

# Exhibit L



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# $\times$ KEYNOTES

#### 1 - GENERAL KEY NOTES

- 1.0 EXISTING SPILLWAY TO BE RE CONSTRUCTED
- 1.1 EXISTING PONDS TO REMAIN WITH ADDED AERATION.
- 1.2 EXISTING ELDERBERRY TO REMAIN AND PROTECTED DURING CONSTRUCTION
- 1.3 EXISTING TREES TO REMAIN
- 1.4 EXISTING WETLANDS

#### 2 - SITE KEY NOTES

- 2.0 PROPOSED MULTI USE TURF AREA
- 2.1 PROPOSED MONUMENT SIGN
- 2.2 PROPOSED OFF STREET PARKING
- 2.3 PROPOSED TRAIL ACCESS THROUGH PARK
- 2.4 PROPOSED RECREATION TRAIL
- 2.5 PROPOSED HILLSIDE SLIDE
- 2.6 PROPOSED PICNIC SHADE STRUCTURES WITH TABLES AND BBQ'S.
- 2.7 PROPOSED RESTROOM/STORAGE BUILDING
- 2.8 PROPOSED PLAYGROUND
- 2.9 PROPOSED WATER PLAYGROUND WITH SHADE SAILS
- 2.10 PROPOSED TOT LOT
- 2.11 PROPOSED PASSIVE TURF AREA
- 2.12 PROPOSED ON STREET PARKING
- 2.13 PROPOSED TRASH ENCLOSURE
- 2.14 PROPOSED OPEN SPACE OVERLOOK AND TRAIL STAGING
- 2.15 PROPOSED SHADE STRUCTURE
- 2.16 PROPOSED RETAINING WALLS
- 2.17 PROPOSED HORSESHOES
- 2.18 PROPOSED BASKETBALL COURT
- 2.19 PROPOSED TRAIL ACCESS 5% MAX. TO BRIDGE
- 2.20 PROPOSED STAIRS
- 2.21 PROPOSED PEDESTRIAN BRIDGE ACROSS WETLAND
- 2.22 PROPOSED DRINKING FOUNTAIN
- 2.23 PROPOSED BOCCE COURT
- 2.24 PROPOSED BENCHES ALONG TRAIL
- 2.25 PROPOSED 4' RECREATION TRAIL (D.G.)
- 2.26 PROPOSED VILLAGE EXIT GATE

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SOURCE: FUHRMAN LEAMY LAND GROUP, MARCH 2013.

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FIGURE III-6

Dixon Ranch Residential Project EIR Village Park (Lot A) Conceptual Site Plan 14-1617 3F 3 of 130



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SOURCE: CTA, SEPTEMBER 2013.

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Dixon Ranch Residential Project EIR Proposed General Plan and Zoning Designations

# EXHIBIT O

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# **Dixon Ranch**

# Wildland Fire Safe Plan

**Prepared for:** 

**Dixon Ranch Partners LLC** 

**Prepared by:** 

CDS Fire Prevention Planning William F. Draper Registered Professional Forester #898 4645 Meadowlark Way Placerville, CA 95667

> July 22, 2013 Revised

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**EXHIBIT P** 

14-1617 3F 6 of 130

Dixon Ranch

Approved by:

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Michael Lilicothat, DC

Fire Marshal El Dorado Hills Fire Protection District

Darlo McFarlin, Fire Captain

Dario McFarlin, Fire Captain Fire Prevention California Department of Forestry and Fire Protection

3 - 12 - 13 Date

Prepared by:

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William F. Draper RPF #898

<u>8-13-13</u> Date



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## I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Dixon Ranch subdivision, to identify measures to reduce these hazards and risks and protect the native vegetation. There are light to moderate fuel hazards and gentle topography associated with this proposed project both on and adjacent to the project.

The possibility of large fires occurring when the subdivision is complete will be greatly reduced. However, small wildfires in the open space areas and on the larger lots may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the future parcels will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphases on the interface of homes and wildland fuels.

The scope of the Dixon Ranch Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around future homes and open space. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

## **II. FIRE PLAN LIMITATIONS**

The Wildland Fire Safe Plan for Dixon Ranch development does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

## III. DIXON RANCH WILDLAND FIRE SAFE PLAN

#### 1. PROJECT DESCRIPTION

The Dixon Ranch subdivision is located in between Green Valley Road, on the north, Aberdeen Lane, to the southwest and Green Springs Estates, to the south and east, in the El Dorado Hills area. The project will access Green Valley Road in two locations. Drive "A" enters Green Valley Road southeast of Lexi Way and Drive "C" intersects Green Valley Road just northwest of Lexi Way. Due to the close proximity of these two new intersections, additional emergency access is being provided. The project, as designed, meets the intent of Fire Safe and Division of Transportation standards. As designed, there are 3 emergency vehicle access (eva) roads being proposed. One would connect to Marden Drive while the second eva may connect in the future with East Green Springs Road and the third eva connects to Lima Way. The East Green Springs Road eva is only being constructed to the Dixon Ranch property line. The adjacent development will need to make the eva connection if desired. The eva's would have electric gates that would open by a telephone remote. That telephone number would be provided to the fire agencies and law enforcement. Law enforcement is responsible for evacuations. The gates shall also have Knox key switches that operate electronically. The gates shall lock open if there is a power failure. Road signs shall be posted stating emergency access routes. All roads will be constructed to El Dorado County Transportation Division (TD) and Fire Safe (LDMS) standards. Drive "A" and "C" will be 36' of travel surface and all the interior roads will be 30' wide. Drive "C" will have a 24' wide section as it crosses between the two ponds. The eva's would be a minimum of 20' and posted "No Parking". The project shall be served by El Dorado Irrigation District (EID). All fire hydrant locations and spacing shall be determined by El Dorado Hills Fire and the Residential Fire Code. There is not any road work anticipated to any existing roads beyond the normal encroachment and clearing of a fuel hazard reduction zone. Any private gate shall meet the requirements of EI Dorado Hills Fire. A fuel hazard reduction zone along the entire length of the roads in and adjacent to the project and around the perimeter of the project will be needed. The project is proposing to split parcels APN: 126-020-01, 02, 03, 04, and 126-150-23 totaling 280 acres into 605 lots. Lot 1 is the existing Dixon Ranch. This lot will be exempt from the provisions of this plan but subject to all current Fire Safe Regulations. Fire District and County regulations/ordinances. There are 10 lots 1 acre or larger which are subject to clearance requirements (See Appendix A) that the small lots may not have to meet. Residential fire sprinklers shall be required by the Residential Building Code as it currently exists or amended at the time of construction.

A series of open space lots are incorporated into this subdivision. There are open space lots around the perimeter of the project and interspersed between the roads. They may finger up into the neighborhoods. Also, there are open space lots, Lot "A" and "B" that will serve as parks. There are two standards for treatment of the open space areas depending on the intended use. See the mitigating measures for these treatments. Trails within the open space shall be maintained, be posted "No Smoking" and have fire access. Access would be limited by the trail width, grade and fuel hazard reduction zone. All fencing adjacent to any open space shall be constructed from nonflammable material.

There are wet areas within the open space lots. Blackberries and gray pines are often associated with these areas. Special consideration needs to be given to the wet areas so that fuels do not accumulate. Grazing has kept the fuels in these areas to a minimum. Once grazing stops, the vegetation will expand their area of coverage and become more of a fire hazard.

A Community Service District (CSD), Lighting and Landscape District (LLD) or a Zone of Benefit (ZOB) shall be formed for the purpose of maintaining the fuel hazard reduction zones along the roads and open space areas and all eva gates. Annual maintenance is essential and required for keeping fire safe conditions viable.

The El Dorado Hills Fire Protection District provides all fire and emergency medical services to this project. The California Department of Forestry and Fire Protection (CALFIRE) has wildland fire responsibility in this state responsibility area (SRA).

#### 2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses, blackberries and buckeye and downed limbs (Brush)
- (b) overstory- scattered live oaks, blue oaks and gray pine.

The property has varied terrain ranging from flat to mostly gentle slopes. Slopes are generally north to east facing and up to 20%. There are steeper slopes in the open space stream zones up to 60%. Fire hazard reduction of the fuels will be extremely important to the house sites and surrounding areas. Much of the tree canopy is open grown oaks and gray pines. These trees typically have limbs and canopy reaching the ground creating ladder fuels. Ladder fuels will need to be eliminated. Limbing of trees is important to reduce their susceptibility from a ground fire. Tree spacing on the slopes is a critical component to attaining the required fire safe clearances. A separation of the brush fuels and trees are essential for creating the defensible space around the residence and along the perimeter. CALFIRE guidelines for the 100 foot clearance requirements are attached.

#### 3. PROBLEM STATEMENTS

# A. The brush fuels on the slopes will ignite and have a rapid rate of spread.

Fire in the grass and brush fuels on the slopes is the most serious wildfire problem for this project.

#### B. Risk of fire starts will increase with development.

The greatest risk from fire ignition will be along roads and on large lots as human activity increases in these areas.

#### C. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Continued review of potential ladder fuels to maintain a fire safe environment is very important. Annual maintenance by June 1 of each year is necessary.

# D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

#### 4. GOALS

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.

- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal.
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

#### 5. WILDFIRE MITIGATION MEASURES

Wildfire mitigation measures are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. The Wildland Fire Safe Plan places emphasis on defensible space around structures and project perimeter.

The residential construction materials, fire hydrant location and fuel treatment will be extremely important in the development of these new lots. Lot setback will vary depending on lot size and location.

Fuel hazard reduction zones (FHRZ) of at least 30 feet in width shall be installed around the perimeter of the project and a 10 foot fuel hazard reduction zone along both sides of all roads except for the eva routes. The FHRZ adjacent to the eva's shall also be 30 feet. All interior open space perimeters shall have a 20' FHRZ adjacent to backyards. Sidewalks and planted landscaping may be a part of the FHRZ. Any tree canopy over the roads and driveways will have 15' of vertical clearance over the roadways. Nonflammable fencing shall be used adjacent to all open space areas and the eva's.

All residences shall be required to have NFPA 13D fire sprinkler systems. The project is located in a Moderate Fire Hazard Severity Zone. Implementation of Wildland-Urban Interface Fire Areas Building Standards will be required for the construction of new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that all trees in the fuel hazard reduction zones shall be thinned so the crowns are not touching. Branches on remaining trees shall be pruned up 10 feet as measured on the uphill side of the tree. Brush shall be removed. Grasses shall be kept mowed to a 2 inch stubble annually by June 1. Any tree crown canopy over the driveways shall be pruned at least 15 feet up from the driveway surface.

This zone is in addition to the clearances required by state law. The State required Fire Safe clearances (PRC 4291) shall be implemented around all structures (See CALFIRE Guideline). <u>Clearances may be required at the time of construction by the County.</u>

More restrictive standards may be applied by approving El Dorado County Authorities. Approval of this plan does not by itself guarantee approval of this project. All mitigating measures in this plan while integrated must also stand alone. If one measure is determined to be invalid, all other measures shall remain in effect. The Wildland Fire Safe Plan shall be amended to correct any changes if necessary.

#### Mitigation Measures:

- Driveways shall be 12 feet wide. Driveways shall comply with the DOT weight standards.
  - a. Responsibility- homeowner

- All private driveway gates shall be inset on the driveway at least 30 feet from the road. Gate opening shall be 2 feet wider than the driveway. Knox lock access shall be provided to the fire department.
  - a. Responsibility- homeowner
- All homes shall have Class A listed roof covering.
  - a. Responsibility- homeowner
- Decks that are cantilevered over the natural slope shall be enclosed.
  - a. Responsibility- homeowner (See Appendix C for guidelines)
- The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.
  - a. Responsibility-builder
- Windows and glass doors on the sides of the structure shall have tempered glass and fire resistant frames.
  - a. Responsibility-builder
- Rafter tails shall be enclosed with noncombustible material on the sides of the structure.
  - a. Responsibility-builder
- Gutters and downspouts shall be noncombustible.
   a. Responsibility-builder
- Attic and floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.
   a. Responsibility-builder
  - a. Responsibility-builder
- Lots 1 acre and larger shall be landscaped using the guidelines in Firescaping Standards Zones I and II. (See Appendix A)

   a. Responsibility- homeowner

#### 6. OTHER FIRE SAFE REQUIREMENTS

- A. New roadways, turnouts and driveway shall be constructed only after consulting with El Dorado Hills Fire and TD. A design waiver may be requested.
- B. Each new property owner prior to construction shall be required to contact El Dorado County Community Services Agency/Building Division to have the residential fire sprinklers plans approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.
- C. Any new road and turnout shall be built to TD standards.
- D. 30' fuel hazard reduction zone along the perimeter of the project and eva's, 20' adjacent to backyard fences, 10' on both sides of the roads shall be installed and annually maintained by June 1 to the Fire Safe specifications. Sidewalks and landscaping is acceptable in the zone along the roadways. Tree canopy over the road and driveways shall be cleared up 15'.

- E. The developer shall file with TD to get the roads named and have the names posted at the intersections.
- F. A Community Facilities District (CFD), LLD or ZOB shall be formed for the specific purpose of maintaining the fuel hazard reduction zones along the road and in the open spaces and the eva gates, annually by June 1 in addition to other specific fire safety needs of the Fire District.
- G. Roads 30' wide shall be posted "No Parking" on one side of the road unless a design waiver is approved. Posting on one side as determined by fire hydrant placement and consulting with the Fire Department. Rolled curbs should be used.
- H. If a parking design waiver is granted, turnouts at each fire hydrant location shall be installed and meet fire department specifications.
- I. A Notice of Restriction shall be filed with the final parcel map which stipulates that a Wildland Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.
- J. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances unless amended, revised or waived.
- K. The home/property owners are responsible for any future fire safe or building code changes adopted by the State or local authority.
- L. Only fire rated composite deck material, wood or non-combustibles shall be allowed for decks.
- M. All fencing adjacent to open space and along the eva routes shall be noncombustible.
- N. All active and passive parks shall be landscaped, comply with the Weed Abatement Resolution of the El Dorado Hills Fire Protection District or both.
- O. All vacant lots shall be treated to the standard established by the Weed Abatement Resolution of the Fire District.
- P. Any trail within the open space shall have Fire Department access (rolled curb). All trails shall be posted at access points "No Smoking". Access is limited by trail width and grade.
- Q. All emergency vehicle access (eva) roads shall be posted "Emergency Access Route" and "No Parking".
- R. Gates at each eva shall have a telephone activated automatic opener and a Knox key switch. The gate shall lock open if there is a power failure. The telephone number shall be provided to the fire agencies and law enforcement.
- S. Eva gates shall be 2 feet wider than the roadway.
- T. The El Dorado Hills Fire Protection District shall review the Wildland Fire Safe Plan every 5 years to determine if additional Fire Safe measures need to be implemented.

## 7. OPEN SPACE GUIDELINES

- A. Remove all gray pines within 100' of all property lines (outer and inner lines).
- B. Remove all dead trees within 100' of all property lines (outer and inner lines).
- C. Remove all dead limbs from live trees that are within 10' of the ground.
- D. Limb all trees within 30' of the inner property lines at least 10' above the ground as measured on the uphill side of the tree.
- E. Remove all dead limbs and trees laying on the ground within 100' of all property lines (outer and inner lines).
- F. Annually by June 1 cut or remove all grass and brush to a 4" stubble within 30' along the inner property lines adjacent to the residential lots and along streets.
- G. All trails shall have a 10' fuel hazard reduction zone along each side of the trail. The zone shall be annually maintained by June 1.
- H. Open space areas being used as a park shall be landscaped and irrigated or comply with the Weed Abatement Resolution of the Fire District.

I. All access points to open space shall have rolled curbs and be posted "No Parking" to allow fire vehicle access. A lockable barrier (knock down bullard) may be installed after consultation with the Fire District.

- J. Mature or multi stemmed oaks can present a serious wildfire problem if untreated. Treat the oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10' above the ground that arch over and are growing down towards the ground. Measure from the uphill side of the tree to determine the appropriate height.
- K. Permanent wet areas within the open space lots may be allowed to have a variety of vegetation provided the wet areas are isolated with a fuel hazard reduction zone.
- L. The high tension power lines in open space Lot "F" needs a fuel hazard reduction zone along any access road that may be in the area for line maintenance. A permanent agricultural crop may provide a sufficient fuel hazard reduction zone.

### V. Appendix

## **APPENDIX A**

# DIXON RANCH FIRESCAPING STANDARDS

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to create a landscape that will slow the advance of a wildfire and create a Defensible Space that provides the key point for firefighting agencies to defend the home. This approach has a landscape zone surrounding the home containing a balance of native and exotic plants that are fire and drought resistant, help control erosion, and are visually pleasing. Firescaping is designed not only to protect the home but to reduce damage to oaks and other plants.

### Zone I

The zone extends to not less than 30 feet from the house **or to the property line whichever is less** in all directions and has a traditional look of irrigated shrubs, flowers gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1 inch in diameter) shall be removed. All native oak trees, conifers and brush species are pruned up to 10 feet above the ground as measured on the uphill side but no more than 1/3 of the live crown. The plants in this zone are generally less than 18 inches in height, must be slow to ignite from windblown sparks and flames. Such plants should produce only small amounts of litter and retain high levels of moisture in their foliage year around. Native and exotic trees are permitted inside the Zone, but foliage may not be within 10 feet of the roof or chimney. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to a 2 inch stubble, chemically treated or removed. Such treatment must be accomplished by June 1, annually. This zone has built in firebreaks created by driveways, sidewalks etc.

#### Zone II

This Zone adds 70 feet to Zone I and extends a minimum of 100 feet from the house in all directions, or to the property line whichever is less, and is a transition area to the outlying vegetation. The zone is a band of low growing succulent ground covers designed to reduce the intensity, flame length and rate of spread of an approaching wildfire. Irrigation may be necessary to maintain a quality appearance and retain the retardant ability of the plants. All dead trees, brush, concentration of dead ground fuels (tree limbs, logs etc.) exceeding 2 inches in diameter shall be removed. Annual grasses shall be mowed after they have cured to a 2 inch stubble by June 1, annually. Native trees and brush species may be preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side.

#### For All Zones With Oaks

Mature, multi stemmed Oaks can present a serious wildfire problem if untreated. Treat the Oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.

# APPENDIX A-1 FIRESCAPING ZONES EXHIBIT



Property Line

## Typical Lot in Oak Woodland (Schematic, not to scale)

## **APPENDIX B**

## **DIXON RANCH**

## FUEL TREATMENT SPECIFICATIONS For OAK WOODLAND Within The Designated Fuel Treatment Areas

1. Leave all live trees where possible.

2. Remove all dead trees.

3. Remove all brush.

4. Prune all live trees of dead branches and green branches 10 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.

5. Annually by June 1, reduce the grass or weeds to a 2 inch stubble by mowing, chemical treatment, disking or a combination of treatments.

6. Conifers within 30 feet of a house shall be removed. Those pines in the open space shall be isolated with no brush understory within the dripline of the tree.

## **APPENDIX C**

## **DIXON RANCH**

## **ENCLOSED DECK GUIDELINES**

The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco etc.

- 2. Any deck shall not include non fire rated composite deck material.
- 3. This applies to decks one story or less above natural slopes.
- 4. Combustible material must not be stored under the deck.



APN 12602001



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Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Usars make use of this depiction at their own risk.

Printed on 7/5/2011 from El Dorado County Surveyor's Office

0 470 940 1,410 Feet Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# 100' DEFENSIBLE SPACE



# Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A Detensible Space of 100 feet around your home is required by law.<sup>1</sup> The goal is to protect your home while providing a safe area for firefighters.

"Lean, Clean and Green Zo

 Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

"Reduced Fuel Zone."

 The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build – up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feel from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than ½ inch mesh.

1. These regulations affect nucl of the grass, brush, and timber-covered private lands in the State. Some lire departmen jurisdictions may have additional regularements. Some attivities may require special procedures for, 1] threatened ance endangered species, 2) avoiding erosion, and 3) protection of water guality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not acted beyond your properly. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CDF office for more details.





State of California Department of Forestry and Fire Protection

### ection NOTICE OF FIRE HAZARD INSPECTION

A fire department representative has inspected your property for fire hazards. You are hereby notified to correct the violation(s) indicated below. Failure to correct these violations may result in a citation and fine.

Occupant:		Physica	al Address:			Phone	<b>芬</b> :
Occupant N	ot Home:	Occupant Not Home	Refused		For Questions	s,	
#Attempt:	11	2nª Attempt:/	/ Inspection:	1_1_	Contact Inspe		
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Corrected         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3         2       3	A. Remov B. Remov D. Prune E. Remov F. Remov <b>Reduced</b> G. Mow d H. Live fla 6 to 15 i. Reduc J. Reduc	ve all branches within 10 ve leaves, needles or oth ve all dead or dying trees lower branches of trees t ve all dead or dying grass ve or separate live flamm Fuel Zone (within : iead or dying grass to a n annable ground cover le i feet. PRC §4291(a)(1) e fuels in accordance wit e fuels in accordance wit	h the Continuous Tree Car h the Horizontal Spacing S	imney outle ters, decks, r plants adja or 1/3 tree hi vegetation. ubs. PRC § ructures o ght. Trimmi t may remain nopy Standa Xandard (se	t. PRC §4291 porches and s iccant to or ove eight for trees PRC §4291(a)(1) or to prope ings may remain, but overhan and (see back). PRC	(a)(4) tainways etc. PRC §4 rhanging buildings. Pl under 18 feet). PRC § ()(1) rty line): in on the ground. PRI iging and adjacent tree PRC §4291(a)(1) §4291(a)(1)	RC §4291(a)(5) §4291(a)(1) C §4291(a)(1) es must be pruned to a heigh
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# PRELIMINARY GRADING & DRAINAGE PLAN DIXON RANCH - PHASE 1 AREA 1

COUNTY OF EL DORADO

APRIL, 2014







	GEND
	PHASE LINE
<b>~1035</b> ~	PROPOSED CONTOUR
	EXISTING CONTOUR
CG	CUSTOM GRADING AN INDIVIDUAL GRADING PLAN SHALL BE PREPARED & PROCESSED AS REQUIRED AS PART OF A BUILDING PERMIT APPLICATION
P=1022.0	PROPOSED PAD ELEVATION
1.0%	PROPOSED ROADWAY GRADE (APPROX)
LP ●	PROPOSED LOW POINT (LP) OR PROPOSED HIGH POINT (HP)
2:1 UNLESS OTHERWISE NOTED	PROPOSED SLOPE BANK
	PROPOSED DAYLIGHT LINE
MAX WALL H=10'	- PROPOSED RETAINING WALL
<b>&gt;</b> ···- <b>&gt;</b> ···-	PROPOSED DITCH
	• • APPROX. BORROW AREA
SD SD OUTFALL RSP	PROPOSED DRAINAGE SYSTEM
	CLASS C LOT (REAR DRAINING) NOTE THAT AS ULTIMATE CONDITIONS DICTATE, LOT MAY BECOME CLASS A (FRONT DRAINING)
SETBACK	JURISDICTIONAL WATERS SEE REPORT PREPARED BY GIBSON & SKORDAL FOR ADDITIONAL INFORMATION
WATER SURFACE ELEVATION	EXISTING 100 YR FLOOD PLAIN



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# PROPOSED OFFSITE ELECTRIC & GAS IMPROVEMENTS DIXON RANCH

# COUNTY OF EL DORADO



MARCH, 2013

STATE OF CALIFORNIA

Exhibit S



NODES	DESCRIPTION OF WORK
А то В	ADDITION OR REPLACEMENT OF POLES, WIRES, OVERHEAD SWITCHES OR FUSING, TREE TRIMMING, AND PERFECTION OF RIGHT OF WAY
С	TIE INTO EXISTING BOX ON WEST SIDE OF SANGIOVESE DR
С то О	PULL NEW CABLE THROUGH EXISTING CONDUIT
D то E	NEW TRENCHING WITH 6" CONDUIT AND CABLE
E TO F	REMOVE AND REPLACE CABLE IN EXISTING CONDUIT
F	CONNECT TO EXISTING GAS MAIN IN LIMA WAY



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# DIXON RANCH DESIGN GUIDELINES

EXHIBIT U

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# DIXON RANCH DESIGN GUIDELINES

AUGUST 2015







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# SECTION 1 - COMMUNITY FRAMEWORK

#### **1.1 LOCATION AND SETTING**

Dixon Ranch is located within the unincorporated community of El Dorado Hills in El Dorado County, California. Since the adoption of the El Dorado Hills Salmon Falls Area Plan in 1983, which identifies villages around the El Dorado Hills area to be developed, the Dixon Ranch property has been contemplated for development. More information regarding this Specific Plan can be found at www.edcgov.us. The village is located south of Green Valley Road and north of the master planned Serrano development. The proposed village area will include 280 acres of open space and various residential land uses.

