

6. INFRASTRUCTURE PROVIDED BY OTHER AGENCIES

Backbone infrastructure and public facilities to serve the BLHSP will be provided by public agencies other than the County. These public agencies have funding programs and reimbursement policies that provide for the construction and funding of required infrastructure. This chapter briefly identifies the public agencies and describes the infrastructure provided and the funding sources available. The County and these agencies will coordinate the review of infrastructure required to serve each development project to meet the service levels and phasing requirements defined in the Specific Plan.

This chapter discusses the following service providers and services:

- EID—Water
- EID—Wastewater
- Fire District—Fire
- EDH CSD—Parks
- CP CSD—Parks
- BUSD—K–8 Schools
- RUSD—K–8 Schools
- EDUHSD—9–12 Schools

The backbone water and sewer infrastructure facilities required to serve the project are not funded by the EID connection fees. Therefore, these costs will be funded by the BLH PFF, and the ownership and responsibility for these facilities will be transferred to EID as they are constructed.

Water

EID is the predominant water purveyor for the western slope of County. Some of the parcels in the BLHSP are not presently annexed into EID. The Local Agency Formation Commission (LAFCO) must approve annexation requests made by parcels that are out of the District. In addition to BLH PFF expenses, development in the BLHSP is also subject to EID water connection fees.

The backbone water facilities included in the cost estimates shown in **Appendix C** are expected to be above and beyond the facilities that are funded by EID Water Connection fees. However, a thorough review should be undertaken by EID staff to identify whether any of the facilities described herein are eligible for funding by the existing EID Water Connection fee program.

There are existing water mains adjacent to the western and northwestern project boundary, the 12-inch Bass Lake Conduit and the 18"-Gold Hill Intertie. A variety of existing water mains are located on and around the project at the easterly and northeasterly boundaries. These include mains ranging in size from 6" to 18" located at Waldwick Circle, Thornhill Drive, Knollwood Drive, Covello Circle, Castana Road, Bertella Road, and Country Club Drive.

Exhibit J

*Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012*

On-site existing water system improvements include these:

- Two 4 million gallon domestic water tanks located near the top of the hill to the East of Hollow Oak Road.
- A 12" main running south from the tanks in future Morrison Road to an offsite connection point at Country Club Drive, looping an 8" main around the Holy Trinity Church.
- A 12" main running from the tanks along future Morrison Road and Hollow Oak Road to a connection offsite at Waldwick Circle.
- An 36" main running from the tanks along future Morrison Road to Hollow Oak Road, extending an 18" main from this point to the Easterly boundary of the completed Hollow Oak subdivision and a 30" main from this point to Bass Lake Road.
- A 24" main from the intersection of Bass Lake Road/Hollow Oak Road to the northern project boundary.
- A 10" main extension from the Bass Lake Conduit to the Fire Department located at the intersection of Bass Lake Road and Hollow Oak Road.

The proposed water distribution system to the north and east of the tanks is essentially complete, with only infill distribution lines and extension of the 18" main to Thornhill required to complete build out of the system in that direction. As a result, no water system improvements are included in the 2012 PFFP for that portion of the project.

The balance of the project, generally the top of the hill at the tanks and the western sloping remainder of the project, will be served by a backbone water system as identified in the Draft Core Facility Planning Study for the BLHSP. Portions of the system are already complete, but several remaining main extensions and pressure reducing station improvements are required to provide an adequate framework throughout the plan area from which all parcels could reasonably expect to connect to the backbone system. The framework, or "backbone" improvements, is not intended to stub water service to each parcel in the plan area. Instead, the backbone improvements are intended to address pump and pressure reduction requirements on a projectwide planning basis. They will also create a system which locates a main line within a reasonable distance of all parcels in the project area, not leaving some areas in the plan further from a mainline than other areas of the plan.

