173%	0.4406%
Road District Tax	2.8546%	7.2602%	2.6474%
CSA #7	1.9162%	26.0253%	1.4175%
El Dorado Hills CSD	10.2014%	22.2121%	7.9355%
El Dorado Hills County Water/Fire	19.5364%	0.0000%	19.5364%
County Water Agency	0.9314%	0.0000%	0.9314%
Buckeye Elementary	15.9060%	0.0000%	15.9060%
El Dorado High	13.2279%	0.0000%	13.2279%
Los Rios Community	4.7267%	0.0000%	4.7267%
Office of Education	1.6631%	0.0000%	1.6631%
Ed. Revenue Augmentation Fund (ERAF)	0.0000%	0.0000%	17.5983%
Subtotal	100.0000%		100.0000%

Source: El Dorado County AB-8 Assessed Value and incremental percentages, 2023-2024; EPS.

[1] Represents the percentage allocation of the 1% ad valorem property tax for Tax Rate Area (TRA) 054-071 both before and after the allocation to the Educational Revenue Augmentation Fund (ERAF).

Table D-2
Town & Country Village El Dorado
Fiscal Impact Analysis
Estimated Cumulative Assessed Valuation (2023\$)

Land Use	Estimated Values [1]	Building Square Footage/Units/ Hotel Rooms [1]	Total Assessed Value
Project Development Area			
Residential Land Uses	<i>Per Unit</i>	<i>Residential Units</i>	
Resort Staff Residences/Cottages	\$400,000	56	\$22,400,000
Total Residential Land Uses		56	\$22,400,000
Nonresidential Land Uses	<i>Per Unit</i>	<i>Hotel Rooms</i>	
Cottage Hotel	\$400,000	56	\$22,400,000
		<i>Bldg Sq. Ft.</i>	
Hotel	\$500	134,400	\$67,200,000
Hotel Retail	\$500	25,600	\$12,800,000
Wedding Venue/Event Center	\$500	7,000	\$3,500,000
Restaurant	\$500	7,000	\$3,500,000
Museum	\$500	7,000	\$3,500,000
Total Hotel Uses (Excl. Cottage Hotel) [2]		181,000	\$90,500,000
Total Nonresidential Land Uses			\$112,900,000
Total Project Development Area			\$135,300,000
Program Study Area			
Residential Land Uses	<i>Per Unit</i>	<i>Residential Units</i>	
Multifamily Residential/Townhomes	\$400,000	352	\$140,800,000
Residential Mixed Use - Multifamily	\$400,000	200	\$80,000,000
Residential Mixed Use - Senior Housing	\$400,000	150	\$60,000,000
Total Residential Land Uses		702	\$280,800,000
Nonresidential Land Uses	<i>Per Sq. Ft</i>	<i>Bldg Sq. Ft.</i>	
Commercial Mixed Use	\$350	90,000	\$31,500,000
Total Nonresidential Land Uses		90,000	\$31,500,000
Total Program Study Area			\$312,300,000
Total Developable Land Uses			\$447,600,000

Source: EPS.

[1] See Table A-4 for detail on estimated values.

[2] The assessed value for hotel-related uses (excluding the cottage hotel units) are based on used on comparable hotel assessed values and results in a value of approximately \$300,000 per room (300 hotel rooms).

Table D-3
Town & Country Village El Dorado
Fiscal Impact Analysis
Average Income and Retail Expenditures for Residential Units (2023\$)

Residential Land Use	Assumption [1]	Household Income and Retail Expenditures	
		Total Annual Mortgage, Ins., & Tax Payments	Estimated Household Income [2]
Average Household Income			
	<u>Average Monthly Rent</u>		
Resort Staff Residences/Cottages	\$1,440	\$17,280	\$43,000
Multifamily Residential	\$2,400	\$28,800	\$72,000
Residential Mixed Use - Multifamily	\$2,400	\$28,800	\$72,000
Residential Mixed Use - Senior Housing	\$1,440	\$17,280	\$43,000
Average Taxable Retail Expenditures [4]			
	<u>Taxable Exp. as % of Income</u>		<u>Average Retail Expenditures</u>
Resort Staff Residences/Cottages	35%	-	\$15,000
Multifamily Residential	27%	-	\$20,000
Residential Mixed Use - Multifamily	27%	-	\$20,000
Residential Mixed Use - Senior Housing	35%	-	\$15,000

Source: Marble Valley Company, LLC; Bureau of Labor Statistics (BLS), Consumer Expenditure Survey, 2018; EPS.

- [1] Residential rents based on average value of comparable products in and surrounding El Dorado Hills. Taxable expenditures as a percentage of income derived from the 2022 BLS Consumer Expenditure Survey.
- [2] Assumes no more than 40% of income dedicated to Rent.
- [3] Resort staff housing is assumed to be deed restricted to 60% of a typical market-rate unit.
- [4] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

Table D-4

Town & Country Village El Dorado

Fiscal Impact Analysis

Total and Taxable Retail Sales per Square Feet (2023\$)

Item	Original Data [see Note]	Escalated Data (2023\$) [1]	Retail Sales by Shopping Center Type							
			Neighborhood		Community		Highway Commercial		Regional	
			Sales		Sales		Sales		Sales	
			% [2]	Value	% [2]	Value	% [2]	Value	% [2]	Value
Total Retail Sales per Square Foot										
Motor Vehicle and Parts Dealers [3]	\$250	\$327	3%	\$10	2%	\$7	5%	\$16	1%	\$3
Home Furnishings and Appliance Stores	\$525	\$687	0%	\$0	7%	\$48	0%	\$0	10%	\$69
Bldg. Matrl. and Garden Equip. and Supplies	\$356	\$466	0%	\$0	15%	\$70	0%	\$0	1%	\$5
Food and Beverage Stores [4]	\$598	\$736	55%	\$405	24%	\$177	5%	\$37	3%	\$22
Gasoline Stations [5]	\$1,321	\$1,948	1%	\$19	2%	\$39	10%	\$195	1%	\$19
Clothing and Clothing Accessories Stores	\$370	\$484	2%	\$10	5%	\$24	0%	\$0	20%	\$97
General Merchandise Stores	\$360	\$471	5%	\$24	24%	\$113	0%	\$0	20%	\$94
Food Services and Drinking Places	\$492	\$644	8%	\$51	10%	\$64	60%	\$386	20%	\$129
Other Retail	\$209	\$273	12%	\$33	6%	\$16	20%	\$55	18%	\$49
Nonretail [6]	NA	NA	14%	NA	5%	NA	0%	NA	6%	NA
Total Retail Sales Per Square Foot			100%	\$550	100%	\$560	100%	\$690	100%	\$490
Taxable Retail Sales per Square Foot by Retail Center Type										
Percent Taxable by Shopping Center Type [7]				44%	54%		60%		98%	
Taxable Sales per Square Foot (Rounded)				\$240	\$300		\$410		\$480	

Note: Original data is based on an average of multiple sources and is presented in 2016\$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales per square foot are estimated based on data from BizMiner, RetailSails, eMarketer, and annual SEC 10-K reports. Some reported figures are from previous calendar or fiscal years and have been escalated to 2023\$, except when noted otherwise.

Year	CPI	Adjustment to 2023\$
2008	219.65	47.4%
2016	247.71	30.7%
2018	263.26	23.0%
2023	323.83	-

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.

[3] Reflects motor vehicle parts only; excludes total retail sales per square foot for dealerships.

[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports from 2018 (2018\$), escalated to 2023\$.

[5] Estimated using ULI's Dollars & Cents, 2008 (2008\$), escalated to 2023\$.

[6] Included to account for non-taxable retail space occupants, such as services.

[7] Based on BOE Publication 61, March 2018.

Table D-5
Town & Country Village El Dorado
Fiscal Impact Analysis
Comparable Sales Data for Assessed Value Assumptions: Multifamily Residential (2023\$)

Land Use Category [1]	Jurisdiction	Sale Date	Total Units	Building Sq. Ft.	Estimated Unit Size [1]	Total Sales Price	Sales Price Per Unit (2023\$) [1]	Sales Price per Square Foot
High Density Residential				<i>Per Building</i>				
455-459 Tail off Ln	Sacramento, Sacramento	7/25/2022	12	14,960	1,060	\$7,200,000	\$600,000	\$481.28
6601 Folsom Blvd	Sacramento, Sacramento	4/29/2022	10	14,755	1,254	\$6,000,000	\$600,000	\$406.64
2745 Orchard Ln	Sacramento, Sacramento	3/4/2022	300	278,692	790	\$147,250,000	\$490,833	\$528.36
2417 J St	Sacramento, Sacramento	2/17/2022	12	15,031	1,065	\$8,375,000	\$697,917	\$557.18
4373 Town Center Blvd	El Dorado Hills, El Dorado	12/16/2021	214	225,000	894	\$85,600,000	\$400,000	\$380.44
1818 X St	Sacramento, Sacramento	9/8/2021	41	28,773	597	\$13,975,000	\$340,854	\$485.70
1567 Bartlett Ln	Sacramento, Sacramento	6/25/2021	405	366,638	769	\$112,896,500	\$278,757	\$307.92
1900 Blue Oaks Blvd	Roseville, Placer	6/3/2021	300	454,226	1,287	\$111,345,500	\$371,152	\$245.13
455-459 Tailoff Ln	Sacramento, Sacramento	12/31/2020	12	14,960	1,060	\$4,450,000	\$370,833	\$297.46
4100 Innovator Dr	Sacramento, Sacramento	12/3/2020	293	438,694	1,273	\$92,300,000	\$315,017	\$210.40
1714 21st St	Sacramento, Sacramento	9/30/2020	277	200,616	616	\$118,000,000	\$425,993	\$588.19
381 Sacramento St	Auburn, Placer	9/2/2020	2	7,182	3,052	\$1,356,000	\$678,000	\$188.81
5497-5499 Carlson Dr	Sacramento, Sacramento	4/9/2020	15	15,054	853	\$5,200,000	\$346,667	\$345.42
Average High Density					1,041		\$377,152	\$359.42
Assessed Value Assumption Used in Analysis [2]					1,000		\$400,000	\$400.00

Source: Costar; EPS.

[1] Data reflects sales transactions since 2020 of multifamily residential projects constructed after 2018 located in the counties of El Dorado, Sacramento, and Placer obtained through Costar in March 2024.

[2] Estimated unit size assumes an 85% building efficiency assumption.

Table D-6
Town & Country Village El Dorado
Fiscal Impact Analysis
Comparable Sales Data for Assessed Value Assumptions: Commercial (2023\$)

Land Use Category [1]	Jurisdiction	Build Date	Sales Date	Square Footage	Sales Price	Sales Price per Square Foot
Commercial Comparable						
3500 Truxel Rd	Sacramento, Sacramento	2021	1/31/2024	6,625	\$4,444,000	\$670.79
1257 Pleasant Grove	Roseville, Placer	2023	3/3/2023	5,262	\$1,950,000	\$370.58
6715 Fairplay Rd	Somerset, El Dorado	2022	11/7/2022	7,000	\$2,763,000	\$394.71
Blue Oaks Blvd & Woodcreek Oaks Blvd	Roseville, Placer	2021	9/12/2022	6,051	\$4,150,000	\$685.84
6616 Lonetree Blvd	Rocklin, Placer	2016	7/14/2022	6,344	\$5,035,000	\$793.66
1900-1914 S St	Sacramento, Sacramento	2018	7/7/2022	13,700	\$3,900,000	\$284.67
190 Roseville Pky	Roseville, Placer	2021	6/29/2022	10,170	\$8,186,181	\$804.93
8320 Delta Shores Cir S	Sacramento, Sacramento	2021	4/6/2022	90,000	\$21,654,000	\$240.60
9670 Kiefer Blvd	Sacramento, Sacramento	2018	4/6/2022	5,835	\$5,000,000	\$856.90
8200 Saratoga Way	El Dorado Hills, El Dorado County	2021	6/1/2021	4,995	\$5,413,000	\$1,083.68
8220 Saratoga Way	El Dorado Hills, El Dorado County	2021	6/1/2021	5,505	\$4,540,000	\$824.70
Average Commercial						\$415.11
Assessed Value Assumption Used in Analysis [2]						\$350.00

Source: CoStar; EPS.

- [1] Data reflects sales transactions since 2016 of commercial land uses constructed after 2015 and located in the counties of El Dorado, Sacramento, and Placer, obtained through Costar in March 2024.
- [2] There were limited recent retail and office space transactions both in the surrounding area and of comparable size to what is being planned in the Project. Thus, the assessed value assumptions used in this analysis are discounted relative to the comparable listings to account for project location and estimated economies of scale in constructing larger buildings.