The Folsom Lake State Recreation Area is less than 3 miles from the village and the shores of South Lake Tahoe are 80 miles to the east. The bustling hub of downtown Sacramento is a short 30 minute drive to the west along Highway 50. The village of Dixon Ranch will support existing retail in El Dorado Hills and Cameron Park with areas of commercial interest in close proximity to the site, including the Safeway shopping Plaza and Lake Forest Plaza on Francisco Drive, the Sears shopping center on Green Valley Road at Cambridge Drive, as well as the Cameron Park Plaza on Green Valley Road at Cameron Park Drive. Other retail destinations that will benefit from Dixon Ranch are La Borgata, the El Dorado Hills Village Center on El Dorado Hills Boulevard, the El Dorado Hills Town Center and the Montaño shopping center at Latrobe Road and White Rock Road.

#### 1.2 COMMUNITY DESIGN

Dixon Ranch is a village planned for generations. The 280-acre plan has 604 homes designed specifically for families and aging residents. The perimeter of the village is lined with open space corridors that complement the blend of estate and large residential parcels, as well as custom and village parcels within the village. Nestled within the interior of the village are 160 units that comprise an Active Adult Neighborhood. Eighty-four acres of open space and parks are interspersed within the village, maintaining the natural open space that is the hallmark of El Dorado County.

Housing choices have been selected in response to demographic trends and market demands. These housing types are attainable for a variety of income levels and life stages, including families, small households, working professionals, and older adults.

The collection of home types within Dixon Ranch include the followings:

- 1. Age Qualified 55+ Small Lot
- 2 . Age Qualified 55+ Large Lot
- 3 . Village Standard Lot
- 4. Village Large Lot
- 5. Hillside
- 6. Hillside Custom
- 7. Estate Residential/Estate Residential Large Lot







Figure 1.2 - Community Design Plan

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Village Park

Neighborhood Park & Age Qualified 55+ Common Space

**Open Space** 

Estate Residential & Estate Residential Large Lot Parcels

Age Qualified 55+ Small & Large Lot Parcels

Village Standard Lot Parcels

Village Large Lot Parcels

**Hillside Parcels** 

Hillside Custom Parcels

**Existing Residence** 

#### **1.3 GUIDING VISION**

Dixon Ranch is a place for all generations. It is a village where people can live comfortably, knowing their homes will support them as their needs change. Dixon Ranch has been planned around the belief that parents, grandparents, and grandchildren are meant to be together – whether it's under the same roof or sharing the same street. Generations of families sharing the same home provide practical, cultural, emotional, and financial benefits to families and society. Dixon Ranch will meet the needs of both the established families and the ones being established.

#### **1.4 KEY DESIGN ELEMENTS**

The unique opportunities offered within the village of Dixon Ranch set it apart from other neighborhoods in the region. Key features such as shuttles, programs, and activities that will facilitate interaction between all generations create an inclusive sense of place for residents and families to enjoy life together. Community services will also be offered for the convenience of all residents who desire assistance with daily needs.



Dixon Ranch homes will embrace Livable Design, which builds the principles of flexibility, adaptability, and beauty into the home design. Elements such as level thresholds, wider hallways and doorways, and curbless showers are incorporated to create fresh open spaces that flow seamlessly from indoors to outdoors and throughout the home. These design elements benefit people of all ages and abilities with both form and function. From strollers to walkers, moving day to big holiday gatherings, homes designed with Livable Design standards elevate and simplify the living experience.

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#### 1.5 COMMUNITY HOSPITALITY

Community Hospitality offers thoughtful services, tailored to the needs of individuals within Dixon Ranch. A community concierge will facilitate the services of this assistance program and provide comprehensive solutions and connections for the basic necessities of life that provide personal attention, meaningful engagement and access to services when desired. The program will consist of on-site as well as 24/7 telephone and Internet support.



The aging process can make daily routines and activities cumbersome, and sometimes impossible. Some aging residents who might not have anyone to assist them could become isolated and miss out on living a normal, healthy, and vibrant life in their later years. Not only does Dixon Ranch offer the benefits included in the concierge program, it also provides another avenue to care for the needs of the older adult residents by having services readily available on a fee-for-service basis. Some of the services that will be available to Age Qualified Dixon Ranch residents are medication reminders and ordering of medication through registered nurses, grocery and personal shopping, home care and personal care, as well as assistance with coordinating medical care with the family doctor.

The benefits of the community concierge stretch beyond the Age Qualified neighborhood, and are accessible tools for the families caring for their parents and grandparents. A daughter can stop by the concierge desk and arrange for scheduled medical services for her mother as she heads home from work, families can coordinate package deliveries, a busy professional can arrange for dog-sitting and home monitoring during a business trip, or a grandchild can drop off a hand written note and it will be in safe-keeping until grandpa can come and pick up his surprise. Dixon Ranch is committed to creating a connected sense of place where everyone can benefit from the amenities provided.
## 1.6 LANDSCAPE AND WATER CONSERVATION

Dixon Ranch will demonstrate responsible water conservation practices through drought tolerant landscape solutions in public and private landscape areas. Drought tolerant native plant species will be used throughout the community and innovative water conservation solutions will be studied and incorporated during the design process. The following guidelines apply to the landscape of Dixon Ranch:

- » All landscape and irrigation shall conform to the State of California Water Conservation Act.
- » No front yard lawns will be permitted while water use restrictions are in place. Once water use restrictions are rescinded, lawns may be no more than 30% of the front yard area.
- » Graywater systems that facilitate the reuse of certain household water (such as that from sinks, showers and washing machines) will be offered as a buyer option at the time of construction subject to the requirements and restrictions of the El Dorado Irrigation District.
- » Other water reuse systems are encouraged to be studied and incorporated into the infrastructure design for the community. Systems may include recycled non-potable water, rainwater catchment (private or community rain barrels), or other future technologies that adhere to the requirements and restrictions of the El Dorado Irrigation District.

- » Irrigation methods will focus on water conservation. Systems may include a combination of drip irrigation, subsurface drip irrigation, and smart irrigation.
- » Low Impact Development (LID) techniques will be employed to provide advanced storm water management, utilizing vegetation and open space to optimize natural hydrologic processes to reduce stormwater runoff. Through means such as infiltration, evapotranspiration, and reuse of rainwater, LID techniques manage water and water pollutants at the source and thereby reduce or prevent runoff impacts to rivers, streams, lakes, and ground water.

#### **1.7 DESIGN REVIEW PROCESS**

The variety of lot sizes within Dixon Ranch present the opportunity for individual builders to construct portions of the village. The design review process described herein is intended to ensure that individual neighborhoods within Dixon Ranch contribute to the character and quality envisioned for the village, as well as adhere to Livable Design principles. This three-step process is intended to be efficient, without compromising the quality of design solutions. The Dixon Ranch Design Review Committee (DRDRC), which will be comprised of representatives of the master developer and design professionals, will review all designs developed for the village.

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## STEP I: PROJECT APPLICATION

The design review process will commence upon receipt of the Builder's application form and review fee. At the applicant's discretion, a kick-off and orientation meeting with the DRDRC is suggested.

1. Completed application form and payment of review fee

#### **STEP 2: PRELIMINARY DESIGN REVIEW**

This step is intended to establish and define the application's preliminary architectural and landscape character and concepts. Upon review and approval of the Builder's application, the DRDRC will schedule a Preliminary Design Review (PDR) session, during which the DRDRC will meet with the Builder to review and discuss the submittal process.

The PDR is an opportunity to review the following design criteria:

- » Selected architectural styles from Dixon Ranch Architectural Palette;
- Architectural form, massing, roofs, and details, which establish and preserve character;
- » Livable Design principles,
- Preliminary thoughts on colors and materials; and,
- » Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed fencing and walls for front and corner lot side yards.

Within 15 days of the PDR, the DRDRC shall prepare and submit to the applicant a written Preliminary Design Review Memorandum (PDR Memo) outlining the agreed-upon direction of the DRDRC and the applicant.

The PDR Memo will state one of the following:

1. Approval to move forward to Final Design Review

2 . Approval to move forward to Final Design Review with Comments & Conditions

3. Denied with Comments; resubmittal for Preliminary Design Review is required

#### SUBMITTAL REQUIREMENTS

#### **CIVIL / PLANNING**

**1.** Location map showing neighborhood location within the overall neighborhood.

#### LANDSCAPE

**1**. Landscape concept plans identifying general planting scheme, street tree program, front and corner lot side yards. Plans shall be prepared at a minimum scale of I''= 20'.

2. Color illustrative depicting typical landscape treatment for at least three contiguous lots, including one corner lot. The typical plan shall include at least one of each floor plan proposed for the neighborhood. The plan shall include a description of the landscape concept.

## ARCHITECTURE

Preliminary building floor plans and front elevations. These should be at minimum  $\frac{1}{4}$  = 1'- 0" scale.

1. Preliminary typical site/plot plan.

2. Consistency with village development standards and architectural standards.

3. Plans shall be subject to Livable Design for preliminary review for compliance.

#### **STEP 3: FINAL DESIGN REVIEW**

This step is intended to review the specific designs for the architecture and landscape elements of the neighborhood.

Upon receipt of an approved PDR Memo, more detailed plans shall be prepared and submitted to the DRDRC for Final Design Review. Plans shall be a progression of the approved plan and direction established during Preliminary Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture plans. No non-licensed design work shall be permitted without receipt of special approval of the DRDRC.

#### SUBMITTAL REQUIREMENTS

CIVIL / PLANNING

- 1. Dimensioned site plan showing:
  - » Building footprints
  - » Porches and patios
  - » Garages
  - » Street curbs and rights-of-way
  - » Easements
  - » Driveways and walkways
  - » Dimensioned building setbacks
  - » Compliance with village development standards

## LANDSCAPE

1. Landscape Plans for front and corner lot side yards (minimum scale 1"=20') including :

» Cover sheet with sheet index.

- » Plant material and hardscape list with key, including finishes and colors of hardscape and fencing.
- » Typical landscape, planting, and irrigation plans for each unique footprint type and each lot type (e.g., corner lot, or other non-standard lot).
- » Fencing, hardscape, and planting details.
- » Fencing site plan.

2. Site Plan / Landscape Concept for Model Home Complex, Sales Office, and Temporary Marketing Facility as applicable (minimum scale  $I^{"=} 20$ ). Model landscape plans may be deferred at the discretion of the DRDRC.

## ARCHITECTURE

1. Colored street scene showing at least three contiguous lots, actually occurring within the subject site, including one corner lot. Each plan type and an example of each selected architectural style must be depicted. The lot number, plan type, and architectural style should be identified for each lot.

2. Architectural construction drawings, including floor plans, roof plans, alternative or options, all exterior elevations, sections, and key details, prepared at a minimum scale of  $\frac{1}{4}$ " = 1').

3. Architectural color and material sample boards (or equivalent information as approved by the DRDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

4. Plans shall be subject to Livable Design for final compliance review and approval.

## MISCELLANEOUS

1. Comment response memo identifying the steps taken to address DRDRC comments from Step 2: Preliminary Design Review.

2. Estimated Construction Schedule for completion of the village, including improvements, model home complex site improvements, and phasing.

# SECTION 2 - ARCHITECTURAL GUIDELINES

#### 2.1 ARCHITECTURAL GUIDELINES

By employing defined architectural guidelines and standards, Dixon Ranch will be a community with visually engaging architectural identity and distinctive character within El Dorado Hills. The following pages define the design principles that apply to all residential neighborhood within Dixon Ranch.

## 2.2 DESIGN PRINCIPLES

#### 2.2.1 DIVERSITY OF STREETSCAPE

An elegant and diverse streetscape is a defining characteristic of enduring neighborhoods. The intent of this section is to articulate the standards and unique defining elements by which Dixon Ranch shall be built in order to create a visually engaging and cohesive streetscape.

## A. MASTER HOME PLAN REQUIREMENTS

To achieve streetscape variation, a master home plan series should comprise multiple different master home plans with varying elevations (each elevation must be a different architectural style), based upon the number of lots to be built upon by one builder as an individual village within the neighborhood. This selective architectural style application will enhance the variety of the streetscape. Master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing.

Number of Lots	Floor Plans (min.)	Elevations per Floor Plan (min.)	Architectural Styles per Series (min.)	Color Schemes per Style (min.)
1-5	Two (2)	Two (2)	Two (2)	Two (2)
6-15	Two (2)	Two (2)	Three (3)	Two (2)
16-40	Three (3)	Two (2)	Three (3)	Three (3)
41-70	Three (3)	Three (3)	Three (3)	Three (3)
71-100	Three (3)	Three (3)	Four (4)	Four (4)
101-175	Four (4)	Three (3)	Four (4)	Four (4)

Figure 2.1 - Master Home Plan Requirements

## **B. MASSING AND ROOF FORM**

Proportion and placement of architectural forms and elements should be appropriately applied in a manner consistent with the architectural style or adaptation being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the animation of the streetscape. Massing should be appropriate to the architectural style (e.g., the Monterey style has a cantilevered second story balcony as a signature defining element; it would be inauthentic to design a single story Monterey home).

One out of every three homes should have a significantly different roof form than its neighbors (e.g., forward-facing gable versus side-facing gable).

Horizontal and vertical articulation is required on all homes, as appropriate to each architectural style, and can be achieved through differing roof forms, combinations of one and two story elements, architectural projections, porches, etc.

Front porches, when appropriate to the building style, should have a minimum depth of six (6) feet.





## C. REPETITION

Avoiding repetition of identical floor plans or architectural styles is important to create a sense that a neighborhood has been built over time.

The same floor plan with the same architectural style should be no less than three (3) lots away in any direction (on the same side of the street as well as the opposite side of the street).



## 2.2.2 MULTI-SIDED ARCHITECTURE

The continuation of style-specific architectural elements from the front façade around to the side and/ or rear elevations creates an authentic architectural statement.

Blank, unadorned building faces are not permitted; a certain minimum amount of detail is required to reflect a unified architectural treatment. The front elevation should be the most highly detailed with typical low visibility side and rear elevations exhibiting less detail. Corner lots and lots visible from the public realm will feature a higher level of detail on both the highly visible elevations.

Figure 2.2 identifies home sites that are visible from multiple angles, public ways, community edges, and major collector streets. Home sites identified as enhanced lots are subject to the following:

» Enhanced lots should employ at least two enhancements from the front elevations on all building faces adjacent to public ways, community edges, and/or major arterials.





#### 2.2.3 ACTIVE AND PASSIVE SIDES

Side yards offer a unique opportunity for private outdoor space that can be easily overlooked when not planned thoughtfully. To promote utilization of these spaces, it is effective to designate active and passive sides to each home. The active side of a home is identified as having larger windows and the most usable outdoor space. The passive side of the house has fewer, smaller, and often higher windows to promote privacy for the adjacent neighbor's active side. This creates a functional relationship between homes and helps create an enhanced living environment.

- » Active and passive sides must be adjacent to each other to ensure privacy for the active side.
- » In some instances, it may make sense to site two active sides together to address a multi-generational family buyer, such that one extended family desires to purchase two adjacent homes and share a larger common central courtyard. This is acceptable as a market-driven solution.
- » For side drive or pushback garage units, the side drive must be on the active side of the house.

## 2.2.4 GARAGES

Reducing garage dominance on the streetscape and bringing living space closer to the street creates streetscenes that are inviting and safe with an "eyes on the street" environment. Using design techniques that enhance a home's architectural style and relegating the garage to a less prominent position promotes a more pedestrian-oriented neighborhood. The following are the permitted garage mitigation measures for Dixon Ranch.

Front facing garages should be recessed a minimum of 5' from living space or porches.

Garages accommodating more than two cars are allowable in a side-loaded, split or tandem configuration. Three car front-loaded garages may be considered for special approval by the DRDRC with special care given to the garage design through individual garage doors, upgraded doors and style-specific design.

#### 2.2.5 MULTI-GENERATIONAL UNITS

Multi-generational units integrated within primary residences are highly encouraged within Dixon Ranch. Multi-generational units are defined as follows:

- » The square footage of a multi-generational unit may be up to 800 square feet.
- » A multi-generational unit consists of a



Passive side yard example.

bedroom, bathroom, and living space, which may have a kitchenette.

» The multi-generational unit may have a separate entry door from the primary home. When a multi-generational unit has its own dedicated exterior entry, the entry shall be designed in such a way to not draw attention away from the primary residence entry.



The age-restricted neighborhood within the village of Dixon Ranch features a private clubhouse for the residents of this neighborhood. The clubhouse will serve as the central social gathering hub for these residents and may include activity spaces, exercise facilities, and other gathering spaces. Outdoor spaces may include a pool area, BBQ patio, bocce ball, pickleball, or other active recreation or passive gathering spaces.

The architecture of the clubhouse will be cohesive and complementary to the architectural theme of Dixon Ranch and will be representative of one of the styles presented in the architectural collections of Section 2.4. Programming and design for the clubhouse will be determined at a later stage of project development.



"Eyes on the Street" places purages out of street view

### 2.4 STANDARDS OVERVIEW

Dixon Ranch presents a palette of 6 thematic architectural collections, which will create a diverse yet cohesive streetscape through massing and form, material and color, and detailing.

#### HOW TO USE THESE STANDARDS

The standards found in this section are formatted into collections of architectural styles. Each collection has 3-4 variations of the architectural style depicted, which are included in the overall palette. Each collection has a description of the key characteristics of architecture and supporting photos as a visual reference.

To further define and emphasize the architecture of Dixon Ranch, the following statements apply to all styles:

- » Masonry should be applied authentically, wrapping outside corners and terminating at inside corners.
- » Stone or brick scattered over stucco to mimic building age is not appropriate.
- » Heavy knock down or "Spanish Lace" stucco is not permitted. Stucco finish options may include light lace, sand, smooth, imperfect smooth, cat face, or similar.

- » All material changes should occur at an inside corner or other defined terminus (i.e., a fence line).
- » No fascia gutter (gutter that serves as fascia) is permitted.
- » Concrete rake tiles are discouraged.
- » Where wood is specified, cementitious material is acceptable to promote longevity and ease of maintenance.
- » Grooved plywood siding and vinyl siding are not permitted.
- » Garage doors should complement the architectural style.
- » House lights should complement the architectural style.
- » When shutters are used, each shutter should be sized to one-half of the entire adjacent window width, such that if the shutters were closed, they would completely cover the window.

## 2.5 ARCHITECTURAL COLLECTIONS

These Guidelines provide direction for specific architectural styles within Dixon Ranch. Each Collection includes a brief introduction to the featured architectural styles and their defining characteristics, as well as example imagery.

## THE ARTISAN COLLECTION

The Artisan Collection at Dixon Ranch is rooted in nature. With a focus on integrating with the land, these styles are cut from the same natural cloth. Inspired by the work of Frank Lloyd Wright and Greene & Greene, these homes can range from classic to modern interpretations of these iconic American architectural styles.

The Artisan Collection is a sampling of architectural genres selected to create a cohesive palette comprised of The Bungalow, The California Prairie, and The Craftsman.

Key features of this collection include:

#### **MASSING & FORM**

- » Simple massing on one to one-and-ahalf stories, front or side gabled.
- » Symmetrical or asymmetrical form.
- » Deep front entry porch.
- » Stylized column and beam detailing at porches.
- » Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.
- » 4:12 to 6:12 roof pitch.
- » 16" to 24" overhangs.

- » Flat concrete tile with a shingle appearance or composition shingle.
- » Overhangs often extend over outdoor rooms.

#### WALLS, WINDOWS & DOORS

- » Exterior wall materials with combinations of wood shingles, horizontal siding, board and batten, and stucco.
- » Single hung divided light windows at front elevations.
- » Use windows individually or in groups (typically two or three).

## DETAILS

- » Entry porches with columns resting on larger piers or bases.
- » Porch rails of repeated vertical elements.
- » Wood brackets or knee braces.



California Prairie



Traditional Bungalow



Modern Craftsman

## THE AGRARIAN COLLECTION

The Agrarian Collection highlights the agricultural history of the El Dorado region. This series brings an element of rustic charm to the neighborhood, featuring styles that are reminiscent of farm buildings that are comfortable and familiar. Eclectic materials and cascading forms will add texture and interest to the streetscape.

The Agrarian Collection is a series of architectural styles selected to create a cohesive palette comprised of The Americana, The Farmhouse, and The California Ranch. These styles present a range from very traditional to reinterpreted, adding to the builtover-time nature of the community.

A few distinctive design elements of these styles include:

## **MASSING & FORM**

- » Rectangular, typically two-story.
- » Front, side, or cross-gabled.
- » Symmetrical or asymmetrical.
- » Simple entry porches project from the house rather than being incorporated into the primary massing.
- » Dominant gable roof forms with shed and hip accent features; such as covered

porches, dormers, etc.

- » Roof pitch 6:12 to 10:12 with porches of lower profiles.
- » 6" to 12" overhangs.
- » Concrete shingles that are flat or resemble wood shake or composition asphalt shingles.

## WALLS, WINDOWS & DOORS

- » Primary exterior material is lap siding with 6"-8" exposure, or board and batten.
- » Window and door trim, corner boards, starter boards, and vergeboards used as siding terminations.
- » Single hung vertical windows with or without window grids.

## DETAILS

- » Verge rafters.
- » Trim at corner boards, verge boards, and starter boards.
- » Slender, unornamented square or round porch columns.
- » Accent roofs of corten steel or metal standing seam at porches, dormers, and other accent roof features.



Victorian Farmhause



Formheure Rennol



Modern Farmhouse

## THE COASTAL COLLECTION

The Coastal Collection at Dixon Ranch is a palette of warm and inviting styles that add a relaxed sophistication to the neighborhood streetscape. Inspired by a blend of New England and Colonial styling and California's quaint coastal villages, this collection includes Cape Cod, Coastal Shingle, Modern Coastal, and Coastal Cottage Architecture.

These quintessential American styles reflect simple, symmetrical exteriors that are ripe for curb-appeal embellishments like shutters and window boxes. Common features of Coastal style homes include:

## **MASSING & FORM**

- » One or one-and-a-half story massing.
- » Symmetrical front facade and building proportions.
- » Side-gable roof form.
- » Composition shingle or concrete tile to look like shake.
- » Narrow roof overhang.

ROOF

» Modestly pitched main roof (5:12 to 7:12).

## WALLS, WINDOWS & DOORS

- » Wide clapboard or wood shingle walls.
- » Front door placed at the center or, in some cases, at the side.
- » Multi-paned, double-hung casement windows.
- » Simple pilaster and lintel surround front door

## DETAILS

- » Shutters.
- » Central chimney.
- » Front gabled dormers.



Traditional Coastal Cottage





Modern Coastal

## THE CALIFORNIA COLLECTION

The architectural styles in the California Collection blend the cultures of the early California residents with a Spanish influence. These homes are a juxtaposition of local indigenous materials with colonial detailing applied.

Included in this collection are variations of Spanish, Santa Barbara, and Monterey styles, ranging from traditional styling to more modern exterior treatments.

## **MASSING & FORM**

- » Two-story, rectangular form.
- » Principal side gabled roof.
- » Second story balcony covered by principal roof.
- » Low-pitched gabled roofs (4:12 to 5:12).
- » Flat tile roof with barrel ridge and hip tiles or full s-tile or barrel tile roof.
- » 12" to 16" overhangs.

## WALLS, WINDOWS & DOORS

- » Stucco is the dominant exterior finish, imperfect smooth is preferred.
- » Optionally, style may include brick at first floor, which may be painted.
- » Paired windows in groups of twos or threes.
- » At least one pair of French doors accessing the balcony.

## DETAILS

- » Panel or louvered wood shutters.
- » Wood or decorative iron railing at balcony.
- » Exposed decorative wood elements.
- » Painted tile accents around door or windows.

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Classic Monterey



Modern Theminh



Traditional Sonta Barbaro

## THE PICTURESQUE COLLECTION

A true blend of European and traditional American architecture, The Picturesque Collection showcases a variety of English Cottage, Tudor and French Cottage styles, as well as various interpretations of Victorian.

The Picturesque Collection is comprised of romantic, country styles that add an inviting and friendly atmosphere to new communities. A few key features of the Picturesque Collection include:

## **MASSING & FORM**

- » One, one-and-a-half, or full two-story massing.
- » Asymmetrical massing and proportions.
- » Gable roof form (either front-to-back, side-to-side, or cross-gable).
- » Turret as feature element.

ROOF

- » Modestly pitched main roof (5:12 to 7:12) with steeply pitched feature gable (8:12 to 12:12).
- » Asphalt composition shingles preferred, concrete tile allowed.
- » Rake at gables up to 12".
- » Bell cast eave.

## WALLS, WINDOWS & DOORS

- » Stucco, lap siding, masonry/brick, stone, or any combination thereof.
- » Divided lights common on all windows.
- » Vertical windows in groupings of two and three.
- » Head and sill window trim or full window surrounds.
- » Entry doors accented by trim surrounds.

## DETAILS

- » Shutters
- » Siding in gable end.
- » Juliette balcony.
- » Window boxes.
- » Decorative stick work in gables.
- » Decorative detailing at porch or cornice line.