A water main from Bass Lake Road and Hollow Oak Road to the southerly project boundary has been contemplated in prior water studies for the area, but is not included in the BLH PFF improvements. ~~as that main extension would not be of direct benefit to the BLHSP.~~

Water mains are assumed to generally be located in the primary roadways identified in the BLHSP as Silver Dove Way, Hollow Oak Road, County Club Drive east of Silver Dove Way, and Morrison Road. The exact location, size, and design of facilities will be determined at the Master Facility Plan Report (FPR) analysis level. ~~individual projects will incorporate and elaborate on the design information in project specific FPRs as each project in the plan area develops.~~ In some locations, it is entirely possible that some water mains will be located in subdivision streets, entirely eliminating the need for water lines in the primary roadways. To the extent that these subdivision improvements internally provide the backbone infrastructure within their boundaries,

Exhibit J

*Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012*

it is expected that they would be reimbursed through the BLH PFF in accordance with the benefit provided to the schedule of improvements.

The BLH PFF funded water improvements include the water main network identified in the Draft Core Facility Plan as well as three pressure reducing stations. The pressure reducing stations serve to separate the project into four distinct pressure zones to adequately serve the entire project area. The highest elevation pressure zone located near the tanks will require a hydro pneumatic pump station to provide service to the highest elevations of the project area, which includes several parcels. This improvement is not included in the BLH PFF and may be subject to normal EID reimbursement agreement financing, to be directly established with the District at the time of construction for the benefit of those areas served by the pump system.

Recycled Water

Development in the BLHSP which uses recycled water will be subject to EID recycled water connection fees.

The project area currently contains the Bridlewood recycled water storage tank near the hill top at Hollow Oak Road. A second recycled water tank exists just north of Hollow Oak Road immediately outside the project area. Currently, the existing ~~Bridlewood~~~~Bass Lake~~ tank is supplied by a 16" recycled water main which enters the BLHSP just East of Castana Road, and an existing distribution line leaves the Bass Lake tank area directly north to Waldwick Circle.

Though EID previously identified the need to consider recycled water use in the BLHSP area, the Draft Core Facility Planning Study has identified that the cost/benefit relationship for recycled water service to the majority of the plan area is inadequate to justify recycled water use. A limited opportunity exists for recycled water use at the easternmost project location known as Bell Woods (currently approved for 54 residential lots). Because of Bell Wood's proximity to the 16" existing recycled line, and its elevation relationship to the Bass Lake tank, the Bell Woods property may be able to use recycled water if the District chooses at the time of project improvement. Because there would be no water main extensions which are of benefit to the balance of the plan area under this scenario, there are no recycled water improvements proposed for inclusion in the BLH PFF. ~~Should development projects in the BLHSP use recycled water in the future, the standard EID reimbursement agreement may be implemented at the District's discretion to accommodate any cost sharing arrangements between separate projects.~~

Water Funding

To receive water service, participation in the construction of facilities paid for by the EID connection fee will be necessary. The funding of the water facilities described in this chapter will be handled by the BLH PFF. If, on closer inspection, certain facilities are deemed to be eligible for funding by the EID connections fees, an adjustment may be made in the EID or BLH PFF fee amount due. If needed facilities are not in place when needed, affected landowners will construct required facilities and receive a BLH PFF credit.

Water Benefit Zones

Because water facilities have been designed to serve portions of the BLHSP which do not currently have water connection capability, the water costs have been allocated only to certain

Exhibit J

Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012

areas (see **Exhibit W-1** in **Appendix C** for a map demonstrating areas of benefit for water facilities).

Table 15 shows the water fee that has been calculated for development in various benefit zones of the Specific Plan. The costs identified translate to a fee amount of approximately \$1,160 per unit for development in Zone 1340, and \$3,373 per unit for development in Zone 1245 and a portion of Zone 1462. Other areas of the BLHSP will not be subject to the water component of the BLH PFF.