Table D-7
Town & Country Village El Dorado
Fiscal Impact Analysis
Comparable Sales Data for Assessed Value Assumptions: Hotel (2023\$)

Land Use Category [1]	Units	Square Footage	2024 Assessed Value - Land	2024 Assessed Value - Structure	2024 Assessed Value - Total	AV per Square Foot	AV per Room
Hotel Comparables							
Sequoia Hotel	88		NA	NA	NA	NA	NA
Capitol Plaza Hotel	134	NA	\$2,496,960	\$25,073,640	\$27,570,600	NA	\$205,750.75
Hyatt House	128	31,500	\$1,367,057	\$30,621,172	\$31,988,229	\$1,015.50	\$249,908.04
Hyatt Centric	172	49,825	\$2,300,000	\$30,700,000	\$33,000,000	\$662.32	\$191,860.47
The Exchange Building	100	64,266	\$1,081,640	\$15,138,142	\$16,219,782	\$252.39	\$162,197.82
Holiday Inn	93	59,018	\$801,462	\$9,587,896	\$10,389,358	\$176.04	\$111,713.53
Average Commercial						\$526.56	\$184,286.12
			Rooms	Sq. Ft.	AV per Room	AV per Sq. Ft.	Total Hotel AV
Initial Value Assumption				134,400		\$350.00	\$47,040,000
Used in				25,600		\$350.00	\$8,960,000
Analysis				7,000		\$350.00	\$2,450,000
			356	167,000	\$164,185	\$350.00	\$58,450,000
Individual Value				134,400		\$525.00	\$70,560,000
Assumption Based on				25,600		\$350.00	\$8,960,000
Revised Comparable Data				7,000		\$525.00	\$3,675,000
			300	167,000	\$277,317	\$498.17	\$83,195,000
Recommended Value				134,400		\$500.00	\$67,200,000
Assumptions (Weighted				25,600		\$500.00	\$12,800,000
Averages)				7,000		\$500.00	\$3,500,000
				7,000		\$500.00	\$3,500,000
				7,000		\$500.00	\$3,500,000
			300	167,000	\$278,333	\$500.00	\$83,500,000

Source: CoStar; EPS.

- [1] Data reflects sales transactions since 2016 of multifamily residential units constructed after 2015 and located in the counties of El Dorado, Sacramento, and Placer, obtained through Costar in March 2024.
- [2] There were limited recent retail and office space transactions both in the surrounding area and of comparable size to what is being planned in the Project. Thus, the assessed value assumptions used in this analysis are discounted relative to the comparable listings to account for project location and estimated economies of scale in constructing larger buildings.

Bass Lake Hills Specific Plan

Public Facilities Finance
Plan - Amended

El Dorado County
July 2025

Prepared by:



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Table 6 – Development Impact Fees

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Figure 1 – Location

Figure 2 – Sewer Sheds

Appendix A – Capital Improvement Program

Appendix B – CFD Bond Capacity Analysis

Appendix C – Bass Lake Hills Plan Area Fee Program Nexus Study

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)

Specific Plan						
Land Use Category	Land Use	Original Specific Plan			Devel	Remaining
		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
Subtotal		1,133		1,404	99	1,305
Church		34	1.6	54		54
Subtotal Residential		1,167		1,458	99	1,359
Other						
Parks		24				
Open Space		151				
Schools		9				
Fire Station		2				
Park & Ride		2				
Subtotal Public Other		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 Specific Plan								
	Land Use	Net	Density	Specific Plan		Developed	Future	Commercial
Land Use Category (i)	Designation	Area	DU/AC	Dwelling	Developed	Dwelling	Dwelling	Building Area
				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)	C	26.20		350			350	271,000
Other								
Open Space	OS	151.15						
Major Circulation		77.14						
Elementary School		10.00						
Park & Ride Facility		2.23						
Fire Station		10.00						
Parks		31.09						
Subtotal Other		281.61						
Total		1,393.01		2,180		470	1,710	271,000

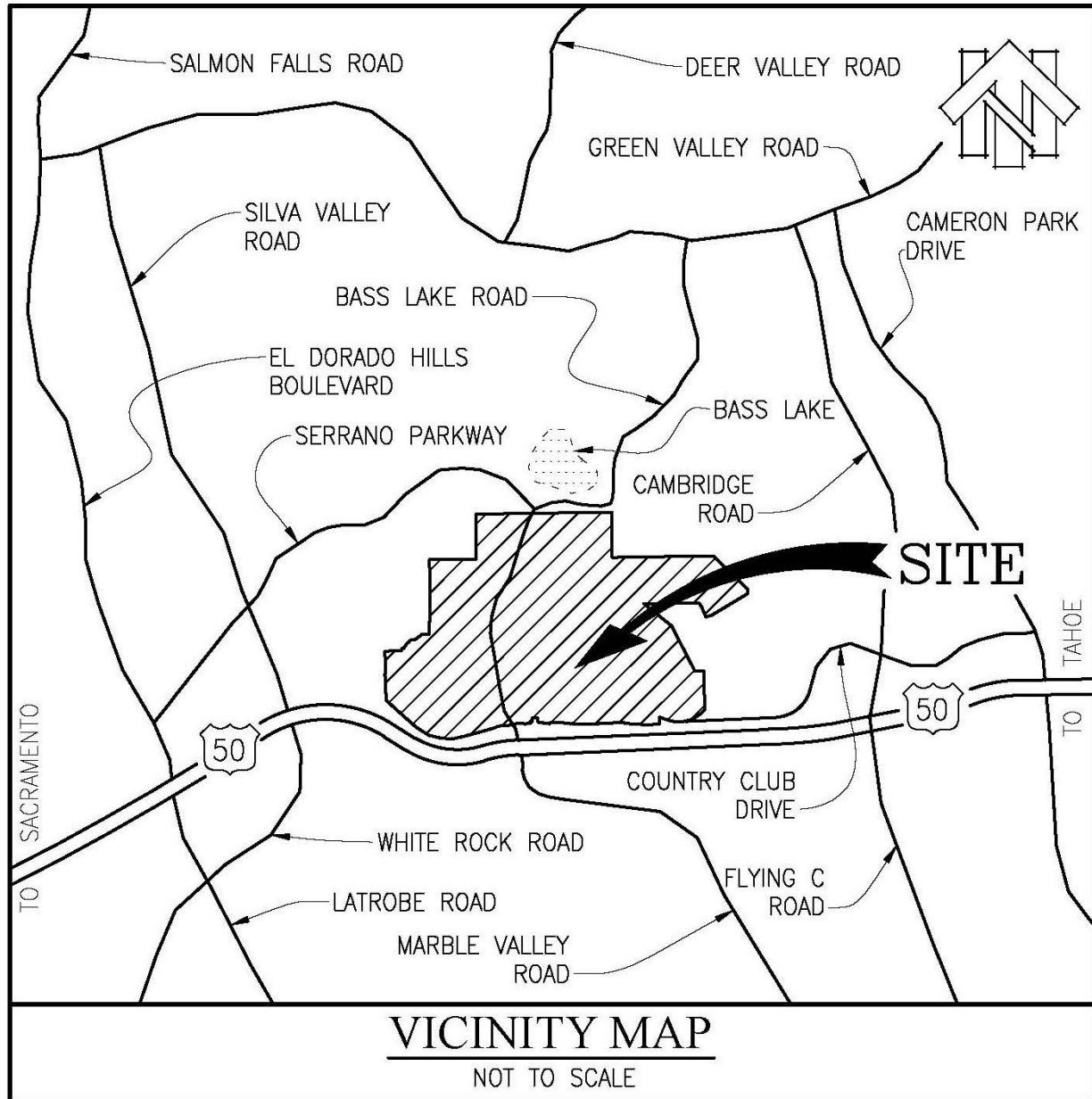
(i) Land use information provided by developer.

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

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.

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. Funding Strategies & Financing Mechanisms. 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)

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

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	Cost
Major Roadways (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	\$ 8,095,325
T2	Country Club (2)			H-G (ii)	\$ 853,740	\$ 1,005,849
T3	Country Club			G-N (ii)	\$ 3,492,327	\$ 4,114,545
T4	Hwy 50/Bass Lake Interchange (3)	Completed	Off-ramp Signal/Lane Capacity	E/B Off-ramp (ii)	\$ 240,000	\$ 282,760
T6	Traffic Signal (4)(iii)	Completed	Bass Lake Road/Country Club	H (i)	\$ 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	C (ii)	\$ 396,005	\$ 466,560
Major Roadway Subtotal					\$ 17,568,500	\$ 15,063,840
Bass Lake Hills PFFP Transportation Improvements						
Roadways						
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 Way (1)	Completed	Extension	C-O/C-D (i)	\$ 2,816,131	\$ 2,272,500
Roadway Subtotal					\$ 11,736,470	\$ 12,044,980
Bass Lake Road Enhancements (v)						
P20	Bass Lake Road Overlay (1)	Completed	Country Club - Hollow Oak	H-F (ii)	\$ 163,977	\$ 193,192
P21/P22	Bikeway	Completed	Hwy 50 - Country Club/Country Club - Hollow Oak	B-H / H-F (i)	\$ 1,007,797	\$ 1,641,435
P23	Country Club Class I Bike Trail (iv)			H-G, G-N (ii)	\$ 763,981	\$ 900,098
P25	Sidewalk		Hwy 50 - Country Club	B-H (ii)	\$ 168,873	\$ 198,961
P26	Sidewalk		Country Club - Hollow Oak	H-F (ii)	\$ 361,079	\$ 425,411
P29	Median		Hwy 50 - Country Club	B-H (ii)	\$ 118,601	\$ 139,731
P30	Median		Country Club - Hollow Oak	H-F (ii)	\$ 135,015	\$ 159,070
P31	Median		Hollow Oak - Hawk View	F-C (ii)	\$ 266,860	\$ 314,406
P32	Median		Hawk View - BLHSP Boundary	C-AA (ii)	\$ 280,214	\$ 330,139
Bass Lake Road Enhancements Subtotal					\$ 3,266,397	\$ 4,302,443
Ancillary Facilities						
P40	Park & Ride (5)	Completed	100 Vehicle finished/200 spaces graded	(i)	\$ 1,743,549	\$ 2,495,550
Ancillary Facilities Subtotal					\$ 1,743,549	\$ 2,495,550
Bass Lake Hills Transportation Total					\$ 16,746,416	\$ 18,842,973
Administration					4% \$ 669,857	\$ 753,719
Bass Lake Hills Transportation PFFP Total					\$ 17,416,273	\$ 19,596,692

Table 3 – Capital Improvement Program Cost Summary (cont)

Proj #	Item	Status	Description	Segment	2020 Cost	2024 Cost	Source
Bass Lake Hills Sewer Improvements (Western Shed) (vi)							
S51	Backbone Sewer (vii)	8" - 12" Gravity Lines		(i)	\$ 2,727,117	\$ 7,531,067	CTA Estimate
S52	Utility Easement (6)(viii)	Silver Dove to/thru Serrano		Offsite (ii)	\$ 200,000	\$ 235,633	Indexed
Bass Lake Hills Sewer Total					\$ 2,927,117	\$ 7,766,700	
Administration					4% \$ 117,085	\$ 310,668	
Bass Lake Hills Sewer PFFP Total					\$ 3,044,202	\$ 8,077,368	
Bass Lake Hills Water Improvements							
W60	Water	(School Site)		F-E-Q (ii)	\$ 889,935	\$ 1,048,492	Indexed
W61	Backbone Water	12" - 14" Water Mains		(i)		\$ 5,142,223	CTA Estimate
Bass Lake Hills Water Total					\$ 889,935	\$ 6,190,715	
Administration					4% \$ 35,597	\$ 247,629	
Bass Lake Hills Water PFFP Total					\$ 925,532	\$ 6,438,344	
Bass Lake Hills Cost Estimates (Less Administration)					\$ 38,131,968	\$ 47,864,229	
Bass Lake Hills Specific Plan							
Western Shed Area							
	Low Density	Medium Density	High Density	Multi-Family	Commercial - Residential	Commercial - Hotel	Commercial - 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 Density	Medium Density	High 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 improves based on estimates from CTA dated October 2024.
- (ii) Cost for these improves 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.