## SECTION 2 - ARCHITECTURAL GUIDELINES



Tudor

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Modern Vizzarine



English Cottage

## THE NOUVEAU COLLECTION

The Nouveau Collection at Dixon Ranch displays contemporary interpretations of the aforementioned styles and also includes the Mid-Century Modern and International styles.

The Nouveau styles mix the traditional elements from other Collections within the Dixon Ranch community and create a fresh yet grounded series of styles. This series allows for a greater variety of architectural expression within the neighborhood, while still maintaining a cohesive overall streetscape.

A few defining characteristics within this collection could include:

## **MASSING & FORM**

- » One, one-and-a-half, or full two-story massing.
- » Asymmetrical or symmetrical massing and proportions.
- » Broad, uninterrupted walls.
- » Recessed entrances.
- » Open terraces and patios.

## ROOF

» Modestly pitched main roof (5:12) to angled flat roof.

- » Asphalt composition shingles preferred, concrete tile allowed.
- » Open eave overhang may feature covered, exposed or ornamental rafter detail.

#### WALLS, WINDOWS & DOORS

- » Continuous windows that continue upward into gable frame.
- » Concrete, glass, metal and lap siding are common wall materials.
- » Doors integrated into window and wall design.
- » Window walls composed with large single windowpanes (most panels fixed).
- » Window walls may feature glass doors sliding, folding or hinged.

## DETAILS

- » Ornamentation integrated into surfaces or structure.
- » Decorative concrete grilles or screening fences.
- » Shade structures.



Mid-Century Modern



Internitional Stele



International Style

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# SECTION 3 - LIVABLE DESIGN

### 3.1 INTRODUCTION

Livable Design is the implementation of Universal Design principles in a practical and buildable application to achieve the stated goal of a truly multigenerational community. Dixon Ranch will employ these principles to create a tangible example of how homes and communities can remain with their residents and support them through all phases of life.

The following guidelines define and describe the criteria for designing to the Livable Design standards. All home plans for Dixon Ranch will be reviewed for compliance with the Livable Design standards per section 1.7.

REF	CORE GUIDELINES All core guidelines must be incorporated into every floor plan in order to achieve the Seal of Approval, unless specific variances have been agreed upon and granted by Livable Design from strict adherence due to physical or other constraints.
CR I	ENTRY
CR 1.1 Stepless	At least one home entry shall be stepless with a maximum 1/2" threshold. Front or garage entry is the preferred location, although a thoughtfully designed entrance from the back or side of the house may be appropriate for hilly topography. Where attached garage is the selected entry, the preferred method is for the garage floor to meet finished floor level with no more than 5% slope. Ramps are generally not acceptable. Consult with Livable Design if a ramp is necessary.
CR 1.2 Approach	Integrate a stepless walkway to the stepless entry from the driveway, which shall be a hard surface, a minimum of 48" wide and have a maximum 1:12 slope. Ramps are generally not acceptable. Consult with Livable Design if a ramp is necessary.
CR 1.3 Covering	Provide weather protection at the stepless entry by installing a structural cover that extends out at least 48" from the door
CR 1.4 Circulation	Provide 5'x5' minimum clear space on the interior and exterior side of the stepless entry door. Alternative designs may be pos- sible where this requirement poses specific hardships. Consult with Livable Design for alternatives.

REF	<b>CORE GUIDELINES</b> All core guidelines must be incorporated into every floor plan in order to achieve the Seal of Approval, unless specific variances have been agreed upon and granted by Livable Design from strict adherence due to physical or other constraints.
CR 2	BEDROOM
CR 2.1 Ground Floor <sup>1</sup>	At least one room shall be located on the ground floor <sup>1</sup> , which is a bedroom or can be converted into a bedroom in the future. This room must be located within close proximity to a ground floor <sup>1</sup> bathroom which meets core bathroom requirements (see C3)
CR 2.2 Design	Ground floor <sup>1</sup> bedroom must meet minimum bedroom size requirements and must meet bedroom fire egress requirements. If the entry into the room is open without doors, it must be easily closed in for future conversion to a bedroom and must include enough space to install an enclosed closet in the future.
CR 3	BATHROOM
CR 3.1 Ground Floor <sup>1</sup>	At least one full bathroom shall be located on the ground floor
CR 3.2 Shower	Ground floor <sup>1</sup> bathroom shall have either a minimum 5'x3' curbless shower installed or an adaptable feature to install curbless shower in the future.
CR 3.3 Clear Space	Ground floor <sup>1</sup> bathroom should provide 3' of clear space in front of toilet and 30"x48" clear space in front of sink. At a minimum, center of toilet shall be placed 16"-18" from any side wall, cabinet or tub.
CR 3.4 Reinforcement	All full bathrooms shall have reinforced walls surrounding all sides of shower/tub area, on side walls of toilet area and at towel bar walls. Reinforcement shall be 3/4" structural plywood or 2" lumber. » Reinforcement should run from at least 26" to 66" from finished floor
	<ul> <li>» Shower/tub area, reinforcement should extend at least 12" beyond the edges of shower/tub area where possible</li> <li>» Toilet area walls shall have reinforcement from the back wall to 36" beyond front of toilet where possible</li> </ul>
CR 3.5 Towel Bars	Towel bars shall be installed no higher than 48" from finished floor » Towel bars must be rated for falls and reinforced properly
	» Where support bars are installed, they shall match the overall home decor and plumbing fixture selections

REF	CORE GUIDELINES All core guidelines must be incorporated into every floor plan in order to achieve the Seal of Approval, unless specific variances have been agreed upon and granted by Livable Design <sup>™</sup> from strict adherence due to physical or other constraints.
CR 4	KITCHEN
CR 4.1 Clear Space	Provide 5' diameter clearance in u-shaped kitchen or 42'' minimum aisle space for other kitchen configurations » If islands create space constraints, the floor must be finished under the island and island must be portable or pedestal style » Provide 30'' X 48'' clear space in front of kitchen appliances
CR 4.2 Work Surface	Provide one or more surface (such as a pull-out cutting board) a minimum of 15" wide and installed no higher than 34" above the floor
CR 5	OVERALL CLEARANCES AND CIRCULATION
CR 5.1 Exterior Doors	All exterior doors shall be a minimum of 36" wide (door styles may vary so 34" clear space is acceptable)
CR 5.2 Interior Doors	All interior doors shall be a minimum of 34" wide (door styles may vary so 32" clear space is acceptable). Reach-in storage doors are exempt from this requirement
CR 5.3 Adjacent Space	Ground floor <sup>1</sup> entries, at least one full ground floor <sup>1</sup> bath and all bedrooms shall also include 18" of space beside the pull side of the door (only necessary on single swing-style doors; pocket, bi-fold or double swing doors do not require the 18" space requirement)
CR 5.4 Hallway Widths	All hallways shall be a minimum of 42" wide (48" is preferred). Exceptions may occur where architectural relief is provided, such as archways, where 39" is acceptable
CR 5.5 Path of Travel	Ground floor' shall have a stepless path of travel. Consult with Livable Design for acceptable routes
CR 6	STAIRWAYS (if applicable)
CR 6.1 Width	Stairways shall be a minimum of 42" wide (48" preferred)
CR 6.2 Design	Stair rise must be between 6.5" - 7.5" and stair must be 11", have equal risers, and graspable handrails on at least one side of stairs

REF	BUILDER'S CHOICE
AI-A3	ACCESSORIES
Group I:	Seal of Approval: Choose I GOLD Approval: Choose 2
A 1.1	Provide kitchen appliances with front or side mounted controls
A 1.2	Install pull-out spray faucet at kitchen sink
A 1.3	Install external or alternative (i.e. push-to-open) hardware on all cabinetry
A 1.4	Use lever style handles on all faucets
Group 2:	Seal of Approval: Choose 1 GOLD Approval: Choose 2
A 2.1	Install at least one toilet that has a higher-than-standard seat height (between 16"-19")
A 2.2	In at least one bathroom, install mirror so that the bottom is no higher than 40". Decorative tilt mirrors are an acceptable alternative
A 2.3	Install illuminated or LED locator light switches in all bathrooms
A 2.4	Install a handheld showerhead on a sliding rail in all showers. Showerhead hose shall have a 60" to 72" flexible hose for maximum adjustability
Group 3:	Seal of Approval: Choose I GOLD Approval: Choose 2
A 3.1	Install illuminated or LED locator light switches in all bedrooms
A 3.2	Install remote controlled automatic overhead garage door opener
A 3.3	Use lever style handles on all doors. Entry door should be thumb-lever or lever style with locking mechanism
A 3.4	Install rocker, touch or motion-sensitive light switches
C1-C3	CONVENIENCE
Group I:	Seal of Approval: Choose I GOLD Approval: Choose 2
C I.I	Install illuminated or LED locator light switches in all bedrooms
C 1.2	Provide full height pantry storage with drawers or pull-out shelving on bottom 2 shelves

REF	BUILDER'S CHOICE
C 1.3	Where corner base cabinets occur in kitchen, install turntable or half-moon pull out shelving
C I.4	25% of all base cabinets in the kitchen shall be drawer-style or have full extension pull-out shelves. Shelves shall have minimum 2" side rails to keep items safely contained. This feature is most effective when installed on the bottom shelves
Group 2:	Seal of Approval: Choose 2 GOLD Approval: Choose 3
C 2.1	Provide power outlets on each side of bathroom vanities where double sinks occur. Outlets should be no higher than 44" from finished floor
C 2.2	Provide one bathtub with a wide enough rim section for sitting (minimum rim depth of 10") or an inset tub with built-in seat/deck
C 2.3	Provide all bedrooms with at least one electrical outlet per wall
C 2.4	Provide at least one 3' section of adjustable-height or double hanging rods in master closet with 40% of storage less than 54" above floor
C 2.5	Provide a minimum of one electrical outlet in all hallways
C 2.6	Provide at least one standard power outlet on a usable wall in the laundry room. Outlet should be a minimum of 20" above finished floor measured from the top of the box
Group 3:	Seal of Approval: Choose 1 GOLD Approval: Choose 2
C 3.1	Locate HVAC filter near floor level where top of filter is no more than 42" from finished floor
C 3.2	Where one-car garage is provided, it shall have a minimum overall width of 14'. Where a two-car garage is provided it shall have a minimum overall width of 22'
C 3.3	Provide greater weather protection at the front entry (as well as the stepless entry where they are different) by installing a structural cover that extends out at least 5' from the door
SSI	SAFETY/SECURITY SAFETY/SECURITY
Group I:	Seal of Approval: Choose 2 GOLD Approval: Choose 3
SS 1.1	Provide carbon monoxide detectors outside all bedrooms

REF	BUILDER'S CHOICE
SS 1.2	Operable windows shall be easy to use with opening hardware within easy reach. Windows intended for viewing and/or egress shall be installed with sills no higher than 36" from the floor. Casement, awning, or those recommended by the arthritis foundation are recommended. Exceptions apply such as at bay windows, bathrooms and accessory windows.
SS 1.3	Install residential fire sprinkler system throughout home
SS 1.4	Shower and bathroom flooring surface shall be slip resistant with a frictional coefficient of at least 0.6. Exceptions may apply if alternative methods create slip resistance (i.e. added grout due to small tiles, etc.)
SS 1.5	Provide easy access to the electrical panel. Center panel shall be no higher than 48" from floor. If exterior, provide a hard-surface travel path and a minimum 30"x48" clear space in front of electrical panel. Path shall be a minimum of 48" wide. If panel is interior, the panel must be located on the ground level with a minimum clear space of 30"x48" in front of panel. Interior path of travel to the panel shall be a minimum of 42" wide.
EI-E3	EASY ACCESS
Group I:	Seal of Approval: Choose 2 GOLD Approval: Choose 3
E I.I	Install kitchen vent and hood controls so they are easily reached while seated. A remote switch or front-cabinet mounted switches are good options
E 1.2	Install garbage disposal switch so it is easily reached while seated. An air switch at the sink is a good option
E 1.3	25% of upper kitchen cabinets shall be located no higher than 14" above kitchen counter surface
E 1.4	At kitchen sink, either install a removable toe kick or a faux toe kick with open space under the sink that has cabinet doors with hardware to open/fold back doors. If this feature is selected, the flooring must be finished under the sink
E 1.5	50% of total kitchen storage shall be less than 54" above finished floor
E 1.6	Oven shall be installed so center of oven is no higher than 32" above finished floor
Group 2:	Seal of Approval: Choose 2 GOLD Approval: Choose 3
E 2.1	At ground floor <sup>1</sup> bathroom, either install a removable toe kick or a faux toe kick with open space under the sink. Cabinet doors must be installed with hardware to open/fold back doors. If this feature is selected, flooring must be finished under the sink.
E 2.2	50% of all storage in bathrooms shall be less than 54" above floor

REF	BUILDER'S CHOICE
E 2.3	At the ground floor <sup>1</sup> bathroom, increase clear space beside toilet with the following minimums: To one side, the center of toilet shall be a minimum of 18" from any side wall, cabinet or tub and to the other side the center of the toilet shall be a minimum of 30"
E 2.4	Microwave shall be installed no higher than 42" from finished floor. Measured from the bottom of the appliance
E 2.5	Primary light switch in kitchen should be easy to reach and not on the backsplash
E 2.6	At least one outlet in the kitchen should be easy to reach and not on the backsplash
Group 3:	Seal of Approval: Choose 2 GOLD Approval: Choose 3
E 3.1	Provide an additional stepless entry or make all home entrances to be stepless (see specifications in core requirement for entries)
E 3.2	Provide 36" of clear space in front of washers and dryers
E 3.3	Install all electrical outlets a minimum of 20" above finished floor. Measured from the top of the box
E 3.4	Install all electrical switches 42" to 48" above finished floor
E 3.5	Provide multiple-height countertop heights in kitchen. Countertops installed at a variety of heights such as 30", 32", 34", 36" is ideal
ILI	ILLUMINATION
Group I:	Seal of Approval: Choose 3 GOLD Approval: Choose 3
IL 1.1	Install exterior motion-sensor lighting at the front and back entry doors
IL 1.2	Provide switched overhead lighting (recessed or ceiling mounted) in all bedrooms
IL 1.3	Provide switched overhead lighting (recessed or ceiling mounted) in all common spaces
IL 1.4	Provide switched overhead lighting (recessed or ceiling mounted) in all hallways
IL 1.5	Install under cabinet lighting in kitchen
IL 1.6	Install lighting in all closets including reach-in and linear style with switch located just outside the closet. Switch location may vary where sensor motion or jam-mounted sensors are installed. Some building codes may restrict certain types of lighting in linear closets. Consult local codes.
IL 1.7	In all bathrooms, in addition to general lighting, install overhead lighting directly over shower/bathing area
SI	STAIRWAYS (if applicable)

REF	BUILDER'S CHOICE
Group I:	Seal of Approval: Choose 2 GOLD Approval: Choose 2
S 1.1	At least one side of stair handrails extended horizontally beyond top and bottom riser by at least 12". Extension may curve or wrap a corner
S 1.2	Install graspable handrails on both sides of stairway
S 1.3	Electric power outlet shall be installed at top and base of stairwell (this option does not apply for Flex Home if already incorporated as part of the core requirement)
S 1.4	Stairways shall be well lit with a minimum of 10 foot candles in the middle of the staircase and at each landing area
S 1.5	Install stairway lighting near tread level to illuminate steps
S 1.6	Install one set of stacked closets with knock-out floor for future elevator shaft conversion. Allow 8" for recessed elevator pit in slab. Allow for a minimum 32" clear opening and proper overhead clearance (96" minimum). Size closets to match standard elevator shaft requirements. Install 2" x 12" blocking requirements in wall. Make electrical provisions for power and lighting for elevator equipment
REF	PLATINUM LIST:
EM	EASY MAINTENANCE
EM I.I	Install a central vacuum system
EM 1.2	Install easy maintenance solid countertops in kitchen and bathrooms (such as Silestone, Caesar Stone, Corian, Quartz etc.)
EM 1.3	Finish garage with drywall and paint (texture optional)
EM 1.4	Use semi-gloss, eggshell or satin paint (or flat paint meeting ASTM-D4213-08 standard for scrub resistance)
EM 1.5	In at least 50% of the home, install easy maintenance flooring such as ceramic tile, laminate, resilient flooring, or low pile carpet with an ungraded pad
EM 1.6	In the shower, select surfaces that require minimal grout. Floors must be slip resistant (equivalent to a coefficient of friction of 0.6)
EM 1.7	Install a closet organizer in the master bedroom
EM 1.8	Provide a short, straight route for dryer vent. Place termination of vent in an easy access location for easy cleaning
EM 1.9	Provide a minimum of 48" wide walkways from the garbage storage area to the street side curb for easy transport of garbage and recycling totes to curb
EM 1.10	Install windows with interior window screens

REF	PLATINUM LIST:
CF	CHILD FRIENDLY
CF 1.1	Install easy maintenance and durable solid countertops in kitchen and bathrooms (such as Silestone, Caesar Stone, Corian, Quartz etc.)
CF 1.2	Install anti-scald lever plumbing fixtures at sinks at bathing areas
CF 1.3	Use safety glass in bedroom window
CF 1.4	Use soft-close hinges on doors and drawers
CF 1.5	Install a secondary peephole in the front door at 40"-46" high
CF 1.6	Counters and millwork should be finished with rounded corners
CF 1.7	Install bullnose corners on drywall
CF 1.8	Install a safety fence at the pool where applicable
CF 1.9	Install cordless or child safe window blinds
CF 1.10	Install dimmer switches for all overhead lights in bedrooms and living/family rooms
CF 1.11	Design an open floor plan to allow for supervision of play area
CF 1.2	Install a backyard fence
CN	"CONNECTED"
CI.1	Either install a ceiling fan, or install wiring and ceiling fan rated electrical box with brace for future ceiling fan installation in all bedrooms and the living room
C1.2	Either install an intercom system or install conduit for easy future installation of intercom system. If conduit is installed, one line should run from a central location on the ground floor to the attic AND another line should run from a point on exterior entry wall near the doorbell (42" to 44" above finished floor) to the attic
C1.3	Either install a home automation system or install conduit for easy future installation of home automation system. If conduit is installed provide 2" conduit and a structured wiring cabinet with minimum dimensions of 36" x 14" located no more than 20" above finished floor
C1.4	Provide all bedrooms, dens and offices with at least one CAT5e for data and one CAT5e for phone all terminating to a structured wiring cabinet (note: CAT6e is also acceptable)
C1.5	Run one RG6 for cable in master bedroom
C1.6	Run one RG6 for cable in all bedrooms, dens and offices
CN	"CONNECTED" (cont.)

REF	PLATINUM LIST:
CI.7	For easy future wiring installations, install one conduit run on each functional perimeter wall of the home. Functional is defined as any wall with continuous sections of 3' or greater
C1.8	Provide central structured wiring cabinet
HL	HOME FOR LIFE
HL 1.1	At a minimum, install at least 2 support bars in the ground floor shower of the bathroom that meets core requirement C3. Support bars must be decorative and match the plumbing fixtures used in that bathroom
HL 1.2	Either install an automatic door at the stepless entry or install conduit for easy future installation of an automatic door. If conduit is in- stalled, lines should be run on both sides of the interior and exterior sides of the door for future push button or kick plate installation, from the attic to just below the the lowest fire block/obstruction. Additionally, one line should be run from the attic to just above the door header for future power to the automatic door motor (note: residential models are the only acceptable installation using these prewire requirements)
HL 1.3	Install either hard surface flooring or low-pile carpet with level transitions between materials
HL 1.4	Install reinforcement in hallways for future handrail installation. Acceptable hallways are those with continuous wall sections of 6' or greater. Reinforcement shall include 2" x 6" solid blocking from 30" to 42" from the finished floor or 3/4" structural plywood backing
HL 1.5	Single story home
HL 1.6	Install a drawer dishwasher
HL 1.7	Install anti-scald lever plumbing fixtures at sinks and bathing areas
HL 1.8	Ensure home address is easily visible both during the day and at night (illuminated house number is an excellent choice)
HL 1.9	Install countertops that are not highly polished to reduce glare (such as Corian, honed granite, etc.)
PF	PET FRIENDLY
PF 1.1	Install a feeding drawer in cabinet - slides out at feeding time and is hidden away the rest of the time
PF 1.2	Provide an easy access area for food storage of bulk pet food
PF 1.3	Design a separate pet room (mud room) with hard surface flooring, wash tub and drain
PF 1.4	Install window ledges for perching
PF 1.5	Use semi-gloss, eggshell or satin paint (flat paint meeting ASTM-D4213-08 standard for scrub resistance)
PF	PET FRIENDLY (cont.)

REF	PLATINUM LIST:
PF 1.6	Install easy maintenance hard surface flooring such as ceramic tile, scratch-resistant hard wood, linoleum (not sheet vinyl) in at least 50% of the home
PF 1.7	Provide a hot/cold faucet outside for bathing or rinsing off messes in cold weather
PF 1.8	Install backyard fence a minimum of 6' high
HL	HEALTH LIFESTYLE
HL 1.1	Provide a designated storage area for bicycles and other sports equipment
HL 1.2	Provide a mud room as a transition space to leave dirty shoes, wet umbrellas, etc.
HL 1.3	Use zero or low VOC paints and finishes and non-toxic building materials (can also use foil backed drywall to separate toxic fumes from living area)
HL 1.4	Install an air filtration HVAC system
HL 1.5	Vent bathrooms, kitchen and clothes dryer directly to the outdoors
HL 1.6	Install black out shades in bedrooms to promote healthy sleep
HL 1.7	Install a water filtration system at the kitchen faucet
HL 1.8	Install solid surface flooring in at least 50% of the home to reduce accumulation of dust and allergens
HL 1.9	Provide a designated area to accommodate separate containers for garbage, recycling and composting
GR	GREEN HOME
GR I.I	Home must be certified by an approved program such as the ones below*: - LEED for Homes - NAHB Green Building Program - Green Built Homes of America * Additional and regional certification programs may also be acceptable. Inquire for details.

# **Dixon Ranch**

## **Proposed Public Facilities Financing Plan**

Scenario 2: Full Buildout

September 4, 2015

Prepared for: The True Life Companies

Prepared By: DEVELOPMENT PLANNING & FINANCING GROUP, INC.

EXHIBIT V

14-1617 3F 72 of 130
# 4380 AUBURN BOULEVARD SACRAMENTO, CALIFORNIA 95841

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# **Executive Summary**

The Development Planning and Financing Group, Inc. ("DPFG") was retained to prepare this Public Facilities Financing Plan ("PFFP") on behalf of The True Life Companies ("Developer") as a strategy to fund the required backbone infrastructure, public facilities, development impact fees, and maintenance costs required to serve the land uses in the Dixon Ranch Project (the "Project").

Based on peer review comments provided by Goodwin Consulting Group, Inc. ("GCG") on the initial first draft of the PFFP dated January 13, 2015, DPFG has prepared two different scenarios to evaluate Project impacts under restrictions inherent to Oak Woodland Policy 7.4.4.4. Scenario 1 will include only those land uses permitted pursuant to Option A of the Oak Woodland Policy, which coincides with Phase 1 of the Project and Scenario 2 will include land uses assuming a full project buildout. This document has also been updated to address comments provided by GCG on a second draft dated July 15, 2015, and a meeting with the County and Goodwin Consulting Group on August 24, 2015.

This version of the PFFP examines Project impacts under Scenario 2 assuming a full project buildout.

This PFFP utilizes two measures to determine if the Project is feasible and competitive compared to other developments. The two feasibility measures include a one-time cost burden analysis as well as an annual tax burden analysis.

The total gross development costs for the Project is approximately \$79.6 million, comprised of \$31.0 million in gross backbone infrastructure, \$48.4 million in gross development impact fees, and \$163 thousand in other Project costs (i.e. Oak Tree Mitigation Fee).

This gross cost burden is offset by approximately \$7.0 million in existing fee programs that will result in a reimbursement and/or fee credit to developers who build those improvements and approximately \$18.2 million in Community Facilities District ("CFD") bond proceeds.

After these credit and reimbursement adjustments, the net one-time Project costs are approximately \$54.3 million.

The Project has an overall anticipated tax burden of 1.59% of the assessed home value that includes school district general obligation bonds, an assessment to fund library services, and several County Service Areas that provide solid waste, hazardous waste, road maintenance, and ambulance services. The Project is also proposing the formation of a Landscape and Lighting District ("LLAD"), and a CFD to fund backbone infrastructure improvements and development impact fees, and a CFD to fund County services.

# I. Introduction

# Purpose of Report

This PFFP report was prepared for the Developer by DPFG as a strategy to fund costs required to develop and serve the land uses in the approved Project. The findings will provide a clear understanding of the Project feasibility, financing opportunities, and overall costs associated with the Project.

# Organization of Report

The report will look at all costs associated with the development of the properties located in the Project. Cost items include; (i) backbone infrastructure, (ii) public facilities, and (iii) development impact fees. Once all cost items are broken down, the report will analyze the feasibility of the Project and ability to develop through build out.