Table 15
Summary BLH PFF for Water Facilities

Zone/ Segment		# of Units	\$/Unit [1]
Zone 1340			
J22 to J27 [2]	\$269,786		
Subtotal Zone 1340	\$269,786	233	\$1,158
Zone 1245 & Portion of Zone 1462			
J27 to J26 [2]	\$169,424		
J24 to J26	\$173,240		
J26 to J35	\$159,892		
J35 to J39	\$124,320		
J39 to BLR	\$87,920		
BLR to J42	\$178,345		
J42 to J46 [3]	\$331,151		
Subtotal Zone 1245 and Portion of Zone 1462	\$1,224,292	363	\$3,373
Total Water Cost	\$1,494,078		

"water_sheds"

Source: CTA Engineering and Surveying, Inc. and EPS

[1] Cost per unit excludes neighborhood service demand and cost share.

[2] Segment J26 to J28 for purposes of this table has been split as follows:

J26 to J27 - \$169,424

J27 to J28 - \$25,400

[3] Identifies 29 units as portion of Zone 1462 which will benefit from new water infrastructure. These 29 units are mapped on Exhibit W-1.

Sewer

The backbone sewer facilities included in the cost estimates shown in **Appendix C** are expected to be above and beyond the facilities that are funded by EID Wastewater Connection fees. However, a thorough review should be undertaken to identify whether any of the facilities described herein are eligible for funding by the existing EID Wastewater Connection fee program.

The BLHSP is generally divided into two distinct sewer service areas. The easterly sloping portion of the plan area will flow to the Deer Creek Wastewater Treatment Facility. The westerly

Exhibit J

*Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012*

sloping portion of the plan area will flow to the El Dorado Hills Wastewater Treatment Facility. In addition to BLH PFF expenses, development in the BLHSP is also subject to EID sewer connection fees.

The sewer collection system available to the BLHSP westerly sloping area under existing conditions includes a gravity sewer line to the West, located in Mazza Court at Serrano, some distance outside the project area. ~~This line is adequately sized, but would require~~In order to utilize this line BLHSP would be required to construct the construction of an offsite sewer line and a lift station in BLHSP to pump ~~wastewater effluent~~ to Mazza Court. ~~This connection would be subject to verification of available sewer capacity in the South Uplands Trunk Sewer Line, which is located inside the Serrano Development. Based on preliminary field evaluation it has been determined that the proposed location for the potential regional lift station is unsuitable for construction.~~ A limited amount of gravity sewer capacity is also available to the west of Hawk View subdivision through a potential connection directly to the South Uplands Trunk Sewer Line. At this time it is not intended that any connections other than Hawk View will be allowed into the South Uplands Trunk Sewer Line in this location. Each of these sewer lines flow to the El Dorado Hills Wastewater Treatment Plant for treatment.

The sewer collection system available to the BLHSP easterly sloping area under existing conditions includes gravity sewer lines located offsite at Covello Circle, Bertella Road, and Castana Drive, as well as onsite at Hollow Oak subdivision, Country Club Drive, Morrison Road. Possible offsite sewer upsizing may be required at Country Club Drive or other areas to the east, to be determined at the Facility Plan Report (FPR) analysis level.

The easterly sloping plan area is predominantly inclusive of the Bell Ranch and Bell Woods subdivisions, and other small projects located upstream of the sewer lines identified in these subdivisions. The eastern slope is generally considered to be infill development from a sewer perspective. As such, there are no sewer lines on the eastern slope proposed for inclusion in the BLH PFF. Any locally beneficial arrangements between projects for sewer improvements on the east slope have the EID reimbursement agreement process available to them for resolution of local cost sharing arrangements.

Similarly, localized sewer cost sharing on the westerly sloping project area could be handled through the standard EID reimbursement agreement process. However, the western sloping area is not considered to be an infill sewer project. A backbone sewer infrastructure plan is appropriate for the west side of the BLHSP because of the magnitude of both onsite and offsite sewer improvements required to serve the project.

The backbone improvements generally include the offsite gravity sewer line and onsite gravity sewer lines identified to serve specific areas of the BLHSP. The offsite sewer line cost is proposed to be shared by all benefitting properties on the western slope. The onsite sewer line cost is proposed to be shared by all benefitting properties which use a given segment of onsite mainline. Similar to the water system approach, the sewer main lines are not intended to provide sewer service to every parcel. Rather, they are designed to provide all properties with a reasonable distance from their parcel to a gravity sewer main line extension.