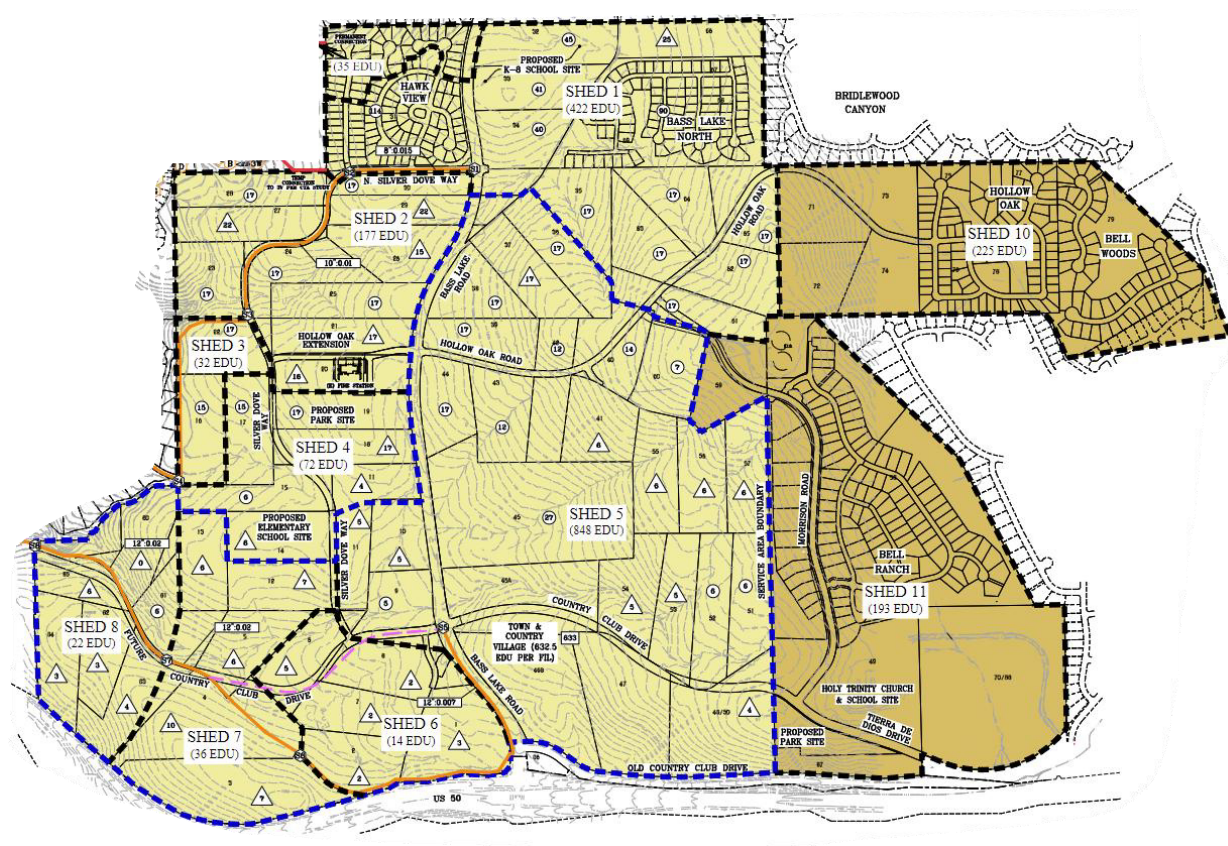
The proposed amendment to the Specific Plan adds a major water infrastructure improvement. This facility includes 12 – 14-inch pipes connecting the water main in Hollow Oak Road and extending it to Hwy 50. In addition, a water main connection will be installed connecting the new water main in Bass Lake 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 three-quarters 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 benefitting 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.

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

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 on 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 JCFA's with other agencies and ongoing maintenance and services
- Adopt local resolution(s) providing a means for collecting a PFFP preparation fee for non-participating 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)

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

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

Bass Lake Hills						
	Development Cost	Funding Sources				
		Fee Programs			Other (a)	Total
<u>Public Improvements</u>	<u>Total</u>	<u>County (b)</u>	<u>Other Agency</u>	<u>Plan Area Fee (b)</u>		
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	4,302,443			4,302,443		4,302,443
Ancillary Facilities						
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

(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.

(b) Costs do not include fee program administration.

(c) May be eligible for EID credits.

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

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

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

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

Bass Lake Hills Specific Plan												
	(Western Shed)								(Eastern Shed)			
	Low Density	Medium Density	High Density	Multi-Family	Commercial - Residential	Commercial - Hotel	Commercial - General	Low Density	Medium Density	High Density		
County Building Fees												
Building Services	\$ 9,267	\$ 7,799	\$ 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)												
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	\$ 11,587	\$ 6,257	\$ 6,257	\$ 7.22	\$ 19.93	\$ 11,587	\$ 11,587	\$ 11,587		
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	\$ 6,495	\$ 4,981	\$ 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	\$ 136,805	\$ 89,519	\$ 83,767	\$ 21.46	\$ 40.20	\$ 133,560	\$ 127,837	\$ 120,745		

Footnotes:

- (i) Properties within the Plan Area fall within TIF Zones B or C.
(ii) Based on fee amount provided by staff.
(iii) Assumes 1" meter size.
(iv) Based on school fee amount of \$3.54/sf. Some projects may have entered into mitigation agreements.
(v) Based on school fee amount of \$4.08/sf. Some projects may have entered into mitigation agreements.

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

Table 6, continued
 Bass Lake Hills Specific Plan
 Development Impact Fees (Cameron Park CSD)
 July 21, 2025

Bass Lake Hills Specific Plan				
	(Eastern Shed)			
	Low Density	Medium Density	High Density	
County Building Fees				
Building Services	\$ 9,267	\$ 7,799	\$ 6,330	
General Plan Implementation Fee	\$ 563	\$ 474	\$ 384	
California SMIP Fee (Earthquake)	\$ 74	\$ 62	\$ 51	
Green Fee	\$ 23	\$ 19	\$ 16	
Rare Plant Mitigation Fee	\$ 386	\$ 386	\$ 386	
CDA Tech Admin	\$ 419	\$ 352	\$ 286	
Surveyors Office Addressing Fee	\$ 83	\$ 83	\$ 83	
Subtotal - Building Fees	\$ 10,815	\$ 9,175	\$ 7,536	
County Development Fees				
Department of Transportation (DOT)				
TIF Fees - Zone B (i)	\$ 31,297	\$ 31,297	\$ 29,732	
Subtotal - County Impact Fees	\$ 31,297	\$ 31,297	\$ 29,732	
Bass Lake Hills Plan Area Fee				
Transportation	\$ 11,587	\$ 11,587	\$ 11,587	
Sewer				
Water	\$ 6,495	\$ 4,981	\$ 3,657	
Admin (4.0%)	\$ 723	\$ 663	\$ 610	
Subtotal Plan Area	\$ 18,805	\$ 17,232	\$ 15,854	
Subtotal County	\$ 60,917	\$ 57,704	\$ 53,122	
Other Agency Fees				
Cameron Park CSD (ii)	\$ 6,645	\$ 6,645	\$ 6,645	
El Dorado Hills Fire Department Fee	\$ 2,820	\$ 2,350	\$ 1,880	
EID Water Connection Fee & Meter Fee (iii)	\$ 25,954	\$ 25,954	\$ 25,954	
EID Sewer Connection Fee & Inspection Fee(iii)	\$ 18,134	\$ 18,134	\$ 18,134	
School District (EDH/Buckeye Union)(iv)	\$ 10,620	\$ 8,850	\$ 7,080	
Subtotal - Other Agency Impact Fees (Buckeye)	\$ 64,173	\$ 61,933	\$ 59,693	
Total Development Impact Fees (Buckeye)	\$ 125,090	\$ 119,637	\$ 112,815	

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.

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

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		
	Low Density	Medium Density	High Density	Multi-Family	Commercial - Residential	Commercial - Hotel	Commercial - General	Low Density	Medium Density	High Density
Public Improvements & Fees										
Public Improvements										
Major Roadways (TIF Improvements)	\$ 9,263	\$ 9,263	\$ 9,263	\$ 5,002	\$ 5,002	\$ 5.77	\$ 15.93	\$ 9,263	\$ 9,263	\$ 9,263
Roadways	\$ 7,407	\$ 7,407	\$ 7,407	\$ 4,000	\$ 4,000	\$ 4.61	\$ 12.74	\$ 7,407	\$ 7,407	\$ 7,407
Bass Lake Road Enhancements	\$ 2,646	\$ 2,646	\$ 2,646	\$ 1,429	\$ 1,429	\$ 1.65	\$ 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	\$ 1.55	\$ 0.46			
Water (b)	\$ 6,495	\$ 4,981	\$ 3,657	\$ 1,892	\$ 1,892	\$ 1.14	\$ 0.34	\$ 6,495	\$ 4,981	\$ 3,657
Total Public Improvements Costs	\$ 30,142	\$ 29,144	\$ 33,172	\$ 17,629	\$ 16,163	\$ 15.68	\$ 36.65	\$ 27,346	\$ 25,832	\$ 24,508
Development Fees										
Building Fees	\$ 10,815	\$ 9,175	\$ 7,536	\$ 4,775	\$ 3,307	\$ 3.86	\$ 3.86	\$ 10,815	\$ 9,175	\$ 7,536
Impact Fees - County	\$ 58,495	\$ 57,457	\$ 61,646	\$ 34,097	\$ 32,573	\$ 15.34	\$ 34.08	\$ 50,102	\$ 48,529	\$ 45,586
Impact Fees - Other Agencies (c)	\$ 71,023	\$ 68,783	\$ 66,543	\$ 49,837	\$ 47,347	\$ 2.16	\$ 2.16	\$ 64,173	\$ 61,933	\$ 59,693
Total Fees	\$ 140,333	\$ 135,415	\$ 135,725	\$ 88,709	\$ 83,227	\$ 21.36	\$ 40.10	\$ 125,090	\$ 119,637	\$ 112,815
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										
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 (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	\$ 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										
Total Other Reimbursements	\$ 30,742	\$ 25,618	\$ 20,495	\$ 11,778	\$ -	\$ -	\$ -	\$ 30,742	\$ 25,618	\$ 20,495
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
Net Burden Analysis* (3)	\$ 109,591	\$ 109,797	\$ 115,230	\$ 76,930	\$ 83,227	\$ 21.36	\$ 40.10	\$ 94,348	\$ 94,019	\$ 92,320

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

(a) Sewer improvements and calculation detailed in Appendix C.

(b) Water improvements and calculation detailed in Appendix C.

(c) Based on projects within EDHCSD and Buckeye USD.

(d) Fee credit does not include admin.

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

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)			(Per Unit)		
	Low Density	Medium Density	High Density	Multi-Family	Commercial - Residential	Commercial - Hotel	Commercial - General	Low Density	Medium Density	High Density
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%

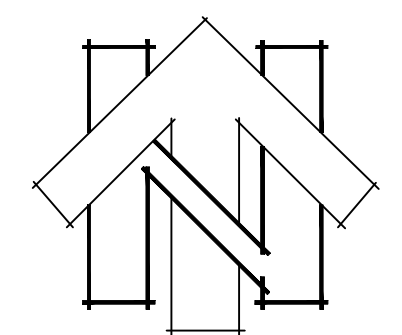
(i) Based on projects within EDHCSD and Buckeye USD.

(ii) Fee credit does not include admin.