# **II.** Project Description

# Location, Land Uses, and Population Assumptions

The Project consists of approximately 280 acres located within El Dorado County ("County"), within the El Dorado Hills Community Region Boundary area. The Project site is generally bordered by Green Valley Road, near its intersection with Malcom Dixon Road, to the north, and adjacent to subdivisions including Green Springs Ranch to the east and southeast, Serrano to the southwest, and Highland View to the west.

The Project is proposing to add a total of 604 residential units to the County. **Table 1** shows the breakdown of land uses within the Project for both residential and non-residential land uses which includes parks, open space, landscape roadways, a lift station, and a club house.

The residential uses consist of Age Restricted and Single Family Residential ("SFR") units. Age Restricted units make up approximately 26% of the residential units while the remaining being SFR units of varying lot sizes. The Age Restricted units are located within the center of the plan area surrounded by SFR units, with the larger custom sized lots bordering the plan area.

There is an additional  $5\pm$  acre lot included in the project application that will be retained as an existing residence. For purposes of this report, this lot will be excluded since the residence already exists.

Non-residential land uses include a club house that will provide various amenities to the Age Restricted community within the Project, a neighborhood park, a village park, and open space that will be accessible by the community.

# Phasing of the Project

The Project is expected to build out over an extended period of time and, generally built out in two phases. Although only the final buildout is illustrated in this PFFP, the Developer acknowledges that:

1. The Developer will be fully funding all public improvements pursuant to phasing requirements set forth in the Development Agreement or other such agreement that sets forth such requirements.

- 2. The Developer will be subject to reimbursement if and when other sources of funding become available to apply to infrastructure costs.
- 3. The Developer recognizes that a delayed Project absorption and, therefore, delayed funding from Mello-Roos or impact fee reimbursements are a risk of development and the County has no obligation to fund or reimburse improvement costs until funding becomes available.

# III. Development Improvement Costs

# **Backbone Infrastructure Costs**

Backbone infrastructure costs include the entire major infrastructure that is required to serve the Project. These items are constructed by the landowner and include mass grading, roadways, sanitary sewer, water, storm drainage and landscape/walls/trails. **Table 3** breaks down the estimated total cost of the estimates by infrastructure category for the Project. The total gross backbone infrastructure cost at build out is approximately \$31.0 million. Detailed cost estimates were provided by CTA Surveying & Engineering and include estimates for contingencies and soft costs, and are summarized in **Appendix A**. The Developer acknowledges that if actual infrastructure costs turn out to be higher than the cost estimates provided by CTA Surveying & Engineering, the Developer recognizes that the infrastructure required to serve the Project will not change, and the higher cost will be borne by the Developer, as applicable.

# Mass Grading

The Project area will require grading which includes clearing and grubbing, excavation, dust control, retaining walls, and erosion control measures. Total grading work cost is approximately \$1.6 million as referenced in **Table 3**.

# Roadways

The Project contains portions of arterial and collector roads extending from El Dorado County, including portions of Green Valley Road. Street work costs include clearing and grubbing, pavement removal, roadway excavation, medians, signage and striping, traffic signals, etc. The PFFP does not include in-tract subdivision improvements such as internal residential streets as these internal residential street improvements will be privately funded by the developer and/or builder. Total street work cost is approximately \$3.4 million as referenced in **Table 3**.

# Sanitary Sewer

The Project will be served by the El Dorado Irrigation District ("EID") for sewer services. The Project will be required to construct the sewer collection system as part of the overall backbone infrastructure for the Project. The system is comprised of lift stations, force mains and gravity sewers. Total sanitary sewer cost is approximately \$3.9 million as referenced in **Table 3**.

# Water

EID will serve the Project with water. The proposed water system is comprised of both on-site and off-site water transmission lines which will connect to EID's facilities for the delivery of water. Total water cost is approximately \$1.7 million as referenced in **Table 3**.

### Storm Drainage

Storm drainage improvements have been designed to serve the Project. The improvements will be constructed with the construction of the roadways and will include improvements such as drainage pipelines, manholes, and inlets. Total storm drainage cost is approximately \$2.8 million as referenced in **Table 3**.

# **Other Improvements**

The Project will also include other miscellaneous on-site and off-site improvements.

Other on-site improvements include detention pond improvements, dry utilities, and emergency vehicle accesses and gates. Total cost of these on-site improvements is approximately \$1.0 million as referenced in Table 3.

Other off-site improvements include signalization and lighting at the intersections of Green Valley Road at Deer Valley Road, and at the intersection of Silva Valley Parkway at Appian Way. Total cost of these off-site improvements is approximately \$0.6 million as referenced in **Table 3**.

# Park and Corridor Improvements

The Project will also include various parks, landscaping, and trail improvement costs. These improvements include landscaping corridors and lots, parks, a project entrance, paseos, and bike trails. Total of park and corridor improvement costs including soft costs and contingency are approximately \$9.2 million as referenced in **Table 3**.

# Public Facilities Fees

### **County Building Permit Fees**

The County building permit fees include general building permit fees, green fee, and a Strong Motion Instrumentation Program fee. Total County building permit fees are approximately \$2.3 million as referenced in **Table 4**.

### **County Impact Fees**

The County impact fees include transportation mitigation impact fees and rare plant mitigation fees. Total County impact fees are approximately \$14.4 million as referenced in **Table 4**.

### **School Fees**

The Project is served by the Rescue Union School District for elementary/middle schools and El Dorado Union School District for high schools. According to the Developer, the school districts have indicated that there is sufficient existing capacity to serve the Project. The total school fees calculated is approximately \$4.0 million as referenced in **Table 4**.

### Neighborhood/Community Park Fees

The total El Dorado Hills CSD Park Impact Fees for the Project is estimated at approximately \$5.9 million as referenced in **Table 4**. The Developer is currently in the process of negotiating a pre-annexation agreement with El Dorado Hills CSD. According to the Developer, discussions

with El Dorado Hills CSD have indicated that the Developer will receive fee credits for the construction of park and corridor improvements as seen in **Table 6**.

# Other Agency Fees

There are other agency fees that include El Dorado Hills Fire Department Impact Fees, Safety Zone Fees, and El Dorado Irrigation District hook up, inspection, and hardware fees. The El Dorado Hills Fire Department has reviewed the Project and determined it has met its standards for new development as referenced in the Dixon Ranch Public Review Draft Environmental Impact Report. Fire department impact fees cover the costs involved with all new development. Total other agency fees are approximately \$21.4 million as referenced in **Table 4**.

# **Oak Canopy Mitigation Fee**

On May 6, 2008 the Board of Supervisors adopted the Oak Woodland Management Plan and its implementing ordinance. Its purpose is to establish an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland areas. Currently, the status of this in-lieu fee is in limbo with pending lawsuits.

The Projects Oak Conservation in-Lieu Fee has been estimated at \$163,184 as shown in **Table 5**. The requirement of this fee is still to be decided and the place holder estimate has been included for informational purposes only.

# IV. Funding Strategy

All development projects must be able to fund the construction of required infrastructure and facilities. There are two common ways to fund the large improvement projects that this PFFP will analyze. These funding sources include payment of fees at building permit and financing of improvements through a CFD. The building permit fee approach requires upfront funding of improvements and the developer must wait for a reimbursement or use up fee credits. The CFD financing method allows for all the properties in the district to pay an annual tax, and raise the funds upfront for required infrastructure Projects. This method is better served for larger projects, but with a downside of having to get enough owners willing to be taxed and move forward to make the payments.

### <u>Credits and Reimbursements for Backbone Infrastructure Improvements</u>

### **Reimbursements for Off-Site Public Improvements**

The Developer will build public roadway improvements that are expected to be reimbursed under the County's Transportation Impact Mitigation Fee Program ("TIM Fee Program"). The Developer will be funding the signalization, widening, and re-striping of off-site roadway improvements that are estimated to provide credit toward the County's TIM Fee Program of \$2.8 million as shown in **Table 6**. The County and other affected agencies will have to review the credit and reimbursement estimates provided by the Developer and project engineer. The Developer acknowledges that material changes in these amounts may affect the Project's feasibility.

# **Credits for Park Improvements**

The Developer is expected to build "Turn Key Parks" within the Project meaning fully developed and improved land without needing any further improvements to meet the requirements of the El Dorado Hills Community Services District ("El Dorado Hills CSD"). The construction of park improvements is estimated to provide \$4.2 million in credit toward the total El Dorado Hills CSD Park Impact fee per CTA Engineering & Surveying as shown in **Table 6**.

# **<u>Community Facilities District for Backbone Infrastructure</u>**

The CFD will take the form of a multiple-issuance phased CFD. The net bond proceeds can be used to reimburse developers for infrastructure and/or development impact fees, as determined by the special taxes specified in the Rate and Method of Apportionment ("RMA"). The CFD will likely include the creation of five tax zones for each of the five product types and will be used to fund a portion of the costs and reimbursements for the overall Project. This debt financing tool can also be used to reimburse property owners for advance funded public infrastructure.

The total tax rate for Age Restricted units will not exceed 1.55% to stay competitive with rates for other Age Restricted communities. The total tax rate for SFR units will not exceed 1.60%.

An initial bond proceeds estimate was completed using assumptions based on the following: 30 year term, 5.5% interest rate, a 2% special tax escalator, and two bond issuances. Two series of bond issuances were assumed with the second series of bonds being issued two years after the initial bond issuance. Under this scenario, the total CFD revenue estimated would be split equally between each series of bonds. Total net bond proceeds are estimated at \$18.2 million as shown in **Table 7**.

# V. Development Impact Fees

There is a number of different development impact fees associated with a development Project. In the Project there are public facilities fees, services fees, reimbursement fees, school fees, and backbone infrastructure costs (if not funded with a CFD). Services fees are collected by the County to directly reimburse for expenses related to the Project (i.e. plan check fees, building permit fees, etc.). In some instances, landowners/developers may be eligible for fee credits if infrastructure has been built by that developer.

# VI. Landscape and Lighting Assessment District

The Developer will form a Landscape and Lighting Assessment District ("LLAD") to finance the cost of operating and maintaining street lighting in public areas of the Project. The El Dorado Hills Community Services District will maintain Lot A (Village Park) and a portion of Lot E (Open Space), while an HOA will maintain the remaining parks and open space within the Project. An annual assessment established by County Service Area #9 will fund road maintenance within the Project. An Engineer's Report will need to be approved at the time of formation of the LLAD, establishing a method of assessment, a maximum assessment amount, and any escalation factors that will be used to allow the annual assessments to keep pace with inflation. A placeholder annual assessment estimate of \$100 per unit will be used until an Engineer's Report indicates the proper amount. The Developer acknowledges that if additional

costs are required to be funded through a LLAD or CSA, the additional assessment may affect the Mello-Roos bonding capacity reflected in this PFFP.

# VII. Community Facilities District for County Services

The Project will form a Community Facilities District to fund any shortfalls in revenues for services that the County will provide to the Project. As per the Fiscal Impact Analysis, the Dixon Ranch Project will form a Community Facilities District that will generate approximately \$140,044 in revenue corresponding to \$231.86 per residential unit toward the County's General Fund for the cost of additional services.

# VIII. Tax Burden

The property tax bill in California includes two types of taxes/assessments. The first is an "ad valorem" tax which is a tax amount, or percentage, based on the value of the property. Real property is assessed, or appraised for ad valorem tax purposes by local government, at the municipal or county level. This assessment is made up of two components (i) the improvement and/or building value, and (ii) the land value. The general ad valorem base tax is 1.0% of the property's assessed value. Other public agencies may issue bonds, upon voter approval, for the funding of public improvements such as school sites, road improvements, or parks, thus increasing the ad valorem rate in order to repay the outstanding bonds.

The other type of tax is called a special tax and/or assessment. These special taxes/assessments are levied by the local government to provide funding for local improvements or public services resulting in a general or "special" benefit to the property being levied. These amounts are not "ad valorem" taxes and are not based on the value of the property. The methodology by which the taxes/assessments are levied against a property are determined in an engineer's report, rate and method of assessment, or other document, which has been adopted or filed with the local agency providing the local improvement or service to the property. The following are a few special assessments which are commonly levied against recently developed communities; Reclamation District, Special Assessment Districts and a CFD.

The combination of ad valorem taxes and special taxes/assessments should be below a 2.0% burden, when compared to home valuation. Appendix E.4 breaks down the ad valorem and special/tax assessments for all the residential land uses for the Project.

# IX. Implementation

This Public Facilities Financing Plan is an outline of the potential costs and funding mechanisms that the Project can anticipate.

This document considers the formation of a CFD to fund the Project's backbone infrastructure costs and/or development impact fees. The CFD may fund all or a portion of the cost and/or fee amounts, and will be further discussed in the formation documents. The formation of a CFD would authorize the County to levy a special tax on all the taxable property within the CFD as described in the formation documents. Mello-Roos special taxes would be collected in the same time and manner as property taxes and could be used to pay debt service on bonds sold or may be used to pay directly for public infrastructure improvements or services.

A Development Agreement is still under negotiation and details are not available at this time.

# X. Conclusion

This PFFP shows that given the discussed assumptions, the Dixon Ranch Project is generally considered to be within the range of what is considered "feasible".

# **One-Time Cost Burden**

The first measure of feasibility that this PFFP examines is the total one-time cost burden of the project. The total cost burden includes all backbone infrastructure costs, development impact fees, and other mitigation fees less credits/reimbursements and CFD bond proceeds.

A cost burden as a percent of the unit's sales price within the range of 15% to 20% is generally considered feasible based on industry guidelines and DPFG experience. **Table 8** shows overall cost burden of the Project for each unit type. A summary of the one-time cost burden as a percent of each unit type's estimated sale price is seen below in **Figure 1**.

Figure 1					
Residential Land Use	Cost Burden as % of Unit Sales Price				
Age Restricted Small Lot	15.8%				
Age Restricted Large Lot	14.4%				
Village Small Lot	18.5%				
Village Large Lot	16.1%				
Hillside	12.9%				
Hillside Custom	11.6%				
Estate	10.3%				
Estate Large Lot	9.6%				

All the residential land uses fall within the range of feasibility (15% to 20%) as seen in **Figure 1** and **Table 8**.

# <u>Total Effective Tax Rate</u>

The second measure of feasibility that this PFFP examines is the annual tax burden of the residential land uses within the project. These rates are calculated by analyzing the estimated total taxes, which include Mello-Roos special taxes and assessment, as a percentage of the estimated home price of each unit type. The Developer has structured the proposed CFD so that total effective tax rates do not exceed a certain percentage so the Project can remain competitive with other developments in El Dorado Hills. Total tax rates for age restricted units will not exceed 1.55% while total tax rates for all other residential land uses will not exceed 1.60%. **Appendix E.1** analyzes the proposed CFD and total effective tax rates for each land use.

# Next Steps

The assumptions used in this report need to be discussed with the County and are based on additional reports/analysis to finalize the estimates. Table 2 illustrates a summary of all the costs and funding sources for the Project.

The steps moving forward to finalize the assumptions in this report include a fiscal impact analysis, approval/update of proposed capital facilities, and the approval/update of parks/recreation facilities. Other items that are anticipated in this report are reimbursement agreements from other fee programs, an infrastructure CFD, and services CFD. The ground work described in this proposed PFFP illustrates how the Project can develop and remain competitive with other El Dorado Hills projects.

# Table 1 Dixon Ranch Public Facilities Financing Plan Land Use Summary - Total Project

Land Use Summary	Acres	<b>Total Units</b>
Developable Land Uses		
Residential		
Age Restricted Small Lot	-	80
Age Restricted Large Lot	-	80
Village Small Lot	-	149
Village Large Lot	-	173
Hillside	-	54
Hillside Custom	-	58
Estate	-	5
Estate Large Lot	-	5
	152.98	604
Subtotal Developable Land Uses	152.98	604
Other Land Uses		
Parks	11.14	-
Clubhouse	0.87	-
Open Space	67.59	-
Landscape Lots	6.28	-
Roadways	36.13	-
Lift Station	0.27	-
	122.28	-
Subtotal Other Land Uses	122.28	-

# Table 2 Dixon Ranch Public Facilities Financing Plan Summary of Project Costs

Gross Project Cost Summary	Reference Table	Total
Gross Backbone Infrastructure Costs	Table 3	\$31,009,568
Gross Development Impact Fees	Table 4	48,447,222
Gross Other Fees/Costs	Table 5	163,184
Total Gross Project Costs	(a)	\$79,619,974
Net Project Cost Burden	Reference Table	Amount
Fee Credits and Reimbursements		
Less Est. Fee Credits/Reimbursements	Table 6	(\$7,067,526)
Less Est. Net CFD Bond Proceeds	Table 7	(18,273,228)
Total Fee Credits and Reimbursements	(b)	(\$25,340,755)
Total Net One-Time Project Costs	(c) = (a) - (b)	\$ 54,279,219

#### Table 3

#### Dixon Ranch Public Facilities Financing Plan Estimated Gross Backbone Infrastructure Costs

Gross Backbone Improvements	Total Cost
Man Cradina	
Mass Grading	¢1 122 740
On-Site Mass Grading	\$1,132,740
Off-Site Mass Grading Subtotal Mass Grading	\$461,575 <b>\$1,594,315</b>
	ويوريوني
Streets & Miscellaneous	
On-Site Street & Miscellaneous	\$1,827,844
Off-Site Streets & Miscellaneous	\$1,576,600
Subtotal Streets & Miscellaneous	\$3,404,444
Drainage	
On-Site Drainage	\$2,619,333
Off-Site Drainage	\$192,789
Subtotal Drainage	\$2,812,122
Sanitary Sewer	
On-Site Sanitary Sewer	\$2,007,876
Off-Site Sanitary Sewer	\$1,919,483
Subtotal Sanitary Sewer	\$3,927,359
Water	
On-Site Water	\$542,360
Off-Site Water	\$1,233,071
Subtotal Water	\$1,775,431
Soft Costs & Contingency	
On-Site Soft Costs & Contingency	\$3,587,241
Off-Site Soft Costs & Contingency	\$3,063,265
Subtotal Soft Costs & Contingency	\$6,650,505
Other On-Site Improvements	
On-Site Detention Pond Improvements	\$180,000
On-Site Dry Utilities - Mainline	\$675,000
On-Site Emergency Vehicle Accesses & Gates	\$212,900
Subtotal Other On-Site Improvements	\$1,067,900
Other Off-Site Improvements	
Traffic Signals	\$600,000
Subtotal Other Off-Site Improvements	\$600,000
Subtotal Backbone Costs	\$21,832,076
Park & Corridor Improvements	
Project Entrance Gates & Landscape	\$2,895,964
Village Park & Par Course	\$2,343,701
Neighborhood Park	\$485,310
Clubhouse	\$0
Trails & Recreational Facilities	\$877,537
Soft Costs & Contingency	\$2,574,980
Subtotal Park & Corridor Improvements	\$9,177,492
otal Backbone Improvements	\$31,009,568

Source: Appendix A

#### Table 4 Dixon Ranch Public Facilities Financing Plan Gross Building Permit and Development Impact Fee Summary

FEE CATEGORY	Age Restricted Small Lot	Age Restricted Large Lot	Village Small Lot	Village Large Lot	Hillside	Hillside Custom	Estate	Estate Large Lot	Totai
Subtotal Building Permit Fees	\$2,863	\$2,863	\$3,604	\$4,309	\$5,156	\$5,156	\$5,579	\$5,579	\$2,373,713
Subtotal County Development Impact Fees	\$11,086	\$11,086	\$28,526	\$28,526	\$28,526	\$28,526	\$28,526	\$28,526	\$14,439,304
Subtotal School Fees	\$881	\$881	\$7,128	\$8,613	\$10,395	\$10,395	\$11,286	\$11,286	\$3,970,221
Subtotal Park Fees	\$9,806	\$9,806	\$9,806	\$9,806	\$9,806	\$9,806	\$9,806	\$9,806	\$5,922,824
Subtotal Other Agency Fees	\$35,118	\$35,118	\$35,727	\$36,307	\$37,003	\$37,003	\$37,351	\$37,351	\$21,741,160
Total Gross Development Impact Fees Per Unit	\$59,754	\$59,754	\$84,791	\$87,561	\$90,886	\$90,886	\$92,548	\$92,548	-
Units	80	80	149	173	54	58	5	5	604
Total Gross Development Impact Fees	\$4,780,333	\$4,780,333	\$12,633,807	\$15,148,073	\$4,907,827	\$5,271,369	\$462,740	\$462,740	\$48,447,222

Source: Appendix B

# Table 5 Dixon Ranch Public Facilities Financing Plan Other Project Costs Summary

Other Costs Summary	Reference Table	Total Cost
1. Oak Tree Mitigation Fee	Appendix C.1	\$163,184
Other Costs Total		\$163,184

Notes:

Ability to utilize mitigation fee is TBD. Placeholder value provided for informational purposes only.

Source:

Mann Made Resources

Arborist Report for Dixon Ranch Oak Tree Canopy Mitigation Plan

# Table 6 Dixon Ranch Public Facilities Financing Plan Backbone Infrastructure Credit and Reimbursement Summary

Backbone Improvements	Total Credit and Reimbursement
Off-Site Public Improvements	
Mass Grading	(\$461,575)
Streets & Miscellaneous	(\$1,273,707)
Drainage	(\$128,500)
Sanitary Sewer	(\$7,200)
Water	TBD
Subtotal Off-Site Public Improvements	(\$1,870,982)
Contingency (25%)	(\$467,746)
Soft Costs (28%)	(\$523,875)
Total Off-Site Improvements	(\$2,862,602)
Park & Corridor Improvements	
Project Entrance Gates & Landscape	TBD
Village Park & Par Course (100% Credit)	(\$2,343,701)
Neighborhood Park (50% Credit)	(\$242,655)
Clubhouse	TBD
Trails & Recreational Facilities (50% Credit)	(\$438,769)
Subtotal Park & Corridor Improvements	(\$3,025,125)
Contingency (15%)	(\$453,769)
Soft Costs (24%)	(\$726,030)
Total Parks & Corridors Improvements	(\$4,204,924)
Total Credits and Reimbursements	(\$7,067,526)

Source: Appendix D

#### Table 7 Dixon Ranch Public Facilities Financing Plan CFD Bond Sizing Analysis Summary

CFD Assumptions	PROJECT	Tax Zone 1 Age Restricted	Tax Zone 2 Village Small Lot	Tax Zone 3 Village Large Lot	Tax Zone 4 Hillside	Tax Zone 5 Estate
Total Lots Included in CFD	604	160	149	173	112	10
Avg. Unit Size	2,631	1,875	2,400	2900	3,500	3,800
Avg. Home Price	\$586,513	\$510,500	\$528,000	\$596,000	\$734,000	\$843,000
Avg. Ad-Valorem Tax	\$6,293	\$5,477	\$5,665	\$6,394	\$7,875	\$9,045
Avg. Total Special Taxes	\$666	\$666	\$666	\$666	\$666	\$666
Avg. Proposed CFD Special Tax	\$2,358	\$1,770	\$2,117	\$2,476	\$3,203	\$3,778
Avg. Total Taxes	\$9,317	\$7,913	\$8,448	\$9,536	\$11,744	\$13,488
Avg. Total Tax Rate	1.59%	1.55%	1.60%	1.60%	1.60%	1.60%
Gross Bond Amount (estimate)	\$21,975,000	-	-	-		
Total Net Bond Proceeds (a)	\$18,273,228	\$3,632,945	\$4,047,462	\$5,494,954	\$4,613,204	\$484,664
Total Net Bond Proceeds Per Unit (a)	\$30,254	\$22,706	\$27,164	\$31,763	\$41,189	\$48,466

#### Source: Appendix E

Note:

(a) Total net bond proceeds for each tax zone is proportional to the CFD revenue generated by each tax zone.