The offsite gravity sewer alternative is preferred to the regional lift station alternative due to the infeasibility of constructing the expense and ongoing maintenance cost associated with the pumped sewer alternative, in addition EID would prefer to avoid the long term cost of owning

Exhibit J

Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012

and operating a regional lift station when a reasonable gravity alternative exists. There are two offsite gravity sewer alignments currently contemplated for the BLHSP:

- The first option is a gravity sewer extending through unapproved Serrano Village C-2 to the South Uplands Trunk Sewer line. Should the Serrano Village C-2 project be approved, this would be the likely alignment, especially if Village C-2 initiates construction before the Bass Lake offsite sewer project.
- The second alignment option includes a gravity line to be constructed along the westerly project boundary to the existing wagon road, and then west through the BLHSP and Serrano open space along the wagon road to a connection at the South Uplands Trunk Sewer Line. The funding shown in **Table 13** is for the most expensive of the two potential alignments. If the alternative alignment is constructed, it will result in an overfunding, and the fee program will be adjusted accordingly.

The BLH PFF has contemplated funding either of these alternatives, but the final determination as to which offsite alignment will actually be constructed will be the subject of a future Master Facility Plan Report.

The limited capacity available in the South Uplands Trunk Sewer line to the west of Hawk View subdivision will allow for temporary connection of the Hawk View Subdivision-a portion of the BLHSP to this line. ~~A portion of these CTA to specify here how many units will be diverted to the southerly gravity alignment when it becomes available in the future. In the meantime, the BLH PFF contributions from these northern units are expected to aid in building up initial funds to assist with. Any developments beyond the Hawk View Subdivision will necessitate the construction of the trunk future extension of the offsite gravity sewer system that will serve the majority of the to the BLHSP, for the benefit of the larger western plan area.~~

Formatted: Font color: Red

The backbone sewer improvements proposed as a part of this plan are adequate to provide readily accessible gravity sewer access to the proposed school site. However, the actual timing of school construction is unknown and the gravity sewer to the West may or may not be completed prior to the actual need for a school. The earliest contemplated date of school construction is estimated to be commensurate with the 300th Bass Lake Hills Specific Plan building permit located within the Buckeye School District boundary. To ensure that adequate sewer facilities are available to the school at the time they are needed, a temporary school sewer pump and force main alternative design has been prepared and estimated for inclusion in this financing plan.

Formatted: Superscript

The alternative school sewer plan assumes the school will install as a part of its construction, if necessary, a temporary sewer pump on the school site, adequate to serve the school alone and capable of pumping to the South Uplands Trunk Sewer gravity line located near the Southwest corner of the Hawk View property within North Silver Dove Way.

The related force main from the school site to the connection point near Hawk View will be considered an onsite backbone improvement to the BLHSP and is included in the PFF sewer improvements in case the timing of construction requires its installation. If the temporary school sewer is not required, it will result in an overfunding, and the fee program will be adjusted accordingly.

Exhibit J

Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012

Sewer Benefit Zones

Because sewer facilities in the western portion of the BLHSP do not benefit development in the eastern portion of the plan (and vice-versa), the sewer costs have been allocated only to development in the western portion of the BLHSP (see **Exhibit S-1** in **Appendix C** for a map demonstrating areas of benefit for sewer facilities).

Table 16 shows the sewer fee that has been calculated for development in the western portion of the Specific Plan. The costs identified translate to a fee amount of approximately \$2,900 per unit.

Table 16
Summary BLH PFF for Sewer Facilities

Item	Eastern Shed	Western Shed	Total
Sewer Facilities Cost	\$0	\$2,623,425	\$2,623,425
Number of Units [1]	345	905	1,250
Fee Per Unit	\$0	\$2,899	

"sewer_sheds"

[1] Assumes eastern shed contains 444 total units, less 99 units in the Hollow Oak subdivision (which has already been constructed).