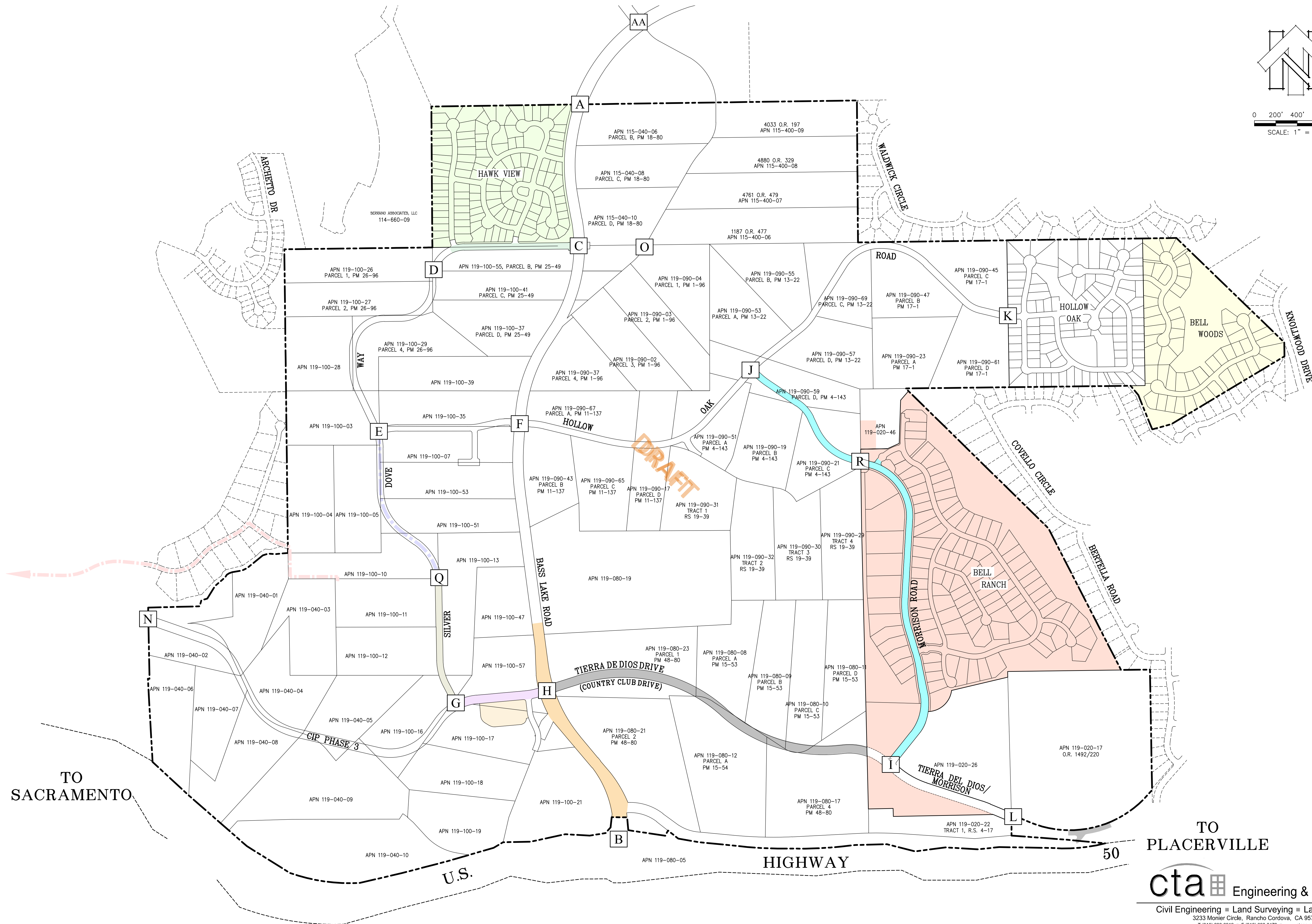
APPENDIX A

CAPITAL IMPROVEMENT PROGRAM

DRAFT



0 200' 400' 800'
SCALE: 1" = 400'



TO
PLACERVILLE

cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net

T1 - Bass Lake Road Reconstruction and Country Club Drive Extension Exhibit K - BLHSP Public Facilities Financing Plan
B to H, H to I, and L

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	14.5	ac	\$27,500.00	\$398,750
2	Roadway Excavation	67,000	cy	\$25.00	\$1,675,000
3	Extra for haul to spoil area CCDDR G to H, Park & Ride, & L	24,400	cy	\$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	\$1,500.00	\$15,000

T1 - Bass Lake Road Reconstruction and Country Club Drive Extension

Exhibit K - BLHSP Public Facilities Financing Plan

B to H, H to I, and L

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
Estimated Direct Construction 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
Total Estimated Direct Construction 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
Total Estimated 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

T2 - Country Club Drive

H to G

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Clear and Grub	1.8	ac	\$2,000.00	\$3,600
2	Roadway Excavation	6,100	cy	\$20.00	\$122,000
3	Add for Export	6,100	cy	\$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	Fabric 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
Estimated Direct Construction 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 Estimated Direct Construction 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
				Total Soft Cost	\$221,340
				Total Estimated Cost	\$853,740

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

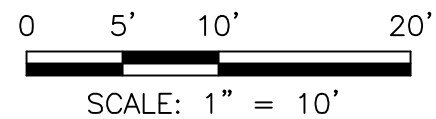
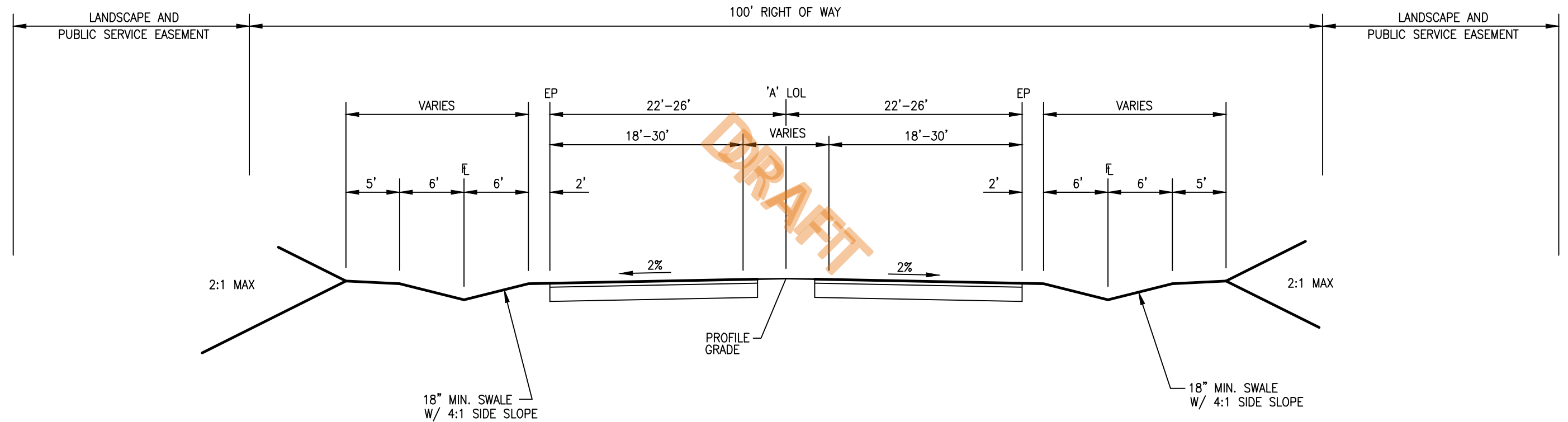
Wetland Mitigation and Permitting Fees

DRAFT

BASS LAKE ROAD B TO H

PFFP TYPICAL ROAD SECTION

JULY, 2017



T3 - Country Club Drive

G to N

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	cy	\$20.00	\$740,000
3	Extra for Haul to Spoil Area (Location TBD)	20,000	cy	\$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	lf	\$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	lf	\$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 Construction Cost			\$2,288,175
1	Mobilization	3%			\$68,645.25
2	SWPPP Compliance	3%			\$68,645.25
3	Erosion Control Measures	5%			\$114,408.75
		Total Estimated Direct Construction Cost			\$2,539,874
1	Engineering	8%			\$203,189.94
2	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
			Total Estimated Cost		\$3,492,327

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

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

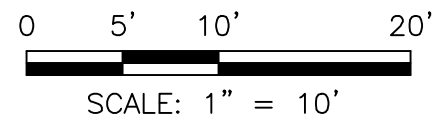
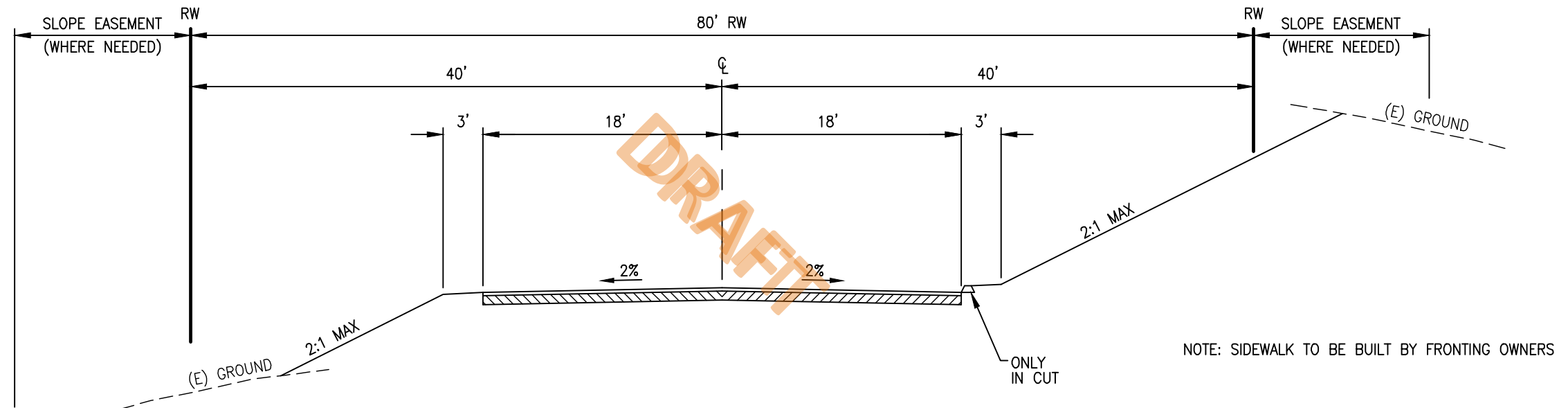
Wetland Mitigation and Permitting Fees

DRAFT

COUNTRY CLUB DRIVE H TO I TO G TO N & L

PFFP TYPICAL SECTION

JULY, 2017



Off-ramp Signal/Lane Capacity

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				\$225,000.00
1	Engineering	1	ls	\$15,000.00	\$15,000.00
		Total 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

DRAFT

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

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 Estimate Direct Construction 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
Total Soft Cost					\$267,015
Total Estimated Cost					\$1,204,015

Exclusions:

Agency fees and plan check services

Blasting

NOA mitigation, if applicable

Wetland mitigation and permitting fees

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

P10 - Hollow Oak Extension

E to F

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Clear and Grub	1	ac	\$2,000.00	\$2,000.00
2	Roadway Excavation	1,900	cy	\$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	lf	\$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	lf	\$16.00	\$11,360.00
21	Remove Existing Barricade	1	ea	\$400.00	\$400.00
22	Remove Existing Curb	480	lf	\$1.00	\$480.00
23	Remove Existing Storm Drain	1	ls	\$7,500.00	\$7,500.00
24	Adjust Utility Boxes to Grade	1	ls	\$2,500.00	\$2,500.00
25	Utility Pole Relocation	2	ea	\$15,000.00	\$30,000.00
26	Thermoplastic Traffic Stripe	3,700	lf	\$0.90	\$3,330.00
Estimated Direct Construction Cost					\$434,283.50
1	Mobilization	3%			\$13,028.51
2	SWPPP Compliance	3%			\$13,028.51
3	Erosion Control Measures	5%			\$21,714.18
Total Estimated Direct Construction Cost					\$482,054.69
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
Total Estimated Cost					\$662,825.19

NOTES:

Assumes typical crowned roadway to be paved over existing fire department AC access road where applicable

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.