#### Table 8 Dixon Ranch Public Facilities Financing Plan Overall Project Cost Burden

Residential Summary	Age Restricted Small Lot	Age Restricted Large Lot	Village Small Lot	Village Large Lot	Hillside	Hillside Custom	Estate	Estate Large Lot
Average Per Unit Sales Price	\$488,000	\$533,000	\$528,000	\$596,000	\$695,000	\$773,000	\$813,000	\$873,000
Gross Backbone Infrastructure [1] Gross Development Impact Fees [2] Gross "Other Costs" [3]	\$51,340 \$59,754 \$270	\$51,340 \$59,754 \$270	\$51,340 \$84,791 \$270	\$51,340 \$87,561 \$270	\$51,340 \$90,886 \$270	\$51,340 \$90,886 \$270	\$51,340 \$92,548 \$270	\$51,340 \$92,548 \$270
Estimated Fee Credits/Reimbursements [4]	(\$11,701)	(\$11,701)	(\$11,701)	(\$11,701)	(\$11,701)	(\$11,701)	(\$11,701)	(\$11,701)
Dixon Ranch Developer/CFD [5]	(\$22,706)	(\$22,706)	(\$27,164)	(\$31,763)	(\$41,189)	(\$41,189)	(\$48,466)	(\$48,466)
TOTAL COST BURDEN	\$76,958	\$76,958	\$97,536	\$95,708	\$89,606	\$89,606	\$83,991	\$83,991
Cost Burden as % of Unit Sales Price	15.8%	14.4%	18.5%	16.1%	12.9%	11.6%	10.3%	9.6%

Footnotes:			
[1] Table 2			
[2] Table 4			
[3] Table 5			
[4] Table 6			
[5] Table 7			

### Appendix A.1 Dixon Ranch Public Facilities Financing Plan Onsite Infrastructure Summary

ltem	Phase 1	Phase 2	Total	
Item	Estimated Cost	<b>Estimated Cost</b>	<b>Estimated Cost</b>	
Onsite Public Improvements				
Mass Grading	\$811,522	\$0	\$811,522	
Street & Miscellaneous	\$580,982	\$0	\$580,982	
Drainage	\$1,427,667	\$0	\$1,427,667	
Sanitary Sewer	\$2,007,876	\$0	\$2,007,876	
Domestic Water	\$542,360	\$0	\$542 <i>,</i> 360	
Dry Utility Mainline	\$675,000	\$0	\$675,000	
Subtotal	\$6,045,407	\$0	\$6,045,407	
Contingency (15%)	\$906,811	\$0	\$906,811	
Soft Costs (24%)	\$1,450,898	\$0	\$1,450,898	
Total	\$8,403,116	\$0	\$8,403,116	
Onsite Private Improvements				
Mass Grading	\$321,218	\$0	\$321,218	
Street & Miscellaneous	\$1,246,862	\$0	\$1,246,862	
Drainage	\$1,191,666	\$0	\$1,191,666	
EVA's	\$212,900	\$0	\$212,900	
Detention Ponds	\$180,000	\$0	\$180,000	
Subtotal	\$3,152,646	\$0	\$7,411,457	
Contingency (15%)	\$472,897	\$0	\$472,897	
Soft Costs (24%)	\$756,635	\$0	\$756,635	
Total	\$4,382,178	\$0	\$4,382,178	
Dark and Corridor Improvements				
Park and Corridor Improvements Landscape & Project Entrance/Gates	\$2,595,952	\$300,012	\$2,895,964	
Village Park and Par Course		\$300,012 \$0	\$2,343,701	
Neighborhood Park	\$2,343,701 \$0	\$0 \$485,310	\$485,310	
Trails and Recreation Facilities	\$0 \$738,296	\$485,510 \$139,241	\$877,537	
Clubhouse	\$738,296 \$0	\$159,241 \$0	۶۵/۱,33/ \$0	
			\$6,602,512	
Subtotal	\$5,677,949	\$924,563	<u>\$6,602,512</u> \$990,377	
Contingency (15%)	\$851,692	\$138,684	\$990,377 \$1,584,603	
Soft Costs (24%) Total	\$1,362,708 <b>\$7,892,349</b>	\$221,895	\$1,584,603 <b>\$9,177,492</b>	
	\$7,892,349	<u> </u>		
Total Onsite Infrastructure Costs	\$20,677,643	\$1,285,143	\$21,962,785	
	\$20,077,045	<i>\</i>	<i>\</i>	

Source:

Engineer's Preliminary Opinion of Costs and Reimbursement Summary Dixon Ranch - Backbone Infrastructure (June 8, 2015) CTA Engineering & Surveying

#### Appendix A.2 Dixon Ranch Public Facilities Financing Plan Offsite Infrastructure Summary

nprovement	Cost
Green Valley Road at A Drive (Widening & Signalization)	
Grading	\$59,70
Streets & Miscellaneous	\$465,44
Drainage	\$37,42
Subtotal Green Valley Road at A Drive (Widening & Signalization)	\$562,56
Green Valley Road at C Drive (Widening)	
Grading	\$13,12
Streets & Miscellaneous	\$89,16
Drainage	\$22,16
Subtotal Green Valley Road at C Drive (Widening)	\$124,45
Green Valley Road at El Dorado Hills Blvd (Lane Additions & Signal Modification)	
Grading	\$328,00
Streets & Miscellaneous	\$838,09
Drainage	\$120,00
Subtotal Green Valley Road at El Dorado Hills Blvd (Lane Additions & Signal Modification)	\$1,286,09
Green Valley Road at Loch Way (Two-way left Turn Lane)	
Grading	\$60,75
Streets & Miscellaneous	\$183,89
Drainage	\$13,20
Subtotal Green Valley Road at Loch Way (Two-way left Turn Lane)	\$257,84
Offsite Sewer (Includes \$7,200 for sewer improvements at Green Valley Road and El Dorado Hills Blvd)	\$1,919,48
Offsite Water	\$1,233,07
Sub-Total Offsite Public Improvements	\$5,383,51
Contingency (25%)	\$1,345,88
Soft Costs (28%)	\$1,507,38
Total	\$8,236,78
Traffic Signals	
Green Valley Road at Deer Valley Road (Signalization & Lighting)	\$300,00
Silva Valley Parkway at Appian Way (Signalization & Lighting)	\$300,00
Sub-Total Traffic Signals	\$600,00
Contingency (20%)	\$120,00
Soft Costs (15%)	\$90,00
Total Traffic Signals	\$810,00

Total Offsite Infrastructure	\$9,046,783

Source:

Engineer's Preliminary Opinion of Costs and Reimbursement Summary Dixon Ranch - Backbone Infrastructure (June 8, 2015) CTA Engineering & Surveying

#### Appendix B.1 Dixon Ranch Public Facilities Financing Plan

Development Impact Fee Summary Detail

Plan Name		Age Restricted Small	Lot Ag	e Restricted Large Lot Villa	age Small Lot V	'illage Large Lot	Hillside	Hillside Custom	Estate	Estate Large Lot	
Average Unit Square Footage		1	.875	1,875	2,400	2,900	3,500	3,500	3,800	3,800	
Average Unit Price	[1]	\$ 488	,000 \$	533,000 \$	528,000 \$	596,000 \$	695,000	\$ 773,000 \$	813,000 \$	873,000	
Total Units			80	80	149	173	54	58	5	5	604
Garage Square Footage			400	400	400	400	400	400	400	400	
El Dorado County	Notes					Per Unit		-			Total
Valuation	[2]	\$ 225	960 \$	225,960 \$	284,424 \$	340,104 \$	406,920	\$ 406,920 \$	440,328 \$	440,328	
Building Permit Fees											
Building Permit Fee	[3]	2	825	2,825	3,555	4,251	5,087	5,087	5,504	5,504	2,341,864
Strong Motion Instrumentation Program Fee	[4]		29	29	37	44	53	53	57	57	24,355
Green Fee	[5]		9	9	11	14	16	16	18	18	7,494
Subtotal		\$ 2	863 \$	2,863 \$	3,604 \$	4,309 \$	5,156	\$ 5,156 \$	5,579 \$	5,579 \$	2,373,713
County Development Impact Fees											
Transportation Mitigation Impact Fee - Local Component	[6]	8	870	8,870	23,340	23,340	23,340	23,340	23,340	23,340	11,782,160
Transportation Mitigation Impact Fee - Highway 50	[6]	1	830	1,830	4,800	4,800	4,800	4,800	4,800	4,800	2,424,000
Rare Plant Mitigation Fee	[7]		386	386	386	386	386	386	386	386	233,144
Subtotal		\$ 11	086 \$	11,086 \$	28,526 \$	28,526 \$	28,526	\$ 28,526 \$	28,526 \$	28,526 \$	14,439,304
School Fees											
Elementary School - Rescue Union School District Fee	[8]	53	7.56	537.56	4,344	5,249	6,335	6,335	6,878	6,878	2,419,643
High School - El Dorado Union School District Fee	[9]	34	3.69	343.69	2,784	3,364	4,060	4,060	4,408	4,408	1,550,578
Subtotal		\$	881 \$	881 \$	7,128 \$	8,613 \$	10,395	\$ 10,395 \$	11,286 \$	11,286 \$	3,970,221
Park Fees											
El Dorado Hills CSD Park Impact Fee	[10]		806	9,806	9,806	9,806	<u>9,</u> 806	9,806	9,806	9,806	5,922,824
Subtotal		\$ 9,	806 \$	9,806 \$	9,806 \$	9,806 \$	9,806	\$ 9,806 \$	9,806 \$	9,806 \$	5,922,824
Other Agency Fees											
El Dorado Hills Fire Department Impact Fee	[11]	2,	175	2,175	2,784	3,364	4,060	4,060	4,408	4,408	1,843,588
El Dorado Hills Safety Zone	[12]		215	215	215	215	215	215	215	215	129,860
El Dorado Irrigation District Water Hook-up Fee	[13]	18	718	18,718	18,718	18,718	18,718	18,718	18,718	18,718	11,305,672
El Dorado Irrigation District Wastewater Hook-up Fee	[14]	13	119	13,119	13,119	13,119	13,119	13,119	13,119	13,119	7,923,876
El Dorado Irrigation District Wastewater Inspection Fee	[14]		145	145	145	145	145	145	145	145	87,580
El Dorado Irrigation District Water Meter Hardware Fee	[15]		746	746	746	746	746	746	746	746	450,584
Subtotal		\$ 35	118 \$	35,118 \$	35,727 \$	36,307 \$	37,003	\$ 37,003 \$	37,351 \$	37,351 \$	21,741,160
Total Fees		\$ 59	754 \$	59,754 \$	84,791 \$	87,561 \$	90,886	\$ 90,886 \$	92,548 \$	92,548 \$	48,447,222

Footnotes:

[1] Estimated home values based on a market study performed by the Gregory Group and Developer estimates.

[2] As per Valuation Table published by International Code Council using a VB level. (08/01/2014)

[3] \$0.0125 per \$1.00 of valuation as per Resolution 180-2007: Building Fee Schedule. (07/10/2007)

[4] \$0.0001 per \$1.00 of valuation as per El Dorado County Development Services Department. (10/01/2014)

[5] \$1.00 per \$25,000 of valuation as per El Dorado County Development Services Department. (10/01/2014)

[6] As per Traffic Impact Fee Comparison (Zone 8). Lower fees for age restricted homes. (04/13/2012)

[7] Mitigation Area 2 Rate (EID Service Area) as per El Dorado County Planning Services pursuant to Resolution 205-98. (07/28/1998)

[8] Elementary school fee is \$1.81 per square foot. Age restricted housing pays commercial rate of \$0.287 per square foot. Fees will be adjusted again by the SAB in January 2016 Per El Dorado County Office of Education Developer Fee Handbook (9/16/2014)

[9] High school fee is \$1.16 per square foot. Age restricted housing pays commercial rate of \$0.183 per square foot. Fees will be adjusted again by the SAB in January 2016 Per El Dorado County Office of Education Developer Fee Handbook (9/16/2014)

[10] Assumes Developer to build "turnkey" parks per TBD agreement with El Dorado Hills CSD. For informational purposes, the total reimubrsement for park improvements is estimated at \$2,862,602 or \$4,739 per unit. The park impact fee is \$9,806 per unit or \$5,922,824 for the entire project. Possible "residual" fee obligation of \$3,060,222 or \$5,066 per unit calculated by taking the difference between park impact fees and the estimated reimbursement.

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[11] \$1.16 per Sq. Ft. as per El Dorado Hills Fire Department Fee Schedule. (02/17/2010)

[12] As per El Dorado County Development Services Department, Residential Permit Fee Worksheet. (10/01/2014)

[13] The fee for potable only plumbing with a 1" meter. El Dorado Irrigation District Facility Capacity Charges and Fees. (1/27/2015)

[14] As per El Dorado Irrigation District Facility Capacity Charges and Fees. (1/27/2015)

[15] Cost of 3/4-inch potable water meter including installation as per Kim Nethercott of El Dorado Irrigation District. (01/17/2014)

# Appendix C.1 Dixon Ranch Public Facilities Financing Plan Oak Canopy Mitigation Fee

Meeting Oak Canopy Cover Retention Standards										
Acres of Oak	Cost per									
Canopy Removed	Acre	Multiplier	Total Fee							
4.48	\$ 4,700	1	\$ 21,056							
In Excess of Oak Cano	In Excess of Oak Canopy Cover Retention Standards									
Acres of Oak	Cost per									
Canopy Removed	Acre	Multiplier	Total Fee							
15.12	\$ 4,700	2.4	\$ 142,128							
Total Fee	Total Fee \$ 163,184									

Notes:

Ability to utilize mitigation fee is TBD. Placeholder value provided for informational purposes only.

#### Appendix D.1 Dixon Ranch Public Facilities Financing Plan Reimbursement Summary Detail

	Phase 1	Phase 2	Total
ltem	Estimated	Estimated	Estimated
	Reimbursement	Reimbursement	Reimbursement
Onsite Public Improvements			
Mass Grading	TBD	TBD	TBD
Street & Miscellaneous	TBD	TBD	TBD
Drainage	TBD	TBD	TBD
Sanitary Sewer	TBD	TBD	TBD
Domestic Water	TBD	TBD	TBD
Village Park and Par Course	(2,343,701)	TBD	(2,343,701)
Dry Utility Mainline	TBD	TBD	TBD
Subtotal	(2,343,701)	TBD	(2,343,701)
Contingency (15%)	(351,555)	TBD	(351,555)
Soft Costs (24%)	(562,488)	TBD	(562,488)
Total	(3,257,744)	TBD	(3,257,744)
Onsite Private Improvements			
Mass Grading	TBD	TBD	TBD
Street & Miscellaneous	TBD	TBD	TBD
Drainage	TBD	TBD	TBD
EVA's	TBD	TBD	TBD
Detention Ponds	TBD	TBD	TBD
Trails and Recreation Facilities	(369,148)	(69,621)	(438,769)
Landscape & Project Entrance/Gates	TBD	TBD	TBD
Neighborhood Park	TBD	(242,655)	(242,655)
Subtotal	(369,148)	(312,276)	(681,424)
Contingency (15%)	(55,372)	(46,841)	(102,214)
Soft Costs (24%)	(88,596)	(74,946)	(163,542)
Total	(513,116)	(434,064)	(947,179)
Offsite Public Improvements			
Mass Grading	(461,575)	TBD	(461,575)
Street & Miscellaneous	(1,273,707)	TBD	(1,273,707)
Drainage	(128,500)	TBD	(128,500)
Sanitary Sewer	(7,200)	TBD	(7,200)
Water	TBD	TBD	TBD
Traffic Signals	TBD	TBD	TBD
Subtotal	(1,870,982)	TBD	(1,870,982)
Contingency (25%)	(467,746)	TBD	(467,746)
Soft Costs (28%)	(523,875)	TBD	(523,875)
<u>Total</u>	(2,862,602)	TBD	(2,862,602)

Total Reimbursements	(6,633,463)	(434,064)	(7,067,526)

Source:

Engineer's Preliminary Opinion of Costs and Reimbursement Summary Dixon Ranch - Backbone Infrastructure (June 8, 2015) CTA Engineering & Surveying

#### Preferred Scenario

#### Appendix E.1 Dixon Ranch Public Facilities Financing Plan CFD Bond Sizing and Estimated Annual Bond Debt Service

	LAND US	E INFORMATION								TOT	AL TAX RA	TE ANA	LYSIS				BOND SIZING ANALYSIS		
Plan		Units	Unit Size	Estim Hoi Pri (a	me ce	Ta 1.	Ad alorem ox Rate 0729% (b)	Other Char Assessm and Spe Taxe (c)	nent cial s	C Tau U	posed FD k per Init (d)	Ta	Total ax per Unit	Total Tax Rate		Total Proposed CFD Revenues			
																	Series 1 Bond Total Proposed Annual CFD Revenue	<u>Escalat</u> Special Ta	
Tax Zone 1																	Priority Admin		(\$30,000)
Age Restricted Small Lot		80	1,875		488,000		5,236		666	\$	1,662		7,564	1.55%		132,994	Net annual revenue		\$682,139
Age Restricted Large Lot		80	1,875		533,000		5,719		666		1,877		8,262	1.55%		150,170			
	Total	160	1,875	\$	510,500	\$	5,477	\$	666	\$	1,770	\$	7,913	1.55%	\$	283,164	Bond Amount 5.5% Interest,		
																	30 Year Term, 29 Year Amortization		\$10,740,000
																	Reserve Fund (Maximum Annual Debt Service)		(\$833,042
Tax Zone 2																	Capitalized Interest (12 months)		(\$590,719
Village Small Lot		149	2,400		528,000		5,665		666		2,117		8,448	1.60%		315,473	Underwriter Discount (2.00%)		(\$214,800
	Total	149	2,400	\$	528,000	\$	5,665	\$	666	\$	2,117	\$	8,448	1.60%	\$	315,473	Cost of Issuance	1	(\$250,000
																	Net Construction Proceeds	<	8,851,439
Tax Zone 3																	Net Construction Proceeds Per Unit	š	14,655
Village Large Lot		173	2,900		596,000		6,394		666		2,476		9,536	1.60%		428,295		Ľ.	.,
	Total	173	2900		596,000	\$	6,394	\$		\$		\$	9,536	1.60%	\$	428,295	Series 2 Bond	Escalat	ing
																		Special Ta:	x (2%)
																	Total Proposed Annual CFD Revenue		\$712,139
Tax Zone 4																	Priority Admin		\$0
Hillside		54	3,500		695,000		7,457		666		2,998		11,120	1.60%		161,866	Net annual revenue		\$712,139
Hillside Custom		58	3,500		773,000		8,294		666		3,409		12,368	1.60%		197,702			
	Total	112	3,500	\$	734,000	\$	7,875	\$	666	\$	3,203	\$	11,744	1.60%	\$	359,569	Bond Amount 5.5% Interest,		
																	30 Year Term, 29 Year Amortization		\$11,235,000
																	Reserve Fund (10% of Bond Amount)		(\$870,941)
Tax Zone 5																	Capitalized Interest (12 months)		(\$617,570
Estate		5	3,800		813,000		8,723		666		3,620		13,008	1.60%		18,098	Underwriter Discount (2.00%)		(\$224,700
Estate Large Lot	Total	<u>5</u>	3,800		873,000 843,000	\$	9,366 9,045	\$	666 666	\$	3,936	\$	13,968 13,488	1.60%	÷	19,679 37,776	Cost of Issuance		(\$100,000)
	lotal	10	3,800	\$	843,000	>	9,045	Ş	666	>	3,778	ş	13,488	1.00%	ş	37,776	Net Construction Proceeds	4	9,421,790
																	Net Construction Proceeds Per Unit	\$	15,599
																	net construction rocceds rel onit		10,000
TOTAL		604	2,631	\$	586,513	\$	6,293	\$	666	\$	2,358	\$	9,317	210070	\$	1,424,278	Net Construction Proceed		\$18,273,228
													es 1 Bond C			712,139	Net Construction Proceeds Per Uni	t	30,254
												Serie	es 2 Bond C	D Revenue		712,139			
Footnotes:																			
(a) Based on pricing from Develop																			
(b) Ad Valorem taxes are based on (c) Other charges and assessments																			
552 CSA#10 Solid Waste	based on mi	ormation from cot	inty Assessor On	ice	\$17														
585 CSA#9 Road Zone 98137					\$275														
622 CSA10 HSE Hazard Waste					\$3														
623 Library Fee Zone D					\$25														
685 CSA7 Ambulance W Slope					\$25														
LLAD Estimate					\$100														
Services CFD					\$221														
Total					\$666														
					1,000														
(d) Age restricted rate based on col	mparable age	restricted commu	nities. SFR rate v	vas solved f	ror a total t	ax rate o	1 1.6%.												

Appendix E.2 Dixon Ranch Public Facilities Financing Plan Series 1 Bond

# DRAFT

CFD Bond Sizing and Estimated Annual Bond Debt Service	e Assumes 6.50% Intere	est Rate
Gross Bond Amount	\$	10,740,000
Reserve Fund (Maximum Annual Debt Service)		(833,042)
Capitalized Interest (12 months)		(590,719)
Underwriter Discount (2.00%)		(214,800)
Cost of Issuance		(250,000)
Net Construction Proceeds	\$	8,851,439

Year	Tota	Assigned	1	Less	Net Revenue		Principal			Annual	Gross	Debt
Ending		evenue		Net Admin	Available for		Maturing		Interest	Interest	Annual	Service
Sept. 1		xhibit A)		Expenses	Debt Svc	1.00	Sept. 1st	-	Rate	Due	Debt Svc	Coverage
2017	- 30	141	712,139	30.000 \$	682,139				s	576,493 \$	576,493	Cap Int
2018	20		726,382	30,600 \$	695,782	\$		55,000	2.8202%	576,493 5	631,493	110.18 <sup>s</sup>
2019			740,909	31,212	709,697			70,000	3.1952%	574,942	644,942	110.04
2020			755,727	31,836	723,891			85,000	3.4452%	572,706	657,706	110.04
2020			770.842	32,473	738,369			100,000	3.8202%	569,777	669,777	110.24
2022			786,259	33,122	753,136			115,000	4.0702%	565,957	680,957	110.60
2022			801,984	33,785	768,199			135,000	4.3202%	561,276	696,276	110.33
2024			818,024	34,461	783,563			155,000	4.5202%	555,444	710,444	110.29
2024			834,384	35,150	799,234			175,000	4.6952%	548,360	723,360	110.49
2026			851,072	35,853	815,219			200,000	4.5702%	540,144	740,144	110.14
2020			868,093	36,570	831,523			220,000	4.6952%	531,003	751,003	110.72
2028			885,455	37,301	848,154			250,000	4.6952%	520,674	770,674	110.05
2029			903,164	38,047	865,117			275,000	4.6952%	508,936	783,936	110.36
2030			921,227	38,808	882,419			305,000	5.5702%	496,024	801.024	110.16
2030			939,652	39,584	900,068			335,000	5.5702%	479,035	814,035	110.57
2032			958,445	40,376	918,069			370,000	5.5702%	460,375	830.375	110.5
2033			958,445	41,184	917,261			390,000	5.5702%	439,765	829,765	110.54
2034			958,445	42,007	916,438			415,000	5.5702%	418,042	833,042	110.01
2035			958,445	42,847	915,598			435,000	5.5702%	394,926	829,926	110.32
2036			958,445	43,704	914,741			460,000	5.5702%	370,695	830,695	110.12
2037			958,445	44,578	913.867			485,000	5.5702%	345.072	830.072	110.09
2038			958,445	45,470	912,975			510,000	5.5702%	318,057	828,057	110.26
2039			958,445	46,379	912,066			535,000	5.5702%	289,649	824,649	110.60
2040			958,445	47,307	911,138			565,000	5.5702%	259,849	824,849	110.46
2041			958,445	48,253	910,192			595,000	5.5702%	228,377	823,377	110.54
2042			958,445	49,218	909,227	1.11		630,000	5.5702%	195,235	825,235	110.18
2043			958,445	50,203	908,242			665,000	5.5702%	160,143	825,143	110.07
2045			958,445	51,207	907,238			700,000	5.5702%	123,101	823,101	110.22
2045			958,445	52,231	906,214			735,000	5.5702%	84,110	819,110	110.63
2046			958,445	53,275	905,170			775,000	5.5702%	43,169	818,169	110.63
Totals	\$	1	26,691,988 \$	1,217,042 \$	25,474,946	\$		10,740,000	5.500% \$	12,307,830 \$	23,047,830	
								5.37%	Ma	n D/S Coverage: x D/S Coverage: x Debt Service:		110.01 110.72 \$833,04

Appendix E.3 Dixon Ranch Public Facilities Financing Plan Series 2 Bond DRAFT

CFD Bond Sizing and Estimated Annual Bond Debt Service	Assumes 6.50% Intere	est Rate
Gross Bond Amount	\$	11,235,000
Reserve Fund (Maximum Annual Debt Service)		(870,941)
Capitalized Interest (12 months)		(617,570)
Underwriter Discount (2.00%)		(224,700)
Cost of Issuance		(100,000)
Net Construction Proceeds	\$	9,421,790

Year	Total Assigned	Less	Net Re	evenue		Principal		1.4.1.2.2		Annual	Gross	Debt
Ending	Revenue	Net Admin	Availa	able for		Maturing		Interest		Interest	Annual	Service
Sept. 1	(Exhibit A)	Expenses	Deb	t Svc	_	Sept. 1st		Rate	_	Due	Debt Svc	Coverage
2019	712.139	s .	s	712,139	s				\$	603,386	603,386	Cap Int
2020	726.382			726,382			55,000	2.8186%	-	603,386	658,386	110.33
2021	740,909			740,909	1.1		70,000	3.1936%		601,836	671,836	110.28
2022	755,727			755,727			85,000	3.4436%		599,600	684,600	110.3
2023	770,842			770,842			100,000	3.8186%		596,673	696,673	110.6
2024	786,259			786,259			120,000	4.0686%		592,855	712,855	110.30
2025	801,984			801,984			140,000	4,3186%		587,972	727,972	110.17
2026	818,024			818,024			160,000	4.5686%		581,926	741,926	110.20
2027	834,384			834,384			180,000	4.6936%		574,617	754,617	110.5
2028	851.072			851,072			205,000	4.5686%		566,168	771,168	110.36
2029	868.093			868,093			230,000	4.6936%		556,803	786,803	110.33
2030	885,455			885,455			255,000	4.6936%		546,007	801,007	110.5
2031	903,164			903,164			285,000	4.6936%		534,039	819,039	110.2
2032	921,227			921,227			315,000	5.5686%		520,662	835,662	110.2
2033	939,652			939,652			350,000	5.5686%		503,121	853,121	110.1
2034	958,445			958,445			385,000	5.5686%		483,631	868,631	110.3
2035	958,445			958,445	1		405,000	5.5686%		462,192	867,192	110.5
2036	958,445			958,445			430,000	5,5686%		439,639	869,639	110.2
2037	958,445	•		958,445			455,000	5.5686%		415,694	870,694	110.0
2038	958,445			958,445			480,000	5.5686%		390,357	870,357	110.1
2039	958,445			958,445			505,000	5.5686%		363,628	868,628	110.3
2040	958,445			958,445			535,000	5.5686%		335,507	870,507	110.1
2041	958,445			958,445			565,000	5.5686%		305,715	870,715	110.0
2042	958,445			958,445			595,000	5.5686%		274,253	869,253	110.2
2043	958,445			958,445	1.1		625,000	5.5686%		241,119	866,119	110.6
2044	958,445			958,445			660,000	5.5686%		206,316	866,316	110.6
2045	958,445			958,445			700,000	5.5686%		169,563	869,563	110.2
2046	958,445			958,445			740,000	5,5686%		130,583	870,583	110.0
2047	958,445			958,445			780,000	5.5686%		89,376	869,376	110.2
2048	958,445		1	958,445			825,000	5.5686%	-	45,941	870,941	110.0
Totals \$	26,691,988	\$ -	\$	26,691,988	\$		11,235,000	5.497%		12,922,568	24,157,568	
							5.37%		Max D/S	Coverage: Coverage: ot Service:		110.0 110.6 \$870,9

### Appendix E.4 Dixon Ranch Public Facilities Financing Plan Current Tax Bill Information

#### **General Tax** Agency Rate Prop 13 1.0000% **Rescue Elem Bond - Elect 98** 0.0334% **EDHUS Bond - Election 1997** 0.0055% **EDHUS Bond - Election 2008** 0.0159% Los Rios College Bond - 2002 0.0108% Los Rios College Bond - 2008 0.0073% Total Ad-Valorem Tax 1.0729%

### **Direct Charges**

Agency	Rate
552 CSA#10 Solid Waste	\$17
585 CSA#9 Road Zone 98137	\$275
622 CSA10 HSE Hazard Waste	\$3
623 Library Fee Zone D	\$25
685 CSA7 Ambulance W Slope	\$25
Total Special Taxes	\$345

# **Dixon Ranch**

# **Proposed Public Facilities Financing Plan**

Scenario 1: Phase 1 Only

September 4, 2015

# Prepared for: The True Life Companies

**Prepared By:** 



14-1617 3F 101 of 130

# 4380 AUBURN BOULEVARD SACRAMENTO, CALIFORNIA 95841

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Appendix A.1:	Onsite Infrastructure Summary
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# **Executive Summary**

The Development Planning and Financing Group, Inc. ("DPFG") was retained to prepare this Public Facilities Financing Plan ("PFFP") on behalf of The True Life Companies ("Developer") as a strategy to fund the required backbone infrastructure, public facilities, development impact fees, and maintenance costs required to serve the land uses in the Dixon Ranch Project (the "Project").