Drainage

Adequate control of drainage and storm water quality is a prerequisite to development in the Specific Plan area. Individual projects in the Specific Plan will address their drainage impacts in compliance with the County Drainage Manual and Specific Plan policy. Detention or retention facilities are considered as in-tract improvements and are developer funded.

Off-site improvements identified to provide adequate control of drainage are considered developer installed improvements and are not subject to reimbursement from the BLH PFF unless the costs are part of other backbone improvements included in the BLH PFF, such as roads.

Maintenance of all drainage facilities will be funded through a CFD for services or a county service area (CSA) with zones of benefit adopted by the Board of Supervisors under County-established procedures or other mechanisms acceptable to the County.

Fire Facilities

The Fire District provides the fire service responsibilities for the Specific Plan. The Fire District acquired the site built, equipped, and staffed the facility.

Exhibit J

*Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012*

Fire District facilities are funded through payment of impact fees at the time of building permit issuance. At their current level, Fire District fees generated by the Specific Plan will total approximately \$2.9 million (2012 \$).

Parks and Recreation

Both the EDH CSD and the CP CSD are park service providers within the BLHSP boundaries although only a small portion of the land is within the CP CSD boundaries. CP CSD facilities will be funded through CP CSD park development impact fees. Estimates of fees and acreage have been made only for EDH CSD; however, dedication requirements and fees for property within the CP CSD boundaries will be handled by the CP CSD.

Park sites may be conveyed or dedicated substantially in accordance with the Parks and Open Space Plan. In addition to the requirements listed above, parkland and facilities will be developed in accordance with the EDH CSD Recreation Facilities Master Plan (RFMP). It is anticipated that all park sites will be dedicated to and be maintained by the respective CSD. Ultimate site selection and development is the responsibility of that body. The RFMP has previously required that one or more park sites be provided in each village that contains 50 or more units. These park locations will be determined in conjunction with the review of subsequent subdivision applications. The park site should be identified on the first tentative map for a residential village and dedicated with the first final map for a village.

Financing for capital improvements on parklands shall come from park development fees collected at the time of building permit issuance. In addition to EDH CSD park development fee, the BLH PFF includes a park land acquisition and development fee to supplement existing fees and the Quimby land dedication requirements.

Exhibit J

*Bass Lake Hills Specific Plan Public Facilities Financing Plan—2012 Update
Administrative Draft Report November 19, 2012*

Developers may elect to fund park development with direct developer financing or some other means. Advance funds expended in this manner could result in reimbursement from development fees collected. The amount of said reimbursement is subject to review and approval by the EDH CSD or CP CSD before construction.

Schools

A portion of the Specific Plan area is in the RUSD, and the balance is in the BUSD, each providing school facilities K–8. The entire Specific Plan is in the EDUHSD, which provides high school facilities, grades 9–12.

The BUSD declared a need for a 10-acre school site in the Specific Plan area that can be used for a K–6 school facility planned to accommodate approximately 800 students on a year-round schedule. The school site has been acquired by the Hollow Oak developers and dedicated to the BUSD.

The primary method for financing school facilities shall be through payment of school impact fees collected by the County Office of Education for each. These fees will be matched with funding from the State School Building program to construct the required schools.

As noted in Section III, the Development Agreement established a school mitigation fee that is estimated at \$12,461 per residential unit. If the school mitigation fee is collected against all 1,359 units, at their current level, the K–12 schools will total \$15.6 million. The Districts as of January 1 of each year calculate the annual adjustment in the fee. The adjustment is implemented on July 1 of each year. The County Office of Education will collect the school mitigation fees in the Specific Plan, and the County will notify the County Office of Education of each final map recorded in the Specific Plan and the new parcel numbers generated for each new parcel with the Specific Plan Area. Because of changes in the law adopted in 1998 under Government Code Section 65995, the developers that did not execute the Development Agreement before the effective date of such law may be required to pay the Level II fees referenced in Section III above instead of the \$12,461 per-unit school fee established under the Development Agreement.