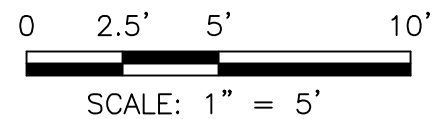
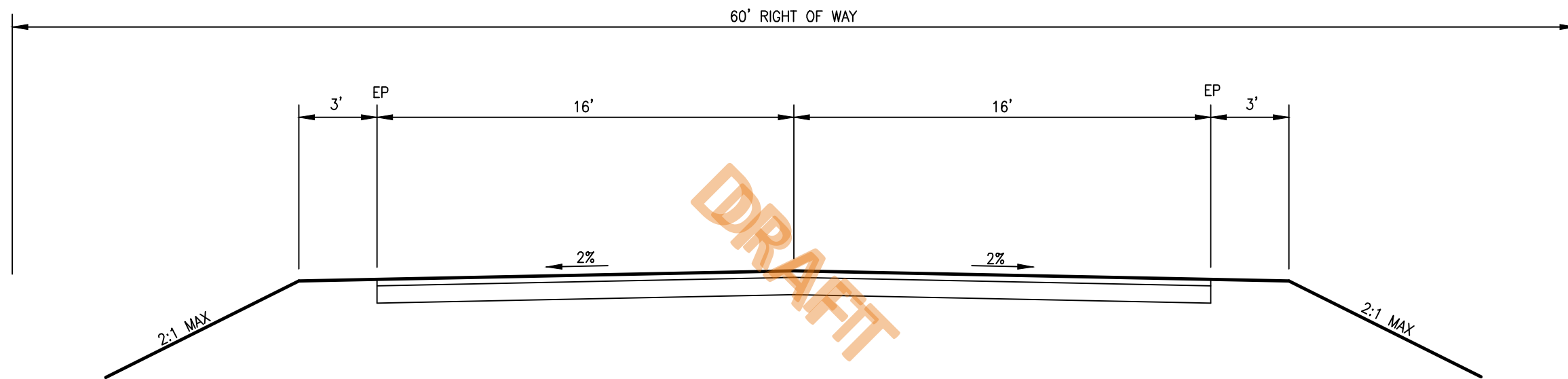
Wetland Mitigation and Permitting Fees

DRAFT

HOLLOW OAK ROAD EXTENSION E TO F

PFFP TYPICAL SECTION

JULY, 2017



No.	Description	y	Unit	Unit Price	Total
1	Clear and Grub	6.30	ac	\$27,500.00	\$173,250.00
2	Roadway Excavation	6,600	cy	\$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	lf	\$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	lf	\$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
Estimated Direct Construction 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
Total Estimated Direct Construction 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
Total Estimated Cost					\$3,364,140.37
NOTES:					

P11 - Morrison Road**J to I**

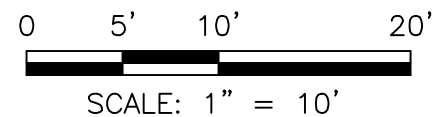
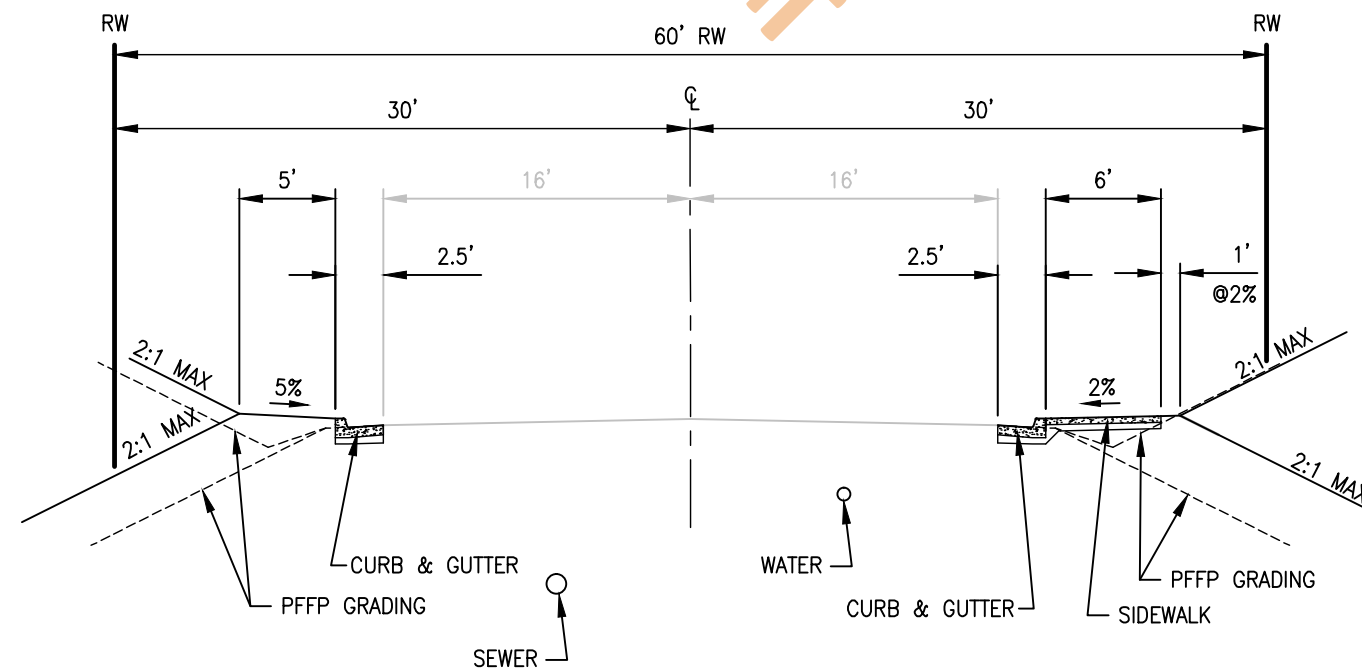
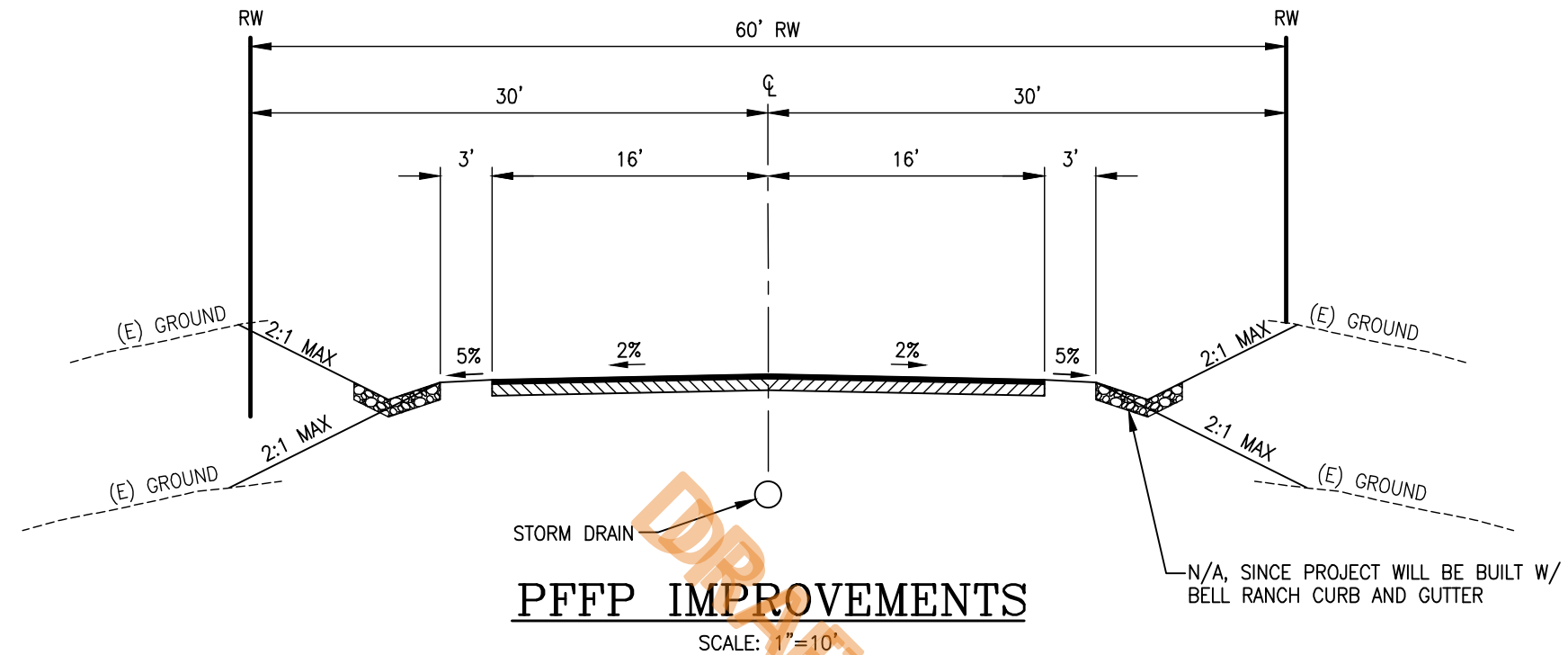
Assumes balance or no cost to Off-Haul to adjacent property				
Soft costs have been set at 25% combined costs. Actual costs may vary.				
Unit costs based on 4/12/18 North Silver Dove Marquez Pipeline, Inc. bid				
EXCLUSIONS:				
Water Quality (permanent BMPs), if applicable				
Blasting				
Agency 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				

DRAFT

MORRISON ROAD I TO J

PFFP TYPICAL SECTION

JULY, 2017



P12 - Silver Dove Way

Q to E

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	2	ac	\$2,000.00	\$4,000.00
2	Roadway Excavation	3,300	cy	\$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 Direct Construction 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 Direct Construction 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
Total 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)

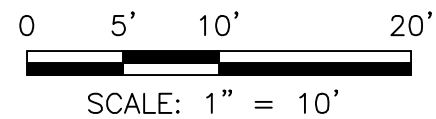
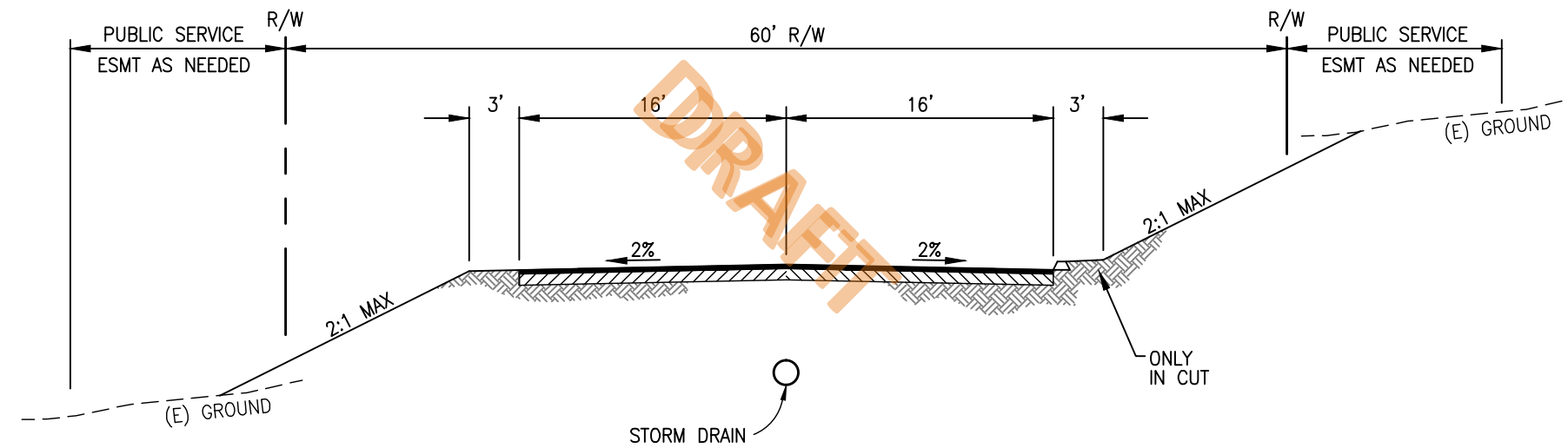
NOA Mitigation, if applicable

Wetland Mitigation and Permitting Fees

SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017



P13 - Silver Dove Way

G to Q

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear and Grub	2	ac	\$2,000.00	\$4,000.00
2	Excavation	12,300	cy	\$20.00	\$246,000.00
3	Add for Export	3,300	cy	\$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	lf	\$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
Estimated Direct Construction 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 Estimated Direct Construction 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
				Total Soft Cost	\$279,927.65
				Total Estimated Cost	\$1,079,720.95

NOTES:

P13 - Silver Dove Way

G to Q

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

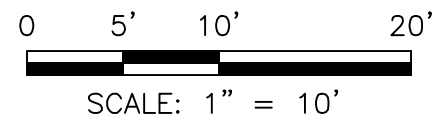
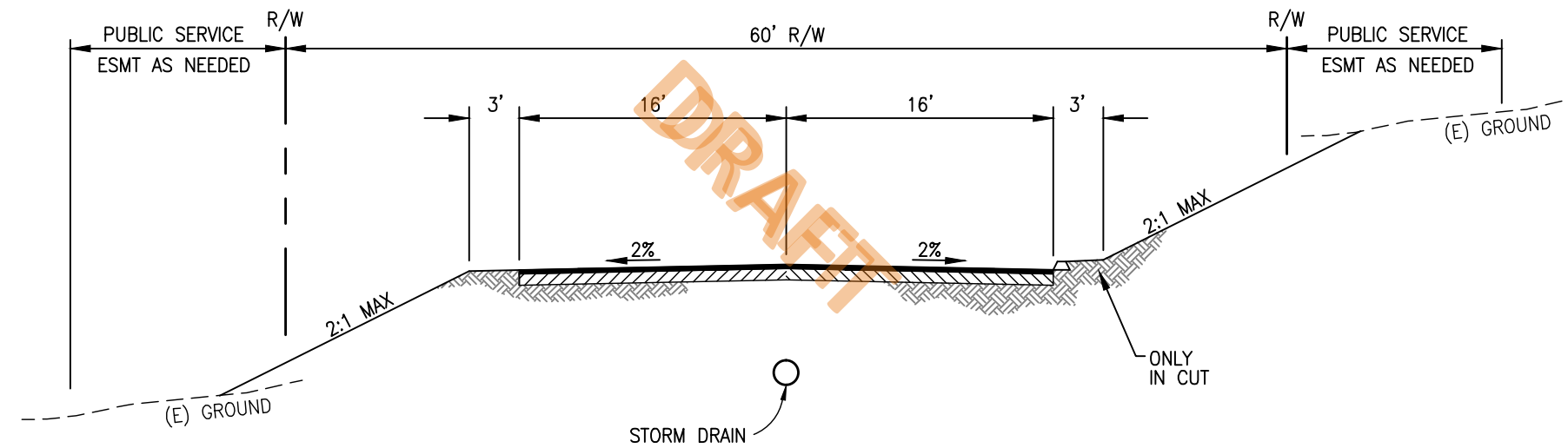
Wetland Mitigation and Permitting Fees