Based on peer review comments provided by Goodwin Consulting Group, Inc. ("GCG") on the initial first draft of the PFFP dated January 13, 2015, DPFG has prepared two different scenarios to evaluate Project impacts under restrictions inherent to Oak Woodland Policy 7.4.4.4. Scenario 1 will include only those land uses permitted pursuant to Option A of the Oak Woodland Policy, which coincides with Phase 1 of the Project and Scenario 2 will include land uses assuming a full project buildout. This document has also been updated to address comments provided by GCG on a second draft dated July 15, 2015, and a meeting with the County and Goodwin Consulting Group on August 24, 2015.

This version of the PFFP examines Project impacts under Scenario 1 assuming that only Phase 1 will be built satisfying option A of the Oak Woodland Policy.

This PFFP utilizes two measures to determine if the Project is feasible and competitive compared to other developments. The two feasibility measures include a one-time cost burden analysis as well as an annual tax burden analysis.

The total gross development costs for the Project is approximately \$61.8 million, comprised of \$29.7 million in gross backbone infrastructure, \$32.0 million in gross development impact fees, and \$20,633 in other fees.

This gross cost burden is offset by approximately \$6.6 million in existing fee programs that will result in a reimbursement and/or fee credit to developers who build those improvements and approximately \$11.3 million in Community Facilities District ("CFD") bond proceeds.

After these credit and reimbursement adjustments, the net one-time Project costs are approximately \$43.8 million.

The Project has an overall anticipated tax burden of 1.58% of the assessed home value that includes school district general obligation bonds, an assessment to fund library services, and several County Service Areas that provide solid waste, hazardous waste, road maintenance, and ambulance services. The Project is also proposing the formation of a Landscape and Lighting District ("LLAD"), a CFD to fund backbone infrastructure improvements and development impact fees, and a CFD to fund County services.

# I. Introduction

# Purpose of Report

This PFFP report was prepared for the Developer by DPFG as a strategy to fund costs required to develop and serve the land uses in the approved Project. The findings will provide a clear understanding of the Project feasibility, financing opportunities, and overall costs associated with the Project.

# **Organization of Report**

The report will look at all costs associated with the development of the properties located in the Project. Cost items include; (i) backbone infrastructure, (ii) public facilities, and (iii) development impact fees. Once all cost items are broken down, the report will analyze the feasibility of the Project and ability to develop through build out.

# II. Project Description

# Location, Land Uses, and Population Assumptions

The Project consists of approximately 193 acres located within El Dorado County ("County"), within the El Dorado Hills Community Region Boundary area. The Project site is generally bordered by Green Valley Road, near its intersection with Malcom Dixon Road, to the north, and adjacent to subdivisions including Green Springs Ranch to the east and southeast, Serrano to the southwest, and Highland View to the west.

The Project is proposing to add a total of 410 residential units to the County. **Table 1** shows the breakdown of land uses within the Project for both residential and non-residential land uses which includes parks, open space, landscape roadways, a lift station, and a club house.

The residential uses consist of Age Restricted and Single Family Residential ("SFR") units. Age Restricted units make up approximately 32% of the residential units while the remaining being SFR units of varying lot sizes. The Age Restricted units are located within the center of the plan area surrounded by SFR units, with the larger custom sized lots bordering the plan area.

There is an additional  $5\pm$  acre lot included in the project application that will be retained as an existing residence. For purposes of this report, this lot will be excluded since the residence already exists.

Non-residential land uses include a club house that will provide various amenities to the Age Restricted community within the Project, a village park, and open space that will be accessible by the community.

# Phasing of the Project

Under Scenario 1, the Project is expected to build out over an extended period of time in one phase. Although only the final buildout of Phase 1 is illustrated in this PFFP, the Developer acknowledges that:

1. The Developer will be fully funding all public improvements pursuant to phasing requirements set forth in the Development Agreement or other such agreement that sets forth such requirements.

- 2. The Developer will be subject to reimbursement if and when other sources of funding become available to apply to infrastructure costs.
- 3. The Developer recognizes that a delayed Project absorption and, therefore, delayed funding from Mello-Roos or impact fee reimbursements are a risk of development and the County has no obligation to fund or reimburse improvement costs until funding becomes available.

# III. Development Improvement Costs

# **Backbone Infrastructure Costs**

Backbone infrastructure costs include the entire major infrastructure that is required to serve the Project. These items are constructed by the landowner and include mass grading, roadways, sanitary sewer, water, storm drainage and landscape/walls/trails. **Table 3** breaks down the estimated total cost of the estimates by infrastructure category for the Project. The total gross backbone infrastructure cost at build out is approximately \$29.7 million. Detailed cost estimates were provided by CTA Surveying & Engineering and include estimates for contingencies and soft costs, and are summarized in **Appendix A**. The Developer acknowledges that if actual infrastructure costs turn out to be higher than the cost estimates provided by CTA Surveying & Engineering, the Developer recognizes that the infrastructure required to serve the Project will not change, and the higher cost will be borne by the Developer, as applicable.

# Mass Grading

The Project area will require grading which includes clearing and grubbing, excavation, dust control, retaining walls, and erosion control measures. Total grading work cost is approximately \$1.6 million as referenced in **Table 3**.

### Roadways

The Project contains portions of arterial and collector roads extending from El Dorado County, including portions of Green Valley Road. Street work costs include clearing and grubbing, pavement removal, roadway excavation, medians, signage and striping, traffic signals, etc. The PFFP does not include in-tract subdivision improvements such as internal residential streets as these internal residential street improvements will be privately funded by the developer and/or builder. Total street work cost is approximately \$3.4 million as referenced in **Table 3**.

# Sanitary Sewer

The Project will be served by the El Dorado Irrigation District ("EID") for sewer services. The Project will be required to construct the sewer collection system as part of the overall backbone infrastructure for the Project. The system is comprised of a lift station, force mains, and gravity sewers. Total sanitary sewer cost is approximately \$3.9 million as referenced in **Table 3**.

# Water

EID will serve the Project with water. The proposed water system is comprised of both on-site and off-site water transmission lines which will connect to EID's facilities for the delivery of water. Total water cost is approximately \$1.8 million as referenced in **Table 3**.

### Storm Drainage

Storm drainage improvements have been designed to serve the Project. The improvements will be constructed with the construction of the roadways and will include improvements such as drainage pipelines, manholes, and inlets. Total storm drainage cost is approximately \$2.8 million as referenced in **Table 3**.

### **Other Improvements**

The Project will also include other miscellaneous on-site and off-site improvements.

Other on-site improvements include detention pond improvements, dry utilities, and emergency vehicle accesses and gates. Total cost of these on-site improvements is approximately \$1.0 million as referenced in **Table 3**.

Other off-site improvements include signalization and lighting at the intersections of Green Valley Road at Deer Valley Road, and at the intersection of Silva Valley Parkway at Appian Way. Total cost of these off-site improvements is approximately \$0.6 million as referenced in **Table 3**.

### Park and Corridor Improvements

The Project will also include various parks, landscaping, and trail improvement costs. These improvements include landscaping corridors and lots, parks, a project entrance, paseos, and bike trails. Total of park and corridor improvement costs including soft costs and contingency are approximately \$7.9 million as referenced in **Table 3**.

### Public Facilities Fees

### **County Building Permit Fees**

The County building permit fees include general building permit fees, green fee, and a Strong Motion Instrumentation Program fee. Total County building permit fees are approximately \$1.5 million as referenced in **Table 4**.

### **County Impact Fees**

The County impact fees include transportation mitigation impact fees and rare plant mitigation fees. Total County impact fees are approximately \$9.3 million as referenced in **Table 4**.

### School Fees

The Project is served by the Rescue Union School District for elementary/middle schools and El Dorado Union School District for high schools. According to the Developer, the school districts have indicated that there is sufficient existing capacity to serve the Project. The total school fees calculated is approximately \$2.4 million as referenced in **Table 4**.

# Neighborhood/Community Park Fees

The total El Dorado Hills CSD Park Impact Fees for the Project is estimated at approximately \$4.0 million as referenced in **Table 4**. The Developer is currently in the process of negotiating a pre-annexation agreement with El Dorado Hills CSD. According to the Developer, discussions with El Dorado Hills CSD have indicated that the Developer will receive fee credits for the construction of park and corridor improvements as seen in **Table 6**.

# **Other Agency Fees**

There are other agency fees that include El Dorado Hills Fire Department Impact Fees, Safety Zone Fees, and El Dorado Irrigation District hook up, inspection, and hardware fees. The El Dorado Hills Fire Department has reviewed the Project and determined it has met its standards for new development as referenced in the Dixon Ranch Public Review Draft Environmental Impact Report. Fire department impact fees cover the costs involved with all new development. Total other agency fees are approximately \$14.7 million as referenced in **Table 4**.

# **Oak Canopy Mitigation Fee**

On May 6, 2008 the Board of Supervisors adopted the Oak Woodland Management Plan and its implementing ordinance. Its purpose is to establish an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland areas. Currently, the status of this in-lieu fee is in limbo with pending lawsuits.

The Projects Oak Conservation In-Lieu Fee has been estimated at \$20,915 as shown in **Table 5**. The requirement of this fee is still to be decided and the place holder estimate has been included for informational purposes only.

# IV. Funding Strategy

All development projects must be able to fund the construction of required infrastructure and facilities. There are two common ways to fund the large improvement projects that this PFFP will analyze. These funding sources include payment of fees at building permit and financing of improvements through a CFD. The building permit fee approach requires upfront funding of improvements and the developer must wait for a reimbursement or use up fee credits. The CFD financing method allows for all the properties in the district to pay an annual tax, and raise the funds upfront for required infrastructure Projects. This method is better served for larger projects, but with a downside of having to get enough owners willing to be taxed and move forward to make the payments.

# Credits and Reimbursements for Backbone Infrastructure Improvements

# **Reimbursements for Off-Site Public Improvements**

The Developer will build public roadway improvements that are expected to be reimbursed under the County's Transportation Impact Mitigation Fee Program ("TIM Fee Program"). The Developer will be funding the signalization, widening, and re-striping of off-site roadway improvements that are estimated to provide credit toward the County's TIM Fee Program of \$2.8
million as shown in **Table 6**. The County and other affected agencies will have to review the credit and reimbursement estimates provided by the Developer and project engineer. The Developer acknowledges that material changes in these amounts may affect the Project's feasibility.

## Credits for Park Improvements

The Developer is expected to build "Turn Key Parks" within the Project meaning fully developed and improved land without needing any further improvements to meet the requirements of the El Dorado Hills Community Services District ("El Dorado Hills CSD"). The construction of park improvements is estimated to provide \$3.8 million in credit toward the total El Dorado Hills CSD Park Impact fee per CTA Engineering & Surveying as shown in **Table 6**.

## **<u>Community Facilities District for Backbone Infrastructure</u>**

The CFD will take the form of a multiple-issuance phased CFD. The net bond proceeds can be used to reimburse developers for infrastructure and/or development impact fees, as determined by the special taxes specified in the Rate and Method of Apportionment ("RMA"). The CFD will likely include the creation of five tax zones for each of the five product types and will be used to fund a portion of the costs and reimbursements for the overall Project. This debt financing tool can also be used to reimburse property owners for advance funded public infrastructure.

The total tax rate for Age Restricted units will not exceed 1.55% to stay competitive with rates for other Age Restricted communities. The total tax rate for SFR units will not exceed 1.60%.

An initial bond proceeds estimate was completed using assumptions based on the following: 30 year term, 5.5% interest rate, a 2% special tax escalator, and two bond issuances. Two series of bond issuances were assumed with the second series of bonds being issued two years after the initial bond issuance. Under this scenario, the total CFD revenue estimated would be split equally between each series of bonds. Total net bond proceeds are estimated at \$11.8 million as shown in **Table 7**.

## V. Development Impact Fees

There is a number of different development impact fees associated with a development Project. In the Project there are public facilities fees, services fees, reimbursement fees, school fees, and backbone infrastructure costs (if not funded with a CFD). Services fees are collected by the County to directly reimburse for expenses related to the Project (i.e. plan check fees, building permit fees, etc.). In some instances, landowners/developers may be eligible for fee credits if infrastructure has been built by that developer.

## VI. Landscape and Lighting Assessment District

The Developer will form a Landscape and Lighting Assessment District ("LLAD") to finance the cost of operating and maintaining street lighting in public areas of the Project. The El Dorado Hills Community Services District will maintain Lot A (Village Park) and a portion of Lot E (Open Space), while an HOA will maintain the remaining parks and open space within the Project. An annual assessment established by County Service Area #9 will fund road maintenance within the Project. An Engineer's Report will need to be approved at the time of

formation of the LLAD, establishing a method of assessment, a maximum assessment amount, and any escalation factors that will be used to allow the annual assessments to keep pace with inflation. A placeholder annual assessment estimate of \$100 per unit will be used until an Engineer's Report indicates the proper amount. The Developer acknowledges that if additional costs are required to be funded through a LLAD or CSA, the additional assessment may affect the Mello-Roos bonding capacity reflected in this PFFP.

# VII. Community Facilities District for County Services

The Project will form a Community Facilities District to fund any shortfalls in revenues for services that the County will provide to the Project. As per the Fiscal Impact Analysis, the Dixon Ranch Project will form a Community Facilities District that will generate approximately \$102,000 in revenue corresponding to \$250.35 per residential unit toward the County's General Fund for the cost of additional services.

# VIII. Tax Burden

The property tax bill in California includes two types of taxes/assessments. The first is an "ad valorem" tax which is a tax amount, or percentage, based on the value of the property. Real property is assessed, or appraised for ad valorem tax purposes by local government, at the municipal or county level. This assessment is made up of two components (i) the improvement and/or building value, and (ii) the land value. The general ad valorem base tax is 1.0% of the property's assessed value. Other public agencies may issue bonds, upon voter approval, for the funding of public improvements such as school sites, road improvements, or parks, thus increasing the ad valorem rate in order to repay the outstanding bonds.

The other type of tax is called a special tax and/or assessment. These special taxes/assessments are levied by the local government to provide funding for local improvements or public services resulting in a general or "special" benefit to the property being levied. These amounts are not "ad valorem" taxes and are not based on the value of the property. The methodology by which the taxes/assessments are levied against a property are determined in an engineer's report, rate and method of assessment, or other document, which has been adopted or filed with the local agency providing the local improvement or service to the property. The following are a few special assessments which are commonly levied against recently developed communities; Reclamation District, Special Assessment Districts and a CFD.

The combination of ad valorem taxes and special taxes/assessments should be below a 2.0% burden, when compared to home valuation. Appendix E.4 breaks down the ad valorem and special/tax assessments for all the residential land uses for the Project.

## IX. Implementation

This Public Facilities Financing Plan is an outline of the potential costs and funding mechanisms that the Project can anticipate.

This document considers the formation of a CFD to fund the Project's backbone infrastructure costs and/or development impact fees. The CFD may fund all or a portion of the cost and/or fee amounts, and will be further discussed in the formation documents. The formation of a CFD would authorize the County to levy a special tax on all the taxable property within the CFD as described in the formation documents. Mello-Roos special taxes would be collected in the same

time and manner as property taxes and could be used to pay debt service on bonds sold or may be used to pay directly for public infrastructure improvements or services.

A Development Agreement is still under negotiation and details are not available at this time.

# X. Conclusion

This PFFP shows that given the discussed assumptions, the Dixon Ranch Project is generally considered to be within the range of what is considered "feasible".

## **One-Time Cost Burden**

The first measure of feasibility that this PFFP examines is the total one-time cost burden of the project. The total cost burden includes all backbone infrastructure costs, development impact fees, and other mitigation fees less credits/reimbursements and CFD bond proceeds.

A cost burden as a percent of the unit's sales price within the range of 15% to 20% is generally considered feasible based on industry guidelines and DPFG experience. **Table 8** shows the overall cost burden of the Project for each unit type. A summary of the one-time cost burden as a percent of each unit type's estimated sale price is seen below in **Figure 1**.

Figure 1				
Residential Land Use	Cost Burden as % of Unit Sales Price			
Age Restricted Small Lot	19.3%			
Age Restricted Large Lot	17.7%			
Village Small Lot	21.8%			
Village Large Lot	19.0%			
Hillside	15.7%			
Hillside Custom	14.1%			
Estate	12.4%			
Estate Large Lot	11.6%			

All the residential land uses with the exception of the Village Small Lot land use fall within the range of feasibility (15% to 20%) as seen in **Figure 1** and **Table 8**.

## **Total Effective Tax Rate**

The second measure of feasibility that this PFFP examines is the annual tax burden of the residential land uses within the project. These rates are calculated by analyzing the estimated total taxes, which include Mello-Roos special taxes and assessment, as a percentage of the estimated home price of each unit type. The Developer has structured the proposed CFD so that total effective tax rates do not exceed a certain percentage so the Project can remain competitive with other developments in El Dorado Hills. Total tax rates for age restricted units will not exceed 1.55% while total tax rates for all other residential land uses will not exceed 1.60%. **Appendix E.1** analyzes the proposed CFD and total effective tax rates for each land use.

## <u>Next Steps</u>

The assumptions used in this report need to be discussed with the County and are based on additional reports/analysis to finalize the estimates. Table 2 illustrates a summary of all the costs and funding sources for the Project.

The steps moving forward to finalize the assumptions in this report include a fiscal impact analysis, approval/update of proposed capital facilities, and the approval/update of parks/recreation facilities. Other items that are anticipated in this report are reimbursement agreements from other fee programs, an infrastructure CFD, and services CFD. The ground work described in this proposed PFFP illustrates how the Project can develop and remain competitive with other El Dorado Hills projects.

## Table 1 Dixon Ranch Public Facilities Financing Plan Land Use Summary - Total Project

Land Use Summary	Acres	Total Units
Developable Land Uses		
Residential		
Age Restricted Small Lot	-	67
Age Restricted Large Lot	-	67
Village Small Lot	-	85
Village Large Lot	-	154
Hillside	-	24
Hillside Custom	-	8
Estate	-	1
Estate Large Lot	-	4
	95.37	410
Subtotal Developable Land Uses	95.37	410
Other Land Uses		
Parks	9.22	-
Clubhouse	0.87	-
Open Space	47.91	-
Landscape Lots	6.36	_
Roadways	28.14	-
Lift Station	0.27	-
	92.77	-
Subtotal Other Land Uses	92.77	
TOTAL LAND USES	188.14	410

## Table 2 Dixon Ranch Public Facilities Financing Plan Summary of Project Costs

Gross Project Cost Summary	Reference Table	Total	
Gross Backbone Infrastructure Costs	Table 3	\$29,724,425	
Gross Development Impact Fees	Table 4	\$32,069,757	
Gross Other Fees/Costs	Table 5	\$20,915	
Total Gross Project Costs	(a)	\$61,815,097	
Net Project Cost Burden	Reference Table	Amount	
Fee Credits and Reimbursements			
Less Est. Fee Credits/Reimbursements	Table 6	(\$6,633,463)	
Less Est. Net CFD Bond Proceeds	Table 7	(\$11,300,124)	
Total Fee Credits and Reimbursements	(b)	(\$17,933,587)	
Total Net One-Time Project Costs	(c) = (a) - (b)	\$ 43,881,510	

#### Table 3 Dixon Ranch Public Facilities Financing Plan Estimated Gross Backbone Infrastructure Costs

iross Backbone Improvements	Total Cost
Man Cradina	
Mass Grading	\$1,132,740
On-Site Mass Grading Off-Site Mass Grading	\$461,57
Subtotal Mass Grading	\$401,37
	<i>+_,</i> ,
Streets & Miscellaneous	
On-Site Street & Miscellaneous	\$1,827,844
Off-Site Streets & Miscellaneous	\$1,576,600
Subtotal Streets & Miscellaneous	\$3,404,444
Drainage	
On-Site Drainage	\$2,619,33
Off-Site Drainage	\$192,78
Subtotal Drainage	\$2,812,12
Sanitary Sewer	
On-Site Sanitary Sewer	\$2,007,87
Off-Site Sanitary Sewer	\$1,919,48
Subtotal Sanitary Sewer	\$3,927,35
Water	
On-Site Water	\$542,36
Off-Site Water	\$1,233,07
Subtotal Water	\$1,775,43
Soft Costs & Contingency	
On-Site Soft Costs & Contingency	\$3,587,24
Off-Site Soft Costs & Contingency	\$3,063,26
Subtotal Soft Costs & Contingency	\$6,650,50
Other On-Site Improvements	
On-Site Detention Pond Improvements	\$180,00
On-Site Dry Utilities - Mainline	\$675,00
On-Site Emergency Accesses & Gates	\$212,90
Subtotal Other On-Site Improvements	\$1,067,90
Other Off-Site Improvements	
Traffic Signals	\$600,00
Subtotal Other Off-Site Improvements	\$600,00
Subtotal Backbone Costs	\$21,832,07
Park & Corridor Improvements	
Project Entrance Gates & Landscape	\$2,595,95
Village Park & Par Course	\$2,343,70
Clubhouse	\$(
Trails & Recreational Facilities	\$738,29
Soft Costs & Contingency	\$2,214,40
Subtotal Park & Corridor Improvements	\$7,892,34
otal Backbone Improvements	\$29,724,425

Source: Appendix A

#### Table 4 Dixon Ranch Public Facilities Financing Plan Gross Building Permit and Development Impact Fee Summary

FEE CATEGORY	Age Restricted Small Lot	Age Restricted Large Lot	Village Small Lot	Village Large Lot	Hillside	Hillside Custom	Estate	Estate Large Lot	Total
Subtotal Building Permit Fees	\$2,863	\$2,863	\$3,604	\$4,309	\$5,156	\$5,156	\$5,579	\$5,579	\$1,546,421
Subtotal County Development Impact Fees	\$11,086	\$11,086	\$28,526	\$28,526	\$28,526	\$28,526	\$28,526	\$28,526	\$9,358,700
Subtotal School Fees	\$881	\$881	\$7,128	\$8,613	\$10,395	\$10,395	\$11,286	\$11,286	\$2,439,440
Subtotal Park Fees	\$9,806	\$9 <i>,</i> 806	\$9,806	\$9,806	\$9,806	\$9 <i>,</i> 806	\$9,806	\$9,806	\$4,020,460
Subtotal Other Agency Fees	\$35,118	\$35,118	\$35,727	\$36,307	\$37,003	\$37,003	\$37,351	\$37,351	\$14,704,736
Total Gross Development Impact Fees Per Unit	\$59,754	\$59,754	\$84,791	\$87,561	\$90,886	\$90,886	\$92,548	\$92,548	-
Units	67	67	85	154	24	8	1	4	410
Total Gross Development Impact Fees	\$4,003,529	\$4,003,529	\$7,207,205	\$13,484,412	\$2,181,256	\$727,085	\$92,548	\$370,192	\$32,069,757

Source: Appendix B

## Table 5 Dixon Ranch Public Facilities Financing Plan Other Project Costs Summary

Other Costs Summary	Reference Table	Total Cost
1. Oak Tree Mitigation Fee	Appendix C.1	\$20,915
Other Costs Total		\$20,915

Notes:

Ability to utilize mitigation fee is TBD. Placeholder value provided for informational purposes only.