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SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017



P14 - Silver Dove Way

E to D

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	4	ac	\$2,000.00	\$8,000.00
2	Roadway Excavation	7,500	cy	\$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	cy	\$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
Estimated Direct Construction 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 Direct Construction 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
Total Estimated Cost					\$2,350,815.34

NOTES:

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

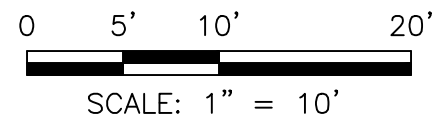
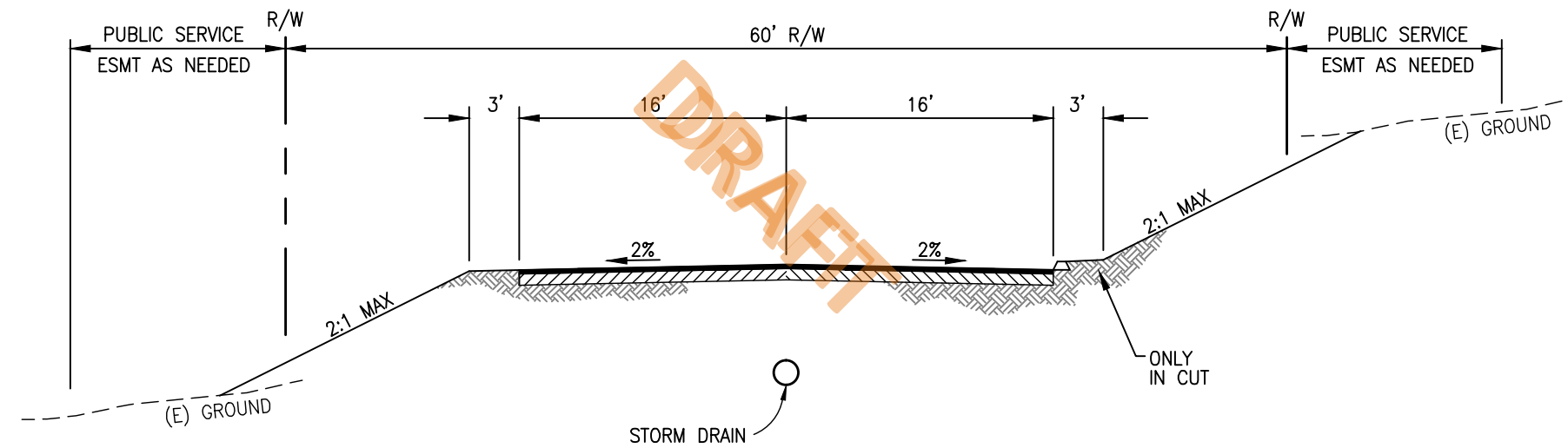
Wetland Mitigation and Permitting Fees

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SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017



P15 - Silver Dove Way

C to O

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	cy	\$20.00	\$12,400.00
3	Import from Adjacent Property	210	cy	\$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
Estimated Direct Construction 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 Estimated Direct Construction 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 Estimated Cost	\$360,152.71

NOTES:

P15 - Silver Dove Way

C to O

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

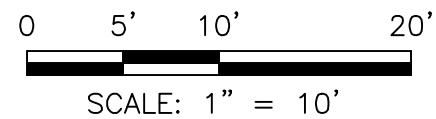
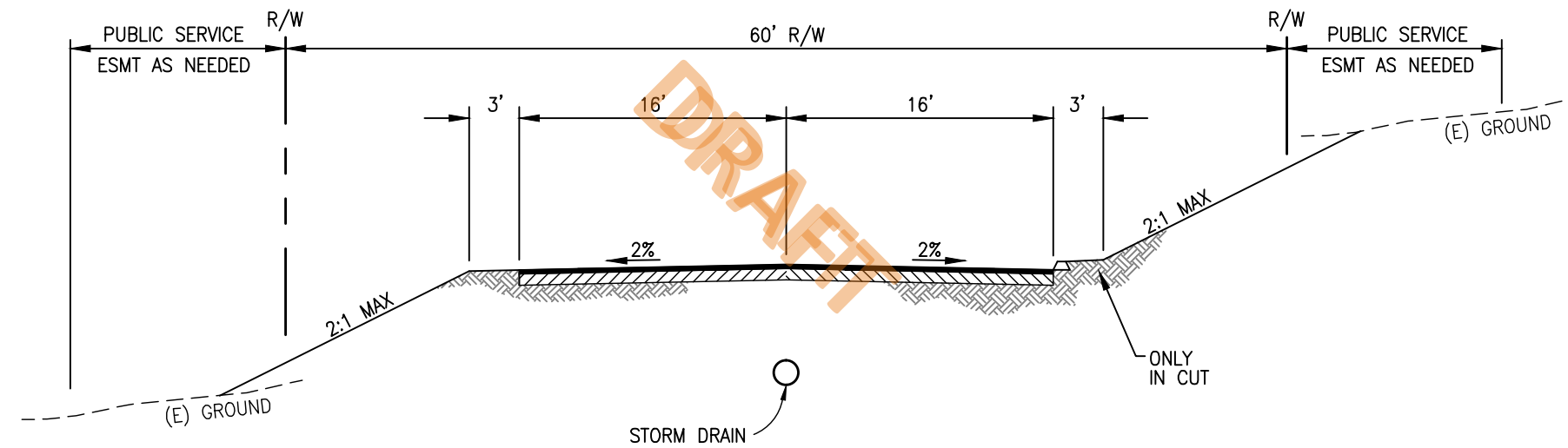
Wetland Mitigation and Permitting Fees

DRAFT

SILVER DOVE WAY G TO D AND C TO O

PFFP TYPICAL SECTION

JULY, 2017



P16 - North Silver Dove Way

C to D

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Clear & Grub	3	ac	\$27,500.00	\$82,500.00
2	Roadway Excavation	6,830	cy	\$25.00	\$170,750.00
3	Obliterate Ex. Sidewalk	129	cy	\$25.00	\$3,225.00
4	Dust Control	1.0	ls	\$50,000.00	\$50,000.00
5	Remove & Replace Ex. Pavement	105	ea	\$150.00	\$15,750.00
6	Remove Ex. Drain, Fence, Rock Walls, Wat	1	ls	\$38,300.00	\$38,300.00
7	Rockery Retaining Walls	995	sf	\$50.00	\$49,750.00
8	3" AC	37,663	sf	\$4.25	\$160,067.75
9	4.5" AC	2,565	sf	\$5.25	\$13,466.25
10	6" AB Gravel Road	11,730	sf	\$3.85	\$45,160.50
11	8" AB	37,663	sf	\$3.95	\$148,768.85
12	11" AB Shoulder	1480	sf	\$8.95	\$13,246.00
13	16" AB	2,585	sf	\$6.75	\$17,448.75
14	Type 2 Vertical Curb & Gutter	1280	lf	\$40.00	\$51,200.00
15	Type E AC Dike	395	lf	\$30.00	\$11,850.00
16	Type 3 Barrier Curb	263	lf	\$30.00	\$7,890.00
17	Concrete Sidewalk	8424	sf	\$9.25	\$77,922.00
18	Sawcut Pavement	335	lf	\$30.00	\$10,050.00
19	Curb Ramp	6	ea	\$2,500.00	\$15,000.00
20	Thermoplastic Traffic Stripe	4570	lf	\$2.25	\$10,282.50
21	Pavement Markings	225	sf	\$20.00	\$4,500.00
22	Roadside/Street Sign	14	ea	\$433.93	\$6,075.02
23	Relocate Ex. Stop and Street Signs	2	ea	\$450.00	\$900.00
24	Barricade Sidewalk	1	ea	\$1,500.00	\$1,500.00
25	Barricade with Gate	2	ea	\$4,500.00	\$9,000.00
26	12' Gate (Access Road)	1	ea	\$5,000.00	\$5,000.00
27	Barbed Wire Fence-Metal Posts	1,245	lf	\$20.00	\$24,900.00
28	Barbed Wire Fence-Wood Posts (Access)	39	lf	\$39.00	\$1,521.00
29	Irrigation Electric Sleeves	691	lf	\$25.00	\$17,275.00
30	8" Storm Drain	16	lf	\$120.00	\$1,920.00
31	12" Storm Drain	80	lf	\$140.00	\$11,200.00
32	18" Storm Drain	1,245	lf	\$150.00	\$186,750.00
33	24" Storm Drain	226	lf	\$175.00	\$39,550.00
34	18" F.E.S.	1	ea	\$2,500.00	\$2,500.00
35	24" F.E.S.	3	ea	\$2,850.00	\$8,550.00
36	Install Drainage Manhole	10	ea	\$6,500.00	\$65,000.00
37	Install Grated Inlet	2	ea	\$2,250.00	\$4,500.00
38	Install Caltrans Type GMP	1	ea	\$5,500.00	\$5,500.00
39	Install Caltrans type GO DI w Gutter	4	ea	\$4,250.00	\$17,000.00
40	Install Caltrans type GO DI	1	ea	\$3,850.00	\$3,850.00
41	Precast Materials Drain	1	ls	\$40,509.45	\$40,509.45
42	RSP No.1 Backing	14.5	cy	\$400.00	\$5,800.00
43	RSP No. 3 Backing	6	cy	\$950.00	\$5,700.00
44	Rock Outlet Protection	3	ea	\$3,950.00	\$11,850.00
45	Fabric Lining	8,160	sf	\$1.75	\$14,280.00
46	Street Light	1	ea	\$24,100.00	\$24,100.00
47	Service to Street Light	1	ea	\$17,500.00	\$17,500.00
48	Conduit, Boxes, Wire	1	ls	\$26,920.00	\$26,920.00

P16 - North Silver Dove Way**C to D**

49	Remove & Replace Concrete for Street Light	1	ls	\$10,000.00	\$10,000.00
50	Blasting	1	ls	\$62,910.00	\$62,910.00
Estimated Direct Construction 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 Estimated Direct Construction 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% Total Soft Cost					\$615,833.09
Total Estimated 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)