#### Source:

Mann Made Resources

Arborist Report for Dixon Ranch Oak Tree Canopy Mitigation Plan

## Table 6 Dixon Ranch Public Facilities Financing Plan Backbone Infrastructure Credit and Reimbursement Summary

Backbone Improvements	Total Credit and Reimbursement
Off-Site Public Improvements	
Mass Grading	(\$461,575)
Streets & Miscellaneous	(\$1,273,707)
Drainage	(\$128,500)
Sanitary Sewer	(\$7,200)
Water	TBD
Subtotal Off-Site Public Improvements	(\$1,870,982)
Contingency (25%)	(\$467,746)
Soft Costs (28%)	(\$523 <i>,</i> 875)
Total Off-Site Improvements	(\$2,862,602)
Park & Corridor Improvements	
Project Entrance Gates & Landscape	TBD
Village Park & Par Course (100% Credit)	(\$2,343,701)
Neighborhood Park	TBD
Clubhouse	TBD
Trails & Recreational Facilities (50% Credit)	(\$369,148)
Subtotal Park & Corridor Improvements	(\$2,712,849)
Contingency (15%)	(\$406,927)
Soft Costs (24%)	(\$651,084)
Total Parks & Corridors Improvements	(\$3,770,860)
Total Credits and Reimbursements	(\$6,633,463)

Source: Appendix D

#### Table 7 Dixon Ranch Public Facilities Financing Plan CFD Bond Sizing Analysis Summary

CFD Assumptions	PROJECT	Tax Zone 1 Age Restricted	Tax Zone 2 Village Small Lot	Tax Zone 3 Village Large Lot	Tax Zone 4 Hillside	Tax Zone 5 Estate
Total Lots Included in CFD	410	134	85	154	32	5
Avg. Unit Size	2,519	1,875	2,400	2900	3,500	3,800
Avg. Home Price	\$566,439	\$510,500	\$528,000	\$596,000	\$734,000	\$843,000
Avg. Ad-Valorem Tax	\$6,077	\$5,477	\$5,665	\$6,394	\$7,875	\$9,045
Avg. Total Special Taxes	\$695	\$695	\$695	\$695	\$695	\$695
Avg. Proposed CFD Special Tax	\$2,207	\$1,740	\$2,088	\$2,446	\$3,174	\$3,748
Avg. Total Taxes	\$8,980	\$7,913	\$8,448	\$9,536	\$11,744	\$13,488
Avg. Total Tax Rate	1.58%	1.55%	1.60%	1.60%	1.60%	1.60%
Gross Bond Amount (estimate)	\$13,750,000	-	-	· -	-	-
Total Net Bond Proceeds (a)	\$11,300,124	\$2,912,237	\$2,216,187	\$4,704,550	\$1,227,185	\$239,966
Total Net Bond Proceeds Per Unit (a)	\$27,561	\$21,733	\$26,073	\$30,549	\$38,350	\$47,993

Source: Appendix E

Note:

(a) Total net bond proceeds for each tax zone is proportional to the CFD revenue generated by each tax zone

#### Table 8 Dixon Ranch Public Facilities Financing Plan Overall Project Cost Burden

Residential Summary	Age Restricted Small Lot	Age Restricted Large Lot	Village Small Lot	Village Large Lot	Hillside	Hillside Custom	Estate	Estate Large Lot
Average Per Unit Sales Price	\$488,000	\$533,000	\$528,000	\$596,000	\$695,000	\$773,000	\$813,000	\$873,000
Gross Backbone Infrastructure [1]	\$72,499	\$72,499	\$72,499	\$72,499	\$72,499	\$72,499	\$72,499	\$72,499
Gross Development Impact Fees [2]	\$59,754	\$59,754	\$84,791	\$87,561	\$90,886	\$90,886	\$92,548	\$92,548
Gross "Other Costs" [3]	\$51	\$51	\$51	\$51	\$51	\$51	\$51	\$51
Estimated Fee Credits/Reimbursements [4]	(\$16,179)	(\$16,179)	(\$16,179)	(\$16,179)	(\$16,179)	(\$16,179)	(\$16,179)	(\$16,179)
Dixon Ranch Developer/CFD [5]	(\$21,733)	(\$21,733)	(\$26,073)	(\$30,549)	(\$38,350)	(\$38,350)	(\$47,993)	(\$47,993)
TOTAL COST BURDEN	\$94,391	\$94,391	\$115,088	\$113,383	\$108,907	\$108,907	\$100,925	\$100,925
Cost Burden as % of Unit Sales Price	19.3%	17.7%	21.8%	19.0%	15.7%	14.1%	12.4%	11.6%
Footnotes:								

[1] Table 2

[2] Table 4

[3] Table 5

[4] Table 6

[5] Table 7

### Appendix A.1 Dixon Ranch Public Facilities Financing Plan Onsite Infrastructure Summary

Estimated Cost         Estimated Costs         Estimated Costs         Estim	Item	Phase 1	Phase 2	Total
Mass Grading         \$811,522         NA         \$811, Street & Miscellaneous         \$580,982         NA         \$580, Stantary Sewer           Sanitary Sewer         \$2,007,876         NA         \$1,427, Sanitary Sewer         \$2,007,876         NA         \$2,007, Stantary Sewer           Domestic Water         \$542,360         NA         \$542, Dry Utility Mainline         \$675,000         NA         \$675, Subtotal           Contingency (15%)         \$906,811         NA         \$906, Soft Costs (24%)         \$1,450,898         NA         \$1,450, \$1,450,898         NA         \$1,450, \$1,450,888         NA         \$1,450, \$1,450,888         NA         \$1,450, \$1,450,888         NA         \$1,450, \$1,450,888         NA         \$1,450, \$1,246,862         NA         \$1,246, \$1,246, \$1,246,862         NA         \$1,246, \$1,246,862         NA         \$1,246, \$1,246,862         NA         \$1,246, \$1,246,862         NA         \$1,245, \$1,246,862         NA <td< th=""><th></th><th>Estimated Cost</th><th>Estimated Cost [1]</th><th>Estimated Cost</th></td<>		Estimated Cost	Estimated Cost [1]	Estimated Cost
Street & Miscellaneous         \$580,982         NA         \$580, Drainage           Drainage         \$1,427,667         NA         \$1,427, Sanitary Sewer         \$2,007,876         NA         \$2,1427, Domestic Water           Domestic Water         \$542,360         NA         \$542, Dry Utility Mainline         \$675,000         NA         \$675, Subtotal         \$6,045,407         NA         \$6,045, South (15%)         \$906,811         NA         \$906, Soft Costs (24%)         \$1,450,898         NA         \$1,450, Subtotal         \$8,403,116         NA         \$8,403,           Onsite Private Improvements           Mass Grading         \$321,218         NA         \$1,246,852         NA         \$1,245,353         \$1,252,555	Onsite Public Improvements			
Drainage         \$1,427,667         NA         \$1,427,           Sanitary Sewer         \$2,007,876         NA         \$2,007,           Domestic Water         \$542,360         NA         \$542,           Dry Utility Mainline         \$6045,407         NA         \$675,           Dury Utility Mainline         \$6045,407         NA         \$6,045,           Contingency (15%)         \$906,811         NA         \$906,           Soft Costs (24%)         \$1,450,898         NA         \$1,450,           Total         \$8,403,116         NA         \$8,403,           Mass Grading         \$321,218         NA         \$321,           Mass Grading         \$321,218         NA         \$321,           Street & Miscellaneous         \$1,246,862         NA         \$1,246,           Drainage         \$1,191,666         NA         \$1,212,           Detention Ponds         \$212,900         NA         \$212,200           Subtotal         \$3,152,646         NA         \$3,152,           Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA	Mass Grading	\$811,522	NA	\$811,522
Sanitary Sewer         \$2,007,876         NA         \$2,007, Domestic Water           Domestic Water         \$542,360         NA         \$542, Dry Utility Mainline           Subtotal         \$6,045,407         NA         \$6,045, Contingency (15%)           Soft Costs (24%)         \$1,450,898         NA         \$1,450, Statest           Total         \$8,403,116         NA         \$8,403, Street & Miscellaneous           Street & Miscellaneous         \$1,246,862         NA         \$1,246, Street & Miscellaneous           Subtotal         \$321,218         NA         \$321, Street & Miscellaneous         \$1,246,862           Drainage         \$1,191,666         NA         \$1,191, EVA's         \$212,900           Detention Ponds         \$180,000         NA         \$180, Subtotal           Subtotal         \$3,152,646         NA         \$3,152, Contingency (15%)           Soft Costs (24%)         \$756,635         NA         \$472, \$756,535           Total         \$4,382,178         NA         \$2,595, Soft Costs (24%)           Subtotal         \$2,595,952         NA         \$2,595, Soft Costs (24%)           Subtotal         \$5,677,949         NA         \$2,595, Soft Costs (24%)           Subtotal         \$5,677,949         NA	Street & Miscellaneous	\$580,982	NA	\$580,982
Domestic Water         \$542,360         NA         \$542, Dry Utility Mainline           Subtotal         \$6,045,407         NA         \$6,045, Contingency (15%)         \$906,811         NA         \$906, Soft Costs (24%)         \$1,450,898         NA         \$1,450, Soft Costs (24%)         \$1,246,862         NA         \$1,246, Soft Costs (24%)         \$1,246,862         NA         \$2,122,000	Drainage	\$1,427,667	NA	\$1,427,667
Dry Utility Mainline         \$675,000         NA         \$675,           Subtotal         \$6,045,407         NA         \$6,045,           Contingency (15%)         \$906,811         NA         \$906,           Soft Costs (24%)         \$1,450,898         NA         \$1,450,           Total         \$8,403,116         NA         \$8,403,           Onsite Private Improvements           Mass Grading         \$321,218         NA         \$1,246,           Drainage         \$1,191,666         NA         \$1,246,           Drainage         \$1,191,666         NA         \$2,129,00           Detention Ponds         \$180,000         NA         \$180,           Subtotal         \$3,152,646         NA         \$3,152,           Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$2,595,952         NA         \$2,595,           Village Park and Par Course         \$2,343,701         NA         \$2,343,         Trails and Recreation Facilities         \$738,296         NA         \$738,           Subtotal         \$5,677,949         NA         \$5,6	Sanitary Sewer	\$2,007,876	NA	\$2,007,876
Subtotal         \$6,045,407         NA         \$6,045,           Contingency (15%)         \$906,811         NA         \$906,           Soft Costs (24%)         \$1,450,898         NA         \$1,450,           Total         \$8,403,116         NA         \$8,403,           Onsite Private Improvements         NA         \$1,450,           Mass Grading         \$321,218         NA         \$321,           Street & Miscellaneous         \$1,246,862         NA         \$1,246,           Drainage         \$1,191,666         NA         \$1,219,           EVA's         \$212,900         NA         \$212,           Detention Ponds         \$180,000         NA         \$180,           Subtotal         \$3,152,646         NA         \$1,319,           Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements           Landscape & Project Entrance/Gates         \$2,595,952         NA         \$738,           Clubhouse         \$0         NA         \$4,382,           Subtotal	Domestic Water	\$542,360	NA	\$542,360
Contingency (15%)         \$906,811         NA         \$906, \$1,450,898           Soft Costs (24%)         \$1,450,898         NA         \$1,450,           Total         \$8,403,116         NA         \$8,403,           Onsite Private Improvements         \$321,218         NA         \$321,           Mass Grading         \$321,218         NA         \$321,           Street & Miscellaneous         \$1,246,862         NA         \$1,246,           Drainage         \$1,191,666         NA         \$1,246,           EVA's         \$212,900         NA         \$212,           Detention Ponds         \$180,000         NA         \$180,           Subtotal         \$3,152,646         NA         \$3,152,           Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements           Landscape & Project Entrance/Gates         \$2,595,952         NA         \$2,595,           Village Park and Par Course         \$2,343,701         NA         \$2,343,           Subtotal         \$5,677,949         NA         \$73	Dry Utility Mainline	\$675,000	NA	\$675,000
Soft Costs (24%)         \$1,450,898         NA         \$1,450,           Total         \$8,403,116         NA         \$8,403,           Onsite Private Improvements           \$321,218         NA         \$321,218           Mass Grading         \$321,218         NA         \$321,246,862         NA         \$1,246,           Drainage         \$1,191,666         NA         \$1,191,         EVA's         \$212,900         NA         \$212,           Detention Ponds         \$180,000         NA         \$180,         \$180,         \$3,152,646         NA         \$3,152,           Contingency (15%)         \$472,897         NA         \$472,897         NA         \$472,505,           Total         \$4,382,178         NA         \$4,382,         \$4,382,         \$160,000         \$180,000	Subtotal	\$6,045,407	NA	\$6,045,407
Total         \$8,403,116         NA         \$8,403,           Onsite Private Improvements	Contingency (15%)	\$906,811	NA	\$906,811
Onsite Private Improvements           Mass Grading         \$321,218         NA         \$321,           Street & Miscellaneous         \$1,246,862         NA         \$1,246,           Drainage         \$1,191,666         NA         \$1,191,           EVA's         \$212,900         NA         \$212,           Detention Ponds         \$180,000         NA         \$180,           Subtotal         \$3,152,646         NA         \$3,152,           Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements           Landscape & Project Entrance/Gates         \$2,595,952         NA         \$2,343,701           Village Park and Par Course         \$2,343,701         NA         \$2,343,701           Trails and Recreation Facilities         \$738,296         NA         \$738,296           Subtotal         \$5,677,949         NA         \$5,677,           Subtotal         \$5,677,949         NA         \$5,677,           Contingency (15%)         \$851,692         NA         \$1,362,708           Soft Costs	Soft Costs (24%)	\$1,450,898	NA	\$1,450,898
Mass Grading         \$321,218         NA         \$321, Street & Miscellaneous           Street & Miscellaneous         \$1,246,862         NA         \$1,246, Drainage           Drainage         \$1,191,666         NA         \$1,191, EVA's           Detention Ponds         \$212,900         NA         \$212, Detention Ponds           Subtotal         \$3,152,646         NA         \$3,152, Contingency (15%)           Subtotal         \$3,152,646         NA         \$4,72, Soft Costs (24%)           Park and Corridor Improvements         \$4,382,178         NA         \$4,726, Soft Costs (24%)           Landscape & Project Entrance/Gates         \$2,595,952         NA         \$2,595, Village Park and Par Course         \$2,343,701           NA         \$4,382, Trails and Recreation Facilities         \$738,296         NA         \$738, Clubhouse           Subtotal         \$5,677,949         NA         \$5,677, Soft Costs (24%)         \$4,362,708           Soft Costs (24%)         \$1,362,708         NA         \$1,362, Total         \$7,892,349	Total	\$8,403,116	NA	\$8,403,116
Mass Grading         \$321,218         NA         \$321, Street & Miscellaneous           Street & Miscellaneous         \$1,246,862         NA         \$1,246, Drainage           Drainage         \$1,191,666         NA         \$1,191, EVA's           Detention Ponds         \$212,900         NA         \$212, Detention Ponds           Subtotal         \$3,152,646         NA         \$3,152, Contingency (15%)         \$472,897           Soft Costs (24%)         \$756,635         NA         \$756, 50           Total         \$4,382,178         NA         \$4,382, 788,296           Park and Corridor Improvements         \$2,595,952         NA         \$2,343, 718, and Recreation Facilities           Landscape & Project Entrance/Gates         \$2,343,701         NA         \$2,343, 7738, Clubhouse         \$738,296           Subtotal         \$5,677,949         NA         \$738, Clubhouse         \$0           Subtotal         \$5,677,949         NA         \$5,677, 8851,692         NA           Soft Costs (24%)         \$1,362,708         NA         \$1,362, 708				
Street & Miscellaneous         \$1,246,862         NA         \$1,246, Drainage           Drainage         \$1,191,666         NA         \$1,191, EVA's         \$212,900         NA         \$212, Detention Ponds         \$180,000         NA         \$180, Subtotal         \$3,152,646         NA         \$3,152, Contingency (15%)         \$472,897         NA         \$472, Soft Costs (24%)         \$756,635         NA         \$756, Soft Costs (24%)         \$756,635         NA         \$472, Soft Costs (24%)         \$4,382,178         NA         \$4,382, Soft Costs (24%)         \$756,635         NA         \$756, Soft Costs (24%)         \$738,296         NA         \$2,595, Soft Costs (24%)         \$738,296         NA         \$738, Clubhouse         \$0         NA         \$738, Clubhouse         \$0         NA         \$5,677, Contingency (15%)         \$851,692         NA         \$851, Soft Costs (24%)         \$1,362,708         NA         \$1,362, Soft Costs (24%)         \$1,362,708         NA         \$1	Onsite Private Improvements			
Drainage         \$1,191,666         NA         \$1,191, EVA's           EVA's         \$212,900         NA         \$212, Detention Ponds         \$180,000         NA         \$180,           Subtotal         \$3,152,646         NA         \$3,152,         Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,         S756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements	Mass Grading	\$321,218	NA	\$321,218
EVA's       \$212,900       NA       \$212,         Detention Ponds       \$180,000       NA       \$180,         Subtotal       \$3,152,646       NA       \$3,152,         Contingency (15%)       \$472,897       NA       \$472,         Soft Costs (24%)       \$756,635       NA       \$756,         Total       \$4,382,178       NA       \$4,382,         Park and Corridor Improvements         Landscape & Project Entrance/Gates       \$2,595,952       NA       \$2,595,         Village Park and Par Course       \$2,343,701       NA       \$2,343,         Trails and Recreation Facilities       \$738,296       NA       \$738,         Clubhouse       \$0       NA       \$5,677,949       NA       \$5,677,         Soft Costs (24%)       \$1,362,708       NA       \$851,692       NA       \$851,562,774         Contingency (15%)       \$851,692       NA       \$851,562,774       NA       \$851,562,774         Soft Costs (24%)       \$1,362,708       NA       \$1,362,708       NA       \$1,362,782,778	Street & Miscellaneous	\$1,246,862	NA	\$1,246,862
Detention Ponds         \$180,000         NA         \$180,           Subtotal         \$3,152,646         NA         \$3,152,           Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements           \$2,595,952         NA         \$2,595,           Village Park and Par Course         \$2,343,701         NA         \$2,343,         \$738,         Clubhouse         \$0         NA         \$738,           Clubhouse         \$0         NA         \$5,677,949         NA         \$5,677,           Soft Costs (24%)         \$1,362,708         NA         \$1,362,           Total         \$7,892,349         NA         \$1,362,	Drainage	\$1,191,666	NA	\$1,191,666
Subtotal         \$3,152,646         NA         \$3,152,           Contingency (15%)         \$472,897         NA         \$472,           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements           \$4,382,178         NA         \$4,382,           Village Park and Par Course         \$2,595,952         NA         \$2,595,         Village Park and Par Course         \$2,343,701         NA         \$2,343,           Trails and Recreation Facilities         \$738,296         NA         \$738,         \$738,         \$1,362,704         NA         \$5,677,           Contingency (15%)         \$851,692         NA         \$5,677,         \$1,362,708         NA         \$1,362,           Total         \$7,892,349         NA         \$1,362,         \$1,362,         \$1,362,708         NA         \$1,362,	EVA's	\$212,900	NA	\$212,900
Contingency (15%)         \$472,897         NA         \$472, \$756,635           Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements           \$4,382,178         NA         \$4,382,           Landscape & Project Entrance/Gates         \$2,595,952         NA         \$2,595,         \$2,195,95,952         NA         \$2,595,952,952,953         NA         \$2,595,952,953,953         NA         \$2,595,952,953,953,953,953         NA         \$2,595,953,953,953,953,953,953,953,953         NA         \$2,595,953,953,953,953,953,953,953,953,953	Detention Ponds	\$180,000	NA	\$180,000
Soft Costs (24%)         \$756,635         NA         \$756,           Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements              Landscape & Project Entrance/Gates         \$2,595,952         NA         \$2,595,           Village Park and Par Course         \$2,343,701         NA         \$2,343,           Trails and Recreation Facilities         \$738,296         NA         \$738,           Clubhouse         \$0         NA         \$738,           Subtotal         \$5,677,949         NA         \$5,677,           Contingency (15%)         \$851,692         NA         \$851,           Soft Costs (24%)         \$1,362,708         NA         \$1,362,           Total         \$7,892,349         NA         \$7,892,	Subtotal	\$3,152,646	NA	\$3,152,646
Total         \$4,382,178         NA         \$4,382,           Park and Corridor Improvements	Contingency (15%)	\$472,897	NA	\$472,897
Park and Corridor Improvements           Landscape & Project Entrance/Gates         \$2,595,952         NA         \$2,595, Village Park and Par Course         \$2,343,701         NA         \$2,343, Trails and Recreation Facilities         \$738,296         NA         \$738, Clubhouse         \$0         NA         \$5,677, Soft Costs (15%)         \$851,692         NA         \$851, Soft Costs (24%)         \$1,362,708         NA         \$1,362, Soft Costs (24%)         \$1,362,708         NA         \$7,892, Soft Costs (24%)         \$7,892,349         NA         \$7,892, Soft Costs (24%)         \$7,892,349         NA         \$7,892, Soft Costs (24%)         \$7,892,349         NA         \$7,892, Soft Costs (24%)         \$1,362,708         NA         \$7,892, Soft Costs (24%)         \$1,362,708         NA         \$7,892, Soft Costs (24%)         \$1,362,708         NA         \$7,892, Soft Costs (24%)	Soft Costs (24%)	\$756,635	NA	\$756,635
Landscape & Project Entrance/Gates       \$2,595,952       NA       \$2,595,         Village Park and Par Course       \$2,343,701       NA       \$2,343,         Trails and Recreation Facilities       \$738,296       NA       \$738,         Clubhouse       \$0       NA       \$738,         Subtotal       \$5,677,949       NA       \$5,677,         Contingency (15%)       \$851,692       NA       \$851,         Soft Costs (24%)       \$1,362,708       NA       \$1,362,         Total       \$7,892,349       NA       \$7,892,	Total	\$4,382,178	NA	\$4,382,178
Landscape & Project Entrance/Gates       \$2,595,952       NA       \$2,595,         Village Park and Par Course       \$2,343,701       NA       \$2,343,         Trails and Recreation Facilities       \$738,296       NA       \$738,         Clubhouse       \$0       NA       \$738,         Subtotal       \$5,677,949       NA       \$5,677,         Contingency (15%)       \$851,692       NA       \$851,         Soft Costs (24%)       \$1,362,708       NA       \$1,362,         Total       \$7,892,349       NA       \$7,892,				
Village Park and Par Course       \$2,343,701       NA       \$2,343,         Trails and Recreation Facilities       \$738,296       NA       \$738,         Clubhouse       \$0       NA       \$738,         Subtotal       \$5,677,949       NA       \$5,677,         Contingency (15%)       \$851,692       NA       \$851,         Soft Costs (24%)       \$1,362,708       NA       \$1,362,         Total       \$7,892,349       NA       \$7,892,				
Trails and Recreation Facilities       \$738,296       NA       \$738,         Clubhouse       \$0       NA       \$738,         Subtotal       \$5,677,949       NA       \$5,677,         Contingency (15%)       \$851,692       NA       \$851,         Soft Costs (24%)       \$1,362,708       NA       \$1,362,         Total       \$7,892,349       NA       \$7,892,	· ·			\$2,595,952
Clubhouse         \$0         NA           Subtotal         \$5,677,949         NA         \$5,677,           Contingency (15%)         \$851,692         NA         \$851,           Soft Costs (24%)         \$1,362,708         NA         \$1,362,           Total         \$7,892,349         NA         \$7,892,	0			\$2,343,701
Subtotal         \$5,677,949         NA         \$5,677,           Contingency (15%)         \$851,692         NA         \$851,           Soft Costs (24%)         \$1,362,708         NA         \$1,362,           Total         \$7,892,349         NA         \$7,892,			NA	\$738,296
Contingency (15%)         \$851,692         NA         \$851,           Soft Costs (24%)         \$1,362,708         NA         \$1,362,           Total         \$7,892,349         NA         \$7,892,	Clubhouse			<u>\$(</u>
Soft Costs (24%)         \$1,362,708         NA         \$1,362,           Total         \$7,892,349         NA         \$7,892,			NA	\$5,677,949
Total \$7,892,349 NA \$7,892,			NA	\$851,692
	Soft Costs (24%)		NA	\$1,362,708
Total Onsite Infrastructure Costs     \$20,677,643     NA     \$20,677,	Total	\$7,892,349	NA	\$7,892,349
Total Onsite Infrastructure Costs\$20,677,643NA\$20,677,				
	Total Onsite Infrastructure Costs	\$20,677,643	NA	\$20,677,643

Notes:

[1] Phase 2 will not be built in this scenario therefore their costs are not applicable in this analysis.