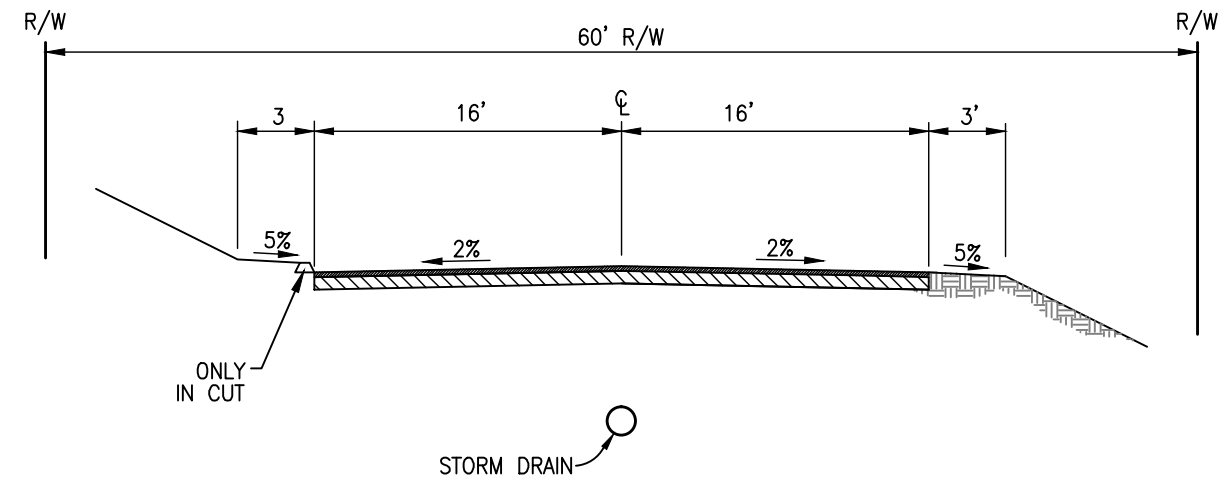
NOA Mitigation, if applicable

Wetland Mitigation and Permitting Fees

NORTH SILVER DOVE WAY C TO D

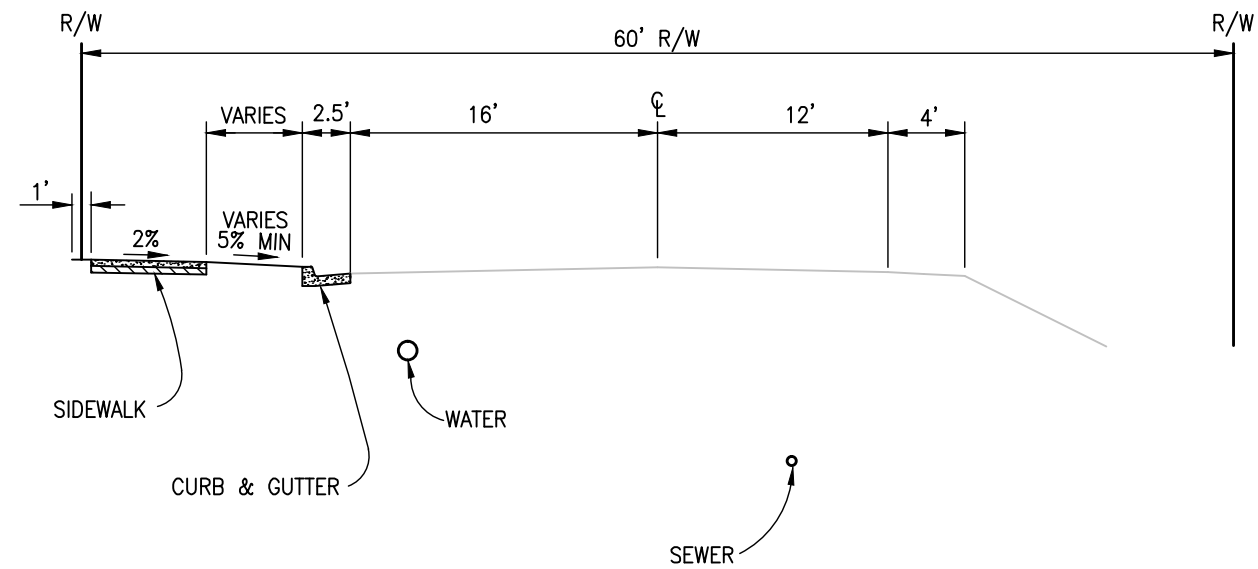
PFFP TYPICAL SECTION

JULY, 2017



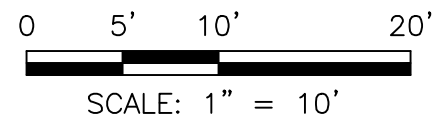
PFFP IMPROVEMENTS

SCALE : 1" = 10'



NON-PFFP IMPROVEMENTS

SCALE : 1" = 10'



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

Item No.	Description	Quantity	Unit	Unit Price	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 Direct Construction Cost					\$126,853.25
	Mobilization	3%			\$3,805.60
Total Estimated Direct Construction 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
Total Soft Cost					\$33,318.01
Total Estimated 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

P21 - Bikeway

Hwy 50 - Country Club

B to H

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	cy	\$20.00	\$198,000.00
3	Add for Export	9,600	cy	\$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
Estimated Direct Construction 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 Estimated Direct Construction Cost					\$461,953.97
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
				Total Estimated Cost	\$623,637.86

NOTES:

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

Wetland Mitigation and Permitting Fees

P22 - Bikeway

Country Club to Hollow Oak

H to F

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	cy	\$20.00	\$12,000.00
3	Import Fill from related projects	2,000	cy	\$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	lf	\$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	lf	\$0.90	\$2,160.00
18	Utility Pole Relocation/Modification	2	ea	\$15,000.00	\$30,000.00
19	Fence (Type BW, 5 Strand, Metal Post)	2,200	lf	\$16.00	\$35,200.00
Estimated Direct Construction Cost					\$256,362.65
1	Mobilization	3%			\$7,690.88
2	SWPPP Compliance	3%			\$7,690.88
3	Erosion Control Measures	5%			\$12,818.13
Total Estimated Direct Construction 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
				Total Soft Cost	\$99,596.89
				Total Estimated Cost	\$384,159.43

NOTES:

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

NOA Mitigation, if applicable

Wetland Mitigation and Permitting Fees

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	cy	\$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 Direct Construction 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 Direct Construction Cost					\$545,700.98
1	Engineering	11.5%			\$62,755.61
2	Construction Staking	4%			\$21,828.04
3	Bond Enforcement	1.5%			\$8,185.51
4	Inspection	4%			\$21,828.04
5	Construction Management	4%			\$21,828.04
6	Contingency	15%			\$81,855.15
Total Soft Cost					\$218,280.39
Total Estimated Cost					\$763,981.37

NOTES:

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

Wetland Mitigation and Permitting Fees

P25 - Sidewalk

Hwy 50 to Country Club

B to H

Item No.	Description	Quantity	Unit	Unit Price	Total
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	cy	\$20.00	\$13,600.00
4	Add for Export	600	cy	\$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
Estimated Direct Construction 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 Estimated Direct Construction 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
Total Soft Cost					\$43,782.01
Total Estimated Cost					\$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

Wetland Mitigation and Permitting Fees

P26 - Sidewalk

Country Club to Hollow Oak

H to F

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	cy	\$20.00	\$600.00
4	Import Fill from related projects	1,700	cy	\$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
Estimated Direct Construction 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 Estimated Direct Construction 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
				Total Soft Cost	\$93,612.96
				Total Estimated Cost	\$361,078.56

NOTES:

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 acquisition (hard and soft costs)

NOA mitigation and permitting fees

Wetland Mitigation and Permitting Fees

P29 - Median**Hwy 50 to Country Club****B to H**

Item 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
Estimated Direct Construction 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 Estimated Direct Construction 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
Total Soft Cost					\$30,748.32
Total Estimated Cost					\$118,600.66

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

Wetland Mitigation and Permitting Fees

P30 - Median**Country Club to Hollow Oak****H to F**

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
Estimated Direct Construction 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 Estimated Direct Construction 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
Total Soft Cost					\$35,003.85
Total Estimated Cost					\$135,014.85

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

Wetland Mitigation and Permitting Fees

P31 - Median**Hollow Oak to Hawk View****F to C**

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
Estimated Direct Construction 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 Estimated Direct Construction 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
Total Soft Cost					\$69,186.02
Total Estimated Cost					\$266,860.37

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

Wetland Mitigation and Permitting Fees

P32 - Median**Hawk View to BLHSP Boundary****C to AA**

Item No.	Description	Quantity	Unit	Unit Price	Total
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
Estimated Direct Construction 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 Estimated Direct Construction 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
Total Soft Cost					\$72,648.04
Total Estimated Cost					\$280,213.88

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

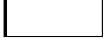
Easement and or Right-Of-Way Acquisition (hard and soft costs)

NOA Mitigation, if applicable

Wetland Mitigation and Permitting Fees

P40 - Park and Ride**100 Vehicle finished/200 spaces graded**

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	cy	\$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
5	Curb Ramp Truncated Domes	500	sf	\$12.00	\$6,000.00
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	ls	\$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 Direct Construction 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 Direct Construction 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
Total Soft Costs					\$410,768.59
Total Estimated Cost					\$1,520,953.96

P40 - Park and Ride**100 Vehicle finished/200 spaces graded****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

Wetland Mitigation and Permitting Fees

DRAFT

Town and Country Village El Dorado
Exhibit K - 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 LINE					
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 SEWER					
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	\$5,303,568.00
				Mobilization (5% of Direct Costs)	\$265,178.40
SOFT COSTS					
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
				Total Estimated Cost	\$7,531,066.56

Town and Country Village El Dorado
Exhibit K - 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	\$3,621,284.00
				Mobilization (5% of Direct Costs)	\$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
				Total Estimated Cost	\$5,142,223.28

Summary ROW & Easement Acquisitions

7/28/20

	OWNER/GRANTOR	APN	PURPOSE OF ACQUISITION	ACRES OR SF	PURCHASE COST	ADD FEES PAID
T1 - Bass Lake Road / Country Club Drive Realignment (H-I)					\$ 104,800	\$ 2,702
P10 - BLR Fire Station Access					\$ 7,500	\$ -
P11 - Morrison Road					\$ 135,880	\$ 95,964
P12 - PUE Silver Dove Q-E					\$ 222,505	\$ 7,320
P13 - Silver Dove Way (School Access) G-Q					\$ 215,000	\$ 2,075
P16 - Hawk View Access - Silver Dove C-D					\$ 75,000	\$ 5,622
P40 - Park & Ride					\$ 206,365	\$ 1,230
S51 - Sewer (Village C2 to Plan Area)					\$ 112,762	\$ 11,193
S52 - Utility Easement					\$ 200,000	\$ -
TOTALS (TIM & PFFP)					\$ 1,279,812	\$ 126,106
TOTAL ROW PURCHASE COSTS & FEES PAID					\$ 1,405,918	
PFFP ROW Cost portion					\$ 1,279,812	\$ 126,106
Total PFFP ROW Purchase Costs & Fees Paid					\$ 1,405,918	
DUE (Estimate)					1,359	
ROW 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***DRAFT**

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

Appendix B
County of El Dorado
Bass Lake Hills Infrastructure CFD

DRAFT
5/27/2025

Bass Lake Hills Specific Plan							
Land Use	Land Use						TOTAL
			Low Density	Medium Density	High Density	Multi-Family	
	Units		221	398	277	814	1,710
	Price (a)		\$ 820,000	\$ 720,000	\$ 620,000	\$ 400,000	\$ 564,398
	Less Homeowners Exemption		\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)
			\$ 813,000	\$ 713,000	\$ 613,000	\$ 393,000	\$ 557,398
Tax Information	Ad Valorem: (b)						
		%					
	General	1.0000%	\$ 8,130	\$ 7,130	\$ 6,130	\$ 3,930	\$ 5,574
	School Dist/Los Rios College	0.0479%	\$ 389	\$ 342	\$ 294	\$ 188	\$ 267
	Subtotal	1.0479%	\$ 8,519	\$ 7,472	\$ 6,424	\$ 4,118	\$ 5,841
	Special Taxes/Assessment: (b)						
	CAS No. 10 - Solid Waste Mgmt.	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17
	CAS No. 10 - Hazardous Waste	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3
	CSA 9 - Road & Drainage	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381	\$ 381
	CSA 2 - West Slope ambulance	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25
	EDH CSD CFD/LLD (Est.)	\$ 599	\$ 715	\$ 715	\$ 715	\$ 471	\$ 599
	EDH CSD CC&R	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10
	Library Services (Zone E)	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25
	Subtotal		\$ 1,176	\$ 1,176	\$ 1,176	\$ 932	\$ 1,060
	New CFD Special Tax						
	CFD - Infrastructure		\$ 3,000	\$ 2,500	\$ 2,000	\$ 1,149	\$ 1,841
	Total Tax Per Land Use		\$ 12,695	\$ 11,148	\$ 9,600	\$ 6,200	\$ 8,742
	Total Tax Rate %		1.55%	1.55%	1.55%	1.55%	1.55%
	CFD Special Tax For Bonding		\$ 663,000	\$ 995,000	\$ 554,000	\$ 935,630	\$ 3,147,630
CFD Bond Size Analysis							
			<u>Level Debt Service</u>		<u>Escalated Debt Service</u>		
<u>Sources of Funds:</u>							
	Principal Amount of Bonds	5.75%	\$ 39,295,000			\$ 49,630,000	
	Less Underwriter's Discount	2.00%	(785,900)			(992,600)	
	Net Bond Proceeds		\$ 38,509,100			\$ 48,637,400	
<u>Use of Funds:</u>							
	Debt Service Reserve Fund		\$ 2,816,028			\$ 4,754,700	
	Capitalized Interest		2,259,463			2,853,725	
	Costs of Issuance	3.00%	1,178,850			1,488,900	
	Improvement Fund		32,254,760			39,540,075	
	Total Uses of Funds		\$ 38,509,100			\$ 48,637,400	
<u>Net Proceeds per Unit / Acre</u>							
	Per Unit / Acre		\$ 18,862			\$ 23,123	
Notes:							
(a) Per developer.							
(b) Per El Dorado County tax rate area and tax bill information.							

Appendix C

Bass Lake Hills Plan Area Fee Program

Nexus Study

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Exhibit A – DUE Analysis

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

Bass Lake Hills Specific Plan							
Western Shed Area							
	Low Density	Medium Density	High Density	Multi-Family	Commercial - Residential	Commercial - Hotel	Commercial - 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 Density	Medium Density	High 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				

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 at \$1,286,311 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 Specific Plan								
	Land Use	Net	Density	Specific Plan		Developed	Future	Commercial
Land Use Category (i)	Designation	Area	DU/AC	Dwelling	Developed	Dwelling	Dwelling	Building Area
		(Acre)		Units	Acres	Units	Units	(Sq. Ft.)
Residential								
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)	C	26.20		350			350	271,000
Other								
Open Space	OS	151.15						
Major Circulation		77.14						
Elementary School		10.00						
Park & Ride Facility		2.23						
Fire Station		10.00						
Parks		31.09						
Subtotal Other		281.61						
Total		1,393.01		2,180		470	1,710	271,000

(i) Land use information provided by developer.

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

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.

Table 4
Dwelling Unit Equivalent

Category	DUE (ii)
Transportation (i)	1,626
Sewer (Western Shed)	1,576
Water	1,243
(i) Includes: Roadway, Bass Lake Road Enhancements, & Ancillary Facilities	
(ii) See Exhibit A for details.	

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 area 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

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

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%

(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

Public Improvements	Sewer				Total
	Transportation (i)	(Western Shed)	Water		
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

(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

Public Improvements	Sewer				Total
	Transportation (i) (Western Shed)		Water		
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

(i) Includes roadway, Bass Lake Road Enhancements and auxiliary facilities.

Public Improvements	Sewer				
	Transportation (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

(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 Area 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.
2. 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

Exhibit A
Bass Lake Hills Specific Plan
Plan Area Fee Nexus Study
DUE Analysis

Town and Country Village El Dorado
Exhibit K - BLHSP Public Facilities Financing Plan

DRAFT
7/21/2025

Transportation				
2024 TIF Program Update	DUE Factor (i)	Basis	Units/Bldg SF/ Rooms	DUEs
Residential				
SFD Not Aged Restricted				
Less than 1,000 SF	0.82	Dwelling Unit		
1,000 - 1,499 SF	0.89	Dwelling Unit		
1,500 - 1,999 SF	0.95	Dwelling Unit		
2,000 - 2,999 SF	1.00	Dwelling Unit	896	896
3,000 - 3,999 SF	1.06	Dwelling Unit		
4,000 SF or more	1.10	Dwelling Unit		
MFD Not Age Restricted	0.54	Dwelling Unit	814	440
SFD Age Restricted	0.32	Dwelling Unit		
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					
Residential	Unit		DUE Factor	Units or Acres	DUEs
	Consumption (i)	Basis			
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

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

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January 15, 2025

Ande Flower, Planning Manager
County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Email: Ande.Flower@edcgov.us

**Re: UPDATED Town and Country Village El Dorado Project
Employee/Workforce Housing Program**

Dear Ande:

On behalf of the applicant for the Town and Country Village El Dorado Project, we submit the following updated information on the proposed Employee/Workforce Housing Program for the Project, including additional research done by the Applicant team following our December 31, 2024 letter.

The portion of the Project known as the Project Development Area includes 181,000 square feet (sf) of commercial development, including two hotels, retail services, two restaurants, and an event center/museum (Project Businesses), the development of which could result in an estimated 145 new employees. In accordance with one of the Project's stated objectives—to “develop a mixed-use project that reduces traffic impacts and vehicles miles traveled through the provision of on-site workforce housing for those employed in the proposed project” (see Town and Country Village El Dorado Project Draft Environmental Impact Report, p. 3-4)—the Project will be developed with a total of 112 residential cottage units; 56 units of which will be available for rental by employees of the Project Businesses (Employee/Workforce Housing Units) on a first-come, first-served basis, pursuant to the attached Employee/Workforce Housing Program.

As you know, El Dorado County is facing a significant shortage of “missing middle” and workforce housing as a result of the lack of statewide programs and projects aimed at providing these types of units. Less than 12% of the population in El Dorado Hills is living in a rental unit due to the extreme lack of rental housing units in the area. By providing rental units, the project accomplishes the goal of increasing the missing middle housing supply for those who cannot yet afford home ownership in El Dorado Hills.

Additionally, the smaller size of the Project's proposed rental units results in an overall rental rate that is lower than the average rental rates of housing units available in the County, making them affordable by design. At approximately 560 square feet, the Project's rental units will be significantly smaller than the average apartment unit size in El Dorado Hills, which is 996 square feet, and the average single-family house size in El Dorado Hills, which is 2,976 square feet.

Developing workforce housing requires a thoughtful approach that meets the needs of employees in the area through its design. Affordability by design is a recent solution to the housing affordability challenges in the region that does not rely upon state or county funding, which has been limited in recent years. Affordability by design is not affordable by subsidy, but rather by smart, innovative architectural design that creates a smaller average size and subsequently lower rental rate. Affordability by design has recently been proven to be a successful concept in several neighboring jurisdictions, including Sacramento, offering affordable housing options for the service industry and beyond.

The affordable-by-design units are a community benefit being provided voluntarily by the Project to assist employees that will be employed at the Project with more affordable housing options nearby. The Project will provide a much-needed product type that does not yet exist in El Dorado Hills. As a result, the units will be in high demand by the employees of the Project, reducing commute times, car dependency, costs of car ownership, and providing a more affordable housing option directly adjacent to their employment.

The applicant team has researched several examples of employee housing offered on a similar basis as proposed by the Project and offers the below list of projects located throughout California at ski resorts, hotels, and college campuses. Based on the research, these projects did not appear to include any deed-restrictions associated from the planning documents, and instead appear to be voluntarily provided by the hotels/resorts/campuses as a benefit to their employees. Of the examples that the applicant team was able to contact by telephone, most confirmed that they were fully occupied by employees of the associated businesses and had a waitlist of employees for any future vacancies.

Mammoth Resorts: 450 beds for employee housing currently 100% occupied by hotel and resort employees of the nearby Westin Mammoth and Village Mammoth (verified via phone:760-934-3717).

Palisades Tahoe: 100% occupied by hotel and resort employees, no availability at the moment, but employees can get on the housing interest list for future updates (verified via phone: 530-452-7112).

Sugar Bowl: 150 dormitory-style beds for employee housing for resort, as well as some new apartments for management staff. Current waitlist for employees, who must contact HR to apply (verified via phone: 530-426-6749).

Post Ranch Inn, Monterey County: 40-room hotel with 44 units of on-site staff housing. Currently 100% occupied by employees, with a waitlist for additional employees (verified via phone: 800-527-2200).

Alila Ventana Big Sur: 45 employee housing units, currently 100% occupied by the employees of their 54-room hotel (verified via phone: 831-667-2331).

Alisal Ranch, Saint Ynez Valley: Ranch-style resort with limited employee housing on-site. Currently fully occupied by employees, who must contact the HR department if interested in getting on waitlist (verified via phone: 800-425-4725).

Yosemite Rush Creek Lodge, Evergreen Lodge and Firefall Ranch, Yosemite: 286 hotel rooms and cottages, with limited on-site and 13 off-site employee housing properties ranging from condos to apartments. Majority of hotel staff live in either the on-site housing or off-site housing provided and must apply to HR to receive further information on housing (verified via phone: 209-379-2373).

Four Seasons Resort, Napa Valley: 85 rooms and residences with employee housing offered for hotel staff (could not reach housing department via phone to verify occupancy).

Inn at the Abbey, St. Helena in Napa Valley: Proposed 79-room hotel with 11 employee housing units, not built yet (still in entitlement stage).

Sacramento State Nine Ten Place: first-ever faculty housing offered for Sac State University staff and faculty, 30 units completed Summer 2024; current waitlist for employees who must sign up with HR department of Sac State to get on waitlist (verified via phone through University Enterprises Inc. who manages the apartments: 916-278-7001).

Sonoma State Cabernet Village Apartments and Marina Crossing Apartments: 90 units reserved for faculty and university staff who must present Sonoma State ID to get on waitlist for upcoming year (verified via phone: 707-664-2541).

Based on the above, we believe there is sufficient evidence to support an assumption that the Town and Country Village El Dorado Employee/Workforce Housing Program will be utilized by employees of Project Businesses and the applicant is committed to maintaining and renting the Employee/Workforce Housing Units through the Program in perpetuity, which shall be required as a Condition of Approval for the Project.

Sincerely,

DOWNEY BRAND LLP



Amy R. Higuera

Attachment: Town and Country Village El Dorado Employee/Workforce Housing Program

Cc (via mail): Moe Mohanna
Nikky Mohanna
Josh Pane
Nick Pappani

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Town and Country Village El Dorado Employee/Workforce Housing Program

The project applicant (Developer) for the Town and Country Village El Dorado Project (“T&C Project” or “Project”) intends to administer a program that encourages and incentivizes T&C Project employees (“T&C Employees”) to rent affordable-by-design housing units that are located near the Project’s planned commercial businesses (“T&C Employee/Workforce Housing Program” or “Program”) in order to reduce the Project’s traffic impacts and vehicle miles traveled.

I. Structure of Program

The portion of the Project known as the Project Development Area includes 181,000 square feet (sf) of commercial development, including two hotels, retail services, two restaurants, and an event center/museum (“T&C Business(es)”), the development of which could result in an estimated 145 new employees. In accordance with one of the Project’s stated objectives—to “develop a mixed-use project that reduces traffic impacts and vehicles miles traveled through the provision of on-site workforce housing for those employed in the proposed project” (see Town and County Village El Dorado Project Draft Environmental Impact Report, p. 3-4)—the Project will be developed with a total of 112 residential cottage units; 56 units of which will be intended for employees of T&C Businesses and available to rent through the T&C Employee/Workforce Housing Program (“T&C Employee/Workforce Housing Units” or “Units”). Each Unit is affordable-by-design and is comprised of two stories totaling no more than approximately 560 sf, including a separate bedroom, bathroom, full kitchen facilities, and an outdoor deck. There will be no physical distinction between the T&C Employee/Workforce Housing Units, and the other 56 cottages that will be used for daily rental or on an extended stay basis. The residents of the T&C Employee/Workforce Housing Units will enjoy the same amenities and living experience as all other residents of the Project. All T&C Employee/Workforce Housing Units will be leased on a month-to-month basis, or on a lease term commensurate with employment term, and the leases will contain all necessary lease agreement components and disclosures as required by California state law.

As required by the terms of their commercial leases from the Developer, T&C Businesses will be required to notify their employees of the T&C Employee/Workforce Housing Program and provide contact information to any employee who is interested in the Program. The Program is voluntary and T&C Employees are not required to participate. The Developer will employ management staff (Program Administrator) to help provide information to prospective Program applicants, administer the Program, and maintain a waitlist for all T&C Employees that wish to be included in the Program. The Program Administrator will also maintain records of the amount and duration of housing that is occupied by T&C Employees, and the T&C Employee/Workforce Housing Program will be monitored on an annual basis to determine effectiveness. The Program Administrator shall submit these annual reports to the County of El Dorado (“County”) for inspection on an annual basis.

II. Qualification for T&C Employee/Workforce Housing Units

T&C Employees will receive preference on a first-come, first-served basis for available T&C Employee/Workforce Housing Units due to the beneficial reduction in traffic impacts and vehicle miles traveled associated with T&C Employees residing in close proximity to T&C Businesses. In order to be eligible for the Program's incentives, which include right of first refusal and abbreviated waitlist-status for T&C Employees, T&C Employees must demonstrate that they are employed at a T&C Business, on average, for 30 or more hours a week—as verified by the Program Administrator. Evidence of T&C Business employment can be provided by the Program applicant's W-2, recent pay stubs, or through other information that the Program Administrator deems appropriate. For T&C Employees that are placed in a T&C Employee/Workforce Housing Unit, the Program Administrator may periodically request confirmation of continued employment at T&C Businesses.

The Program Administrator will be responsible for distributing available T&C Employee/Workforce Housing Units consistent with all state and federal fair housing laws, including, but not limited to the Fair Housing Act (42 U.S.C. § 3604) ("FHA"), the California Fair Employment and Housing Act (Gov. Code, § 12900 et seq.) ("FEHA"), and the Unruh Civil Rights Act (Gov. Code, § 51) (collectively, "Fair Housing Laws"). The Program Administrator shall reasonably consider changes to the eligibility criteria for the T&C Employee/Workforce Housing Program if deemed necessary to comply with Fair Housing Laws.

III. Condition of Approval

The 56 T&C Employee/Workforce Housing Units shall be maintained and rented in perpetuity through the Program, which shall be required as a Condition of Approval for the Project.