Source:

Engineer's Preliminary Opinion of Costs and Reimbursement Summary Dixon Ranch - Backbone Infrastructure (June 8, 2015) CTA Engineering & Surveying

#### Appendix A.2 Dixon Ranch Public Facilities Financing Plan Offsite Infrastructure Summary

iprovement	Cost
Groop Vallay Road at A Drive (Widewing & Signalization)	
Green Valley Road at A Drive (Widening & Signalization) Grading	\$59,70
Streets & Miscellaneous	
	\$465,44
	\$37,42
Subtotal Green Valley Road at A Drive (Widening & Signalization)	\$562,56
Green Valley Road at C Drive (Widening)	
Grading	\$13,12
Streets & Miscellaneous	\$89,16
Drainage	\$22,16
Subtotal Green Valley Road at C Drive (Widening)	\$124,45
Green Valley Road at El Dorado Hills Blvd (Lane Additions & Signal Modification)	
Grading	\$328,00
Streets & Miscellaneous	\$838,09
Drainage	\$120,00
Subtotal Green Valley Road at El Dorado Hills Blvd (Lane Additions & Signal Modification)	\$1,286,09
Green Valley Road at Loch Way (Two-way left Turn Lane)	
Grading	\$60,75
Streets & Miscellaneous	\$183,89
Drainage	\$13,20
Subtotal Green Valley Road at Loch Way (Two-way left Turn Lane)	\$257,84
Offsite Sewer (Includes \$7,200 for sewer improvements at Green Valley Road and El Dorado Hills Blvd)	\$1,919,48
Offsite Water	\$1,233,07
Sub-Total Offsite Public Improvements	\$5,383,51
Contingency (25%)	\$1,345,88
Soft Costs (28%)	\$1,507,38
Total	\$8,236,78
Traffic Signals	
•	\$300,00
Green Valley Road at Deer Valley Road (Signalization & Lighting)	
Silva Valley Parkway at Appian Way (Signalization & Lighting)	\$300,00
Sub-Total Traffic Signals	\$600,00
Contingency (20%)	\$120,00
Soft Costs (15%)	\$90,00

Total Offsite Infrastructure	\$9,046,783

Source:

Engineer's Preliminary Opinion of Costs and Reimbursement Summary Dixon Ranch - Backbone Infrastructure (June 8, 2015) CTA Engineering & Surveying

#### Appendix B.1 Dixon Ranch Public Facilities Financing Plan Development Impact Fee Summary Detail

Plan Name		Age Restricted Small	Lot Age Resti	ricted Large Lot Villa	ige Small Lot Villa	age Large Lot	Hillside Hill:	side Custom	Estate	Estate Large Lot	
Average Unit Square Footage		1,	875	1,875	2,400	2,900	3,500	3,500	3,800	3,800	
Average Unit Price	[1]	\$ 488,	000 \$	533,000 \$	528,000 \$	596,000 \$	695,000 \$	773,000 \$	813,000 \$	873,000	
Total Units			67	67	85	154	24	8	1	4	41
Garage Square Footage			400	400	400	400	400	400	400	400	
El Dorado County	Notes					Per Unit					Total
Valuation	[2]	\$ 225,	960 \$	225,960 \$	284,424 \$	340,104 \$	406,920 \$	406,920 \$	440,328 \$	440,328	
Building Permit Fees											
Building Permit Fee	[3]	2,	825	2,825	3,555	4,251	5,087	5,087	5,504	5,504	1,525,67
Strong Motion Instrumentation Program Fee	[4]		29	29	37	44	53	53	57	57	15,86
Green Fee	[5]		9	9	11	14	16	16	18	18	4,88
Subtotal		\$ 2,	863 \$	2,863 \$	3,604 \$	4,309 \$	5,156 \$	5,156 \$	5,579 \$	5,579 \$	1,546,42
County Development Impact Fees											
Transportation Mitigation Impact Fee - Local Component	[6]	8,	870	8,870	23,340	23,340	23,340	23,340	23,340	23,340	7,630,42
Transportation Mitigation Impact Fee - Highway 50	[6]	1,	830	1,830	4,800	4,800	4,800	4,800	4,800	4,800	1,570,02
Rare Plant Mitigation Fee	[7]		386	386	386	386	386	386	386	386	158,26
Subtotal		\$ 11,	086\$	11,086 \$	28,526 \$	28,526 \$	28,526 \$	28,526 \$	28,526 \$	28,526 \$	9,358,70
School Fees											
Elementary School - Rescue Union School District Fee	[8]		538	538	4,344	5,249	6,335	6,335	6,878	6,878	1,486,72
High School - El Dorado Union School District Fee	[9]		344	344	2,784	3,364	4,060	4,060	4,408	4,408	952,71
Subtotal		\$	881 \$	881 \$	7,128 \$	8,613 \$	10,395 \$	10,395 \$	11,286 \$	11,286 \$	2,439,44
Park Fees											
El Dorado Hills CSD Park Impact Fee	[10]	9,	806	9,806	9 <u>,</u> 806	9,806	9,806	9,806	9,806	9,806	4,020,46
Subtotal		\$ 9,	806 \$	9,806 \$	9,806 \$	9,806 \$	9,806 \$	9,806 \$	9,806 \$	9,806 \$	4,020,46
Other Agency Fees											
El Dorado Hills Fire Department Impact Fee	[11]	2,	175	2,175	2,784	3,364	4,060	4,060	4,408	4,408	1,198,10
El Dorado Hills Safety Zone	[12]		215	215	215	215	215	215	215	215	88,15
El Dorado Irrigation District Water Hook-up Fee	[13]	18,	718	18,718	18,718	18,718	18,718	18,718	18,718	18,718	7,674,38
El Dorado Irrigation District Wastewater Hook-up Fee	[14]	13,	119	13,119	13,119	13,119	13,119	13,119	13,119	13,119	5,378,79
El Dorado Irrigation District Wastewater Inspection Fee	[14]		145	145	145	145	145	145	145	145	59,45
El Dorado Irrigation District Water Meter Hardware Fee	[15]		746	746	746	746	746	746	746	746	305,86
Subtotal		\$ 35,	118 \$	35,118 \$	35,727 \$	36,307 \$	37,003 \$	37,003 \$	37,351 \$	37,351 \$	14,704,73
Total Fees		\$ 59,	754 \$	59,754 \$	84,791 \$	87,561 \$	90,886 \$	90,886 \$	92,548 \$	92,548 \$	32,069,75
Impact Fee Burden as % of Unit Sales Price			24%	11.21%	16.06%	14.69%	13.08%	11.76%	11.38%	10.60%	

Footnotes:

[1] Estimated home values based on a market study performed by the Gregory Group and Developer estimates.

[2] As per Valuation Table published by International Code Council using a VB level. (08/01/2014)

[3] \$0.0125 per \$1.00 of valuation as per Resolution 180-2007: Building Fee Schedule. (07/10/2007)

[4] \$0.0001 per \$1.00 of valuation as per El Dorado County Development Services Department. (10/01/2014)

[5] \$1.00 per \$25,000 of valuation as per El Dorado County Development Services Department. (10/01/2014)

[6] As per Traffic Impact Fee Comparison (Zone 8). Lower fees for age restricted homes. (04/13/2012)

[7] Mitigation Area 2 Rate (EID Service Area) as per El Dorado County Planning Services pursuant to Resolution 205-98. (07/28/1998)

[8] Elementary school fee is \$1.81 per square foot. Age restricted housing pays commercial rate of \$0.287 per square foot. Fees will be adjusted again by the SAB in January 2016 Per El Dorado County Office of Education Developer Fee Handbook (9/16/2014)

[9] High school fee is \$1.16 per square foot. Age restricted housing pays commercial rate of \$0.183 per square foot. Fees will be adjusted again by the SAB in January 2016 Per El Dorado County Office of Education Developer Fee Handbook (9/16/2014)

[10] Assumes Developer to build "turnkey" parks per TBD agreement with El Dorado Hills CSD. For informational purposes, the total reimubrsement for park improvements is estimated at \$3,770,860 or \$9,197 per unit. The park impact fee is \$9,806 per unit or \$4,020,460 for Phase 1. Possible "residual" fee obligation of \$249,600 or \$609 per unit calculated by taking the difference between park impact fees and the estimated reimbursement.

[11] \$1.16 per Sq. Ft. as per El Dorado Hills Fire Department Fee Schedule. (02/17/2010)

[12] As per El Dorado County Development Services Department, Residential Permit Fee Worksheet. (10/01/2014)

[13] The fee for potable only plumbing with a 1" meter. El Dorado Irrigation District Facility Capacity Charges and Fees. (1/27/2015)

[14] As per El Dorado Irrigation District Facility Capacity Charges and Fees. (1/27/2015)

[15] Cost of 3/4-inch potable water meter including installation as per Kim Nethercott of El Dorado Irrigation District. (01/17/2014)

## Appendix C.1 Dixon Ranch Public Facilities Financing Plan Oak Canopy Mitigation Fee

Meeting Oak Canopy Cover Retention Standards									
Acres of Oak	_ Co	ost per							
Canopy Removed		Acre	Multiplier	Total Fee					

Total Fee	\$ 20,915

Notes:

Ability to utilize mitigation fee is TBD. Placeholder value provided for informational purposes only.

### Appendix D.1

## Dixon Ranch Public Facilities Financing Plan

**Reimbursement Summary Detail** 

	Phase 1	Phase 2	Total
Item	Estimated	Estimated	Estimated
	Reimbursement	Reimbursement	Reimbursement
Onsite Public Improvements			
Mass Grading	TBD	NA	TBD
Street & Miscellaneous	TBD	NA	TBD
Drainage	TBD	NA	TBD
Sanitary Sewer	TBD	NA	TBD
Domestic Water	TBD	NA	TBD
Village Park and Par Course	(2,343,701)	NA	(2,343,701)
Dry Utility Mainline	TBD	NA	TBD
Subtotal	(2,343,701)	NA	(2,343,701)
Contingency (15%)	(351,555)	NA	(351,555)
Soft Costs (24%)	(562,488)	NA	(562,488)
Total	(3,257,744)	NA	(3,257,744)

Onsite Private Improvements			
Mass Grading	TBD	NA	TBD
Street & Miscellaneous	TBD	NA	TBD
Drainage	TBD	NA	TBD
EVA's	TBD	NA	TBD
Detention Ponds	TBD	NA	TBD
Trails and Recreation Facilities	(369,148)	NA	(369,148)
Landscape & Project Entrance/Gates	TBD	NA	TBD
Neighborhood Park	TBD	NA	TBD
Subtotal	(369,148)	NA	(369,148)
Contingency (15%)	(55,372)	NA	(55,372)
Soft Costs (24%)	(88,596)	NA	(88,596)
Total	(513,116)	NA	(513,116)

Offsite Public Improvements			
Mass Grading	(461,575)	NA	(461,575)
Street & Miscellaneous	(1,273,707)	NA	(1,273,707)
Drainage	(128,500)	NA	(128,500)
Sanitary Sewer	(7,200)	NA	(7,200)
Water	TBD	NA	TBD
Traffic Signals	TBD	NA	TBD
Subtotal	(1,870,982)	NA	(1,870,982)
Contingency (25%)	(467,746)	NA	(467,746)
Soft Costs (28%)	(523,875)	NA	(523,875)
Total	(2,862,602)	NA	(2,862,602)

Total Reimbursements	(6,633,463)	NA	(6,633,463)

Note:

[1] Phase 2 will not be built in this scenario therefore the estimated reimbursements associated with Phase 2 are not applicable in this analysis.

Source:

Engineer's Preliminary Opinion of Costs and Reimbursement Summary Dixon Ranch - Backbone Infrastructure (June 8, 2015) CTA Engineering & Surveying

#### Preferred Scenario

#### Appendix E.1 Dixon Ranch Public Facilities Financing Plan CFD Bond Sizing and Estimated Annual Bond Debt Service

LAND USE	INFORMATION								TOTAL TAX RA	TE AN/	ALYSIS			_	BOND SIZING ANALYSIS	
Plan	Units	Unit Size	Ha Pr	mated ome rice	Va Ta 1.0	Ad Ilorem x Rate 0729% (b)	Other Charge Assessment and Special Taxes (c)	t	Proposed CFD Tax per Unit (d)	т	Total lax per Unit	Total Tax Rate		Total Proposed CFD Levenues		
						(-)			(-1						Series 1 Bond	Escalating
Tax Zone 1															Total Proposed Annual CFD Revenue Priority Admin	<u>Special Tax (2%)</u> \$452,42 (\$30,000
Age Restricted Small Lot	67	1,875		488,000		5,236		i95 \$			7,564	1.55%		109,404	Net annual revenue	\$422,42
Age Restricted Large Lot	67	1,875		533,000	-	5,719		95	1,848	_	8,262	1.55%		123,789		
Total	134	1,875	\$	510,500	\$	5,477	Ş 6	95 \$	1,740	\$	7,913	1.55%	Ş	233,193	Bond Amount 5.5% Interest, 30 Year Term, 29 Year Amortization Reserve Fund (Maximum Annual Debt Service) Capitalized Interest (12 months)	\$6,625,000 (\$515,708 (\$364,355
Village Small Lot	85	2,400		528,000		5,665	6	95	2,088		8,448	1.60%		177,458	Underwriter Discount (2.00%)	(\$132,500
Total	85	2,400		528,000	\$	5,665		95 \$		\$	8,448	1.60%	\$	177,458	Cost of Issuance	(\$250,000
Tax Zone 3 Village Large Lot	154	2,900		596,000		6,394	f	95	2,446		9,536	1.60%		376,710	Net Construction Proceeds Net Construction Proceeds Per Unit	\$ 5,362,434 \$ 13,075
Total		2900		596,000	\$	6,394		95 \$		\$	9,536	1.60%	Ś	376,710	Series 2 Bond	Escalating
			·	,	Ť	-,	•	•••••	-	•	-,		·	,	Total Proposed Annual CFD Revenue	Special Tax (2%) \$452,42
Tax Zone 4															Priority Admin	\$0
Hillside	24	3,500		695,000		7,457		95	2,968		11,120	1.60%		71,232	Net annual revenue	\$452,42
Hillside Custom	<u>8</u>	3,500 3,500		773,000 734,000	\$	8,294 7,875		95 5	3,379 3.174	\$	12,368 11,744	1.60%	-	27,033 98,265	Bond Amount 5.5% Interest,	
Tax Zone S	32	3,500	>	734,000	>	7,875	> 0	¢ 65	3,174	>	11,744	1.60%	\$	98,265	30 Year Term, 29 Year Amortization Reserve Fund (10% of Bond Amount) Capitalized Interest (12 months)	\$7,125,000 (\$553,145 (\$391,662
Estate	1	3,800		813,000		8,723	6	95	3,590		13,008	1.60%		3,590	Underwriter Discount (2.00%)	(\$142,500
Estate Large Lot	4	3,800		873,000		9,366		95	3,906		13,968	1.60%		15,625	Cost of Issuance	(\$100,000
Total	5	3,800		843,000	\$	9,045		95 \$	3,748	\$	13,488	1.60%	\$	19,215	Net Construction Proceeds Net Construction Proceeds Per Unit	\$ 5,937,690 \$ 14,482
TOTAL	410	2,519	\$	566,439	\$	6,077	\$ 6	95 \$	2,207	\$	8,980	1.58%	\$	904,840	Net Construction Proceed	ds \$11,300,12
										Seri	ies 1 Bond C	D Revenue		452,420	Net Construction Proceeds Per Ur	iit 27,561
										Seri	ies Z Bond C	FD Revenue		452,420		
ootnotes: a) Based on pricing from Developer b) Ad Valorem taxes are based on information f c) Other charges and assessments based on info 552 CSA10 Solid Waste 552 CSA10 Solid Waste 522 CSA10 HSE Hazard Waste 623 Library Fee Zone D 685 CSA7 Ambulance W Slope LLAD Estimate Services CFD Total d) Age restricted rate based on comparable age	rmation from Cou	unty Assessor Offi		\$17 \$275 \$3 \$25 \$25 \$100 \$250 <b>\$695</b> for a total t	ax rate of	f 1.6%.										

Appendix E.2 Dixon Ranch Public Facilities Financing Plan Series 1 Bond

# DRAFT

CFD Bond Sizing and Estimated Annual Bond Debt Service	Assumes 5.50% Intere	st Rate
Gross Bond Amount	\$	6,625,000
Reserve Fund (Maximum Annual Debt Service)		(515,708)
Capitalized Interest (12 months)		(364,357)
Underwriter Discount (2.00%)		(132,500)
Cost of Issuance		(250,000)
Net Construction Proceeds	\$	5,362,434

Year	Total Assigned	Less	Net Revenue	Principal		Annual	Gross	Debt
Ending	Revenue	Net Admin	Available for	Maturing	Interest	Interest	Annual	Service
Sept. 1	(Exhibit A)		Sept. 1st	Rate	Due	Debt Svc	Coverage	
2017	452,420	\$ 30,000 \$	422,420 \$		s	355,652 \$	355,652	Cap Int
2018	461,468	30,600	430,868	35,000	2.8201%	355,652	390,652	110.29
2019	470,698	31,212	439,486	40,000	3.1951%	354,665	394,665	111.36
2020	480,112	31,836	448,276	50,000	3.4451%	353,387	403,387	111.13
2021	489,714	32,473	457,241	60,000	3,8201%	351,665	411.665	111.07
2022	499,508	33,122	466,386	70,000	4.0701%	349,372	419,372	111.21
2023	509,498	33,785	475,714	85,000	4.3201%	346,523	431,523	110.24
2024	519,688	34,461	485,228	95,000	4.5701%	342,851	437,851	110.82
2025	530,082	35,150	494,932	110,000	4.6951%	338,510	448,510	110.3
2026	540,684	35,853	504,831	125,000	4.5701%	333,345	458,345	110.14
2027	551,497	36,570	514,928	140,000	4.6951%	327,632	467,632	110.1
2028	562,527	37,301	525,226	155,000	4,6951%	321,059	476,059	110.33
2029	573,778	38,047	535,731	170,000	4.6951%	313,782	483,782	110.74
2030	585,254	38,808	546,445	190,000	5.5701%	305,800	495,800	110.2
2031	596,959	39,584	557,374	210,000	5.5701%	295,217	505,217	110.32
2032	608,898	40,376	568,522	230,000	5.5701%	283,519	513,519	110.7
2033	608,898	41,184	567,714	245,000	5.5701%	270,708	515,708	110.08
2034	608,898	42,007	566,891	255,000	5.5701%	257,061	512,061	110.7
2035	608,898	42,847	566,050	270,000	5.5701%	242,858	512,858	110.3
2036	608,898	43,704	565,193	285,000	5.5701%	227,818	512,818	110.2
2037	608,898	44,578	564,319	300,000	5.5701%	211,943	511,943	110.23
2038	608,898	45,470	563,428	315,000	5.5701%	195,233	510,233	110.4
2039	608,898	46,379	562,518	330,000	5.5701%	177,687	507,687	110.80
2040	608,898	47,307	561,591	350,000	5.5701%	159,306	509,306	110.23
2041	608,898	48,253	560,645	365,000	5.5701%	139,810	504,810	111.06
2042	608,898	49,218	559,680	385,000	5.5701%	119,479	504,479	110.94
2043	608,898	50,203	558,695	405,000	5.5701%	98,034	503,034	111.0
2044	608,898	51,207	557,691	430,000	5.5701%	75,475	505,475	110.3
2045	608,898	52,231	556,667	450,000	5.5701%	51,524	501,524	111.0
2046	608,898	53,275	555,622	475,000	5.5701%	26,458	501,458	110.80
Totals \$	16,957,355	\$ 1,217,042 \$	15,740,312 \$	6,625,000	5.500% \$	7,582,027 \$	14,207,027	
				5.37%	Max	)/S Coverage: D/S Coverage: Debt Service:		110.0 111.3 \$515,7

Appendix E.3 Dixon Ranch Public Facilities Financing Plan Series 2 Bond DRAFT

CFD Bond Sizing and Estimated Annual Bond Debt Service A	ssumes 6.50% Intere	st Rate
Gross Bond Amount	\$	7,125,000
Reserve Fund (Maximum Annual Debt Service)		(553,149)
Capitalized Interest (12 months)		(391,662)
Underwriter Discount (2.00%)		(142,500)
Cost of Issuance		(100,000)
Net Construction Proceeds	\$	5,937,690

Year	Total Assigned	Less	Net Revenue		Principal	1200	Annual	Gross	Debt
Ending	Revenue	Net Admin	Available for		Maturing	Interest	Interest	Annual	Service
Sept. 1	(Exhibit A)	Expenses	Debt Svc		Sept. 1st	Rate	Due	Debt Svc	Coverage
2019	452,420 \$	-	\$ 452,420	s		s	382,613 \$	382,613	Cap Int
2020	461,468		461,468		35,000	2.8190%	382,613	417,613	110.50
2021	470,698		470,698		45,000	3.1940%	381,626	426,626	110.33
2022	480,112	(*)	480,112		55,000	3.4440%	380,189	435,189	110.32
2023	489,714		489,714		65,000	3,8190%	378,295	443,295	110.47
2024	499,508		499,508		75,000	4.0690%	375,812	450,812	110.80
2025	509,498		509,498	1000	90,000	4.3190%	372,760	462,760	110.10
2026	519,688		519,688		100,000	4.5690%	368,873	468,873	110.84
2027	530,082		530,082		115,000	4.6940%	364,304	479,304	110.59
2028	540,684		540,684		130,000	4.5690%	358,906	488,906	110.59
2029	551,497		551,497		145,000	4.6940%	352,966	497,966	110.75
2030	562,527		562,527		165,000	4.6940%	346,160	511,160	110.05
2031	573,778		573,778		180,000	4.6940%	338,415	518,415	110.68
2032	585,254	-	585,254		200,000	5.5690%	329,966	529,966	110.43
2033	596,959		596,959		220,000	5.5690%	318,827	538,827	110.79
2034	608,898		608,898		245,000	5,5690%	306,576	551,576	110.39
2035	608,898		608,898		260,000	5.5690%	292,931	552,931	110.12
2036	608,898		608,898		270,000	5.5690%	278,452	548,452	111.02
2037	608,898		608,898		285,000	5.5690%	263,416	548,416	111.03
2038	608,898		608,898		305,000	5,5690%	247,544	552,544	110.20
2039	608,898		608,898		320,000	5.5690%	230,558	550,558	110.60
2040	608,898		608,898	1	340,000	5.5690%	212,737	552,737	110,16
2041	608,898		608,898		355,000	5.5690%	193,803	548,803	110.95
2042	608,898		608,898		375,000	5,5690%	174,032	549,032	110.90
2043	608,898		608,898		400,000	5.5690%	153,149	553,149	110.08
2044	608,898		608,898		420,000	5.5690%	130,872	550,872	110.53
2045	608,898		608,898		445,000	5.5690%	107,482	552,482	110.21
2046	608,898	-	608,898		470,000	5.5690%	82,700	552,700	110.17
2047	608,898		608,898		495,000	5.5690%	56,526	551,526	110.40
2048	608,898	-	608,898		520,000	5.5690%	28,959	548,959	110.92
Totals \$	16,957,355 \$	(*)	\$ 16,957,355	\$	7,125,000	5.497% \$	8,192,062 \$	15,317,062	
					5.37%	Max	D/S Coverage: D/S Coverage: Debt Service:		110.0 111.0 \$553.14

## Appendix E.4 Dixon Ranch Public Facilities Financing Plan Current Tax Bill Information

## **General Tax**

Agency	Rate
Prop 13	1.0000%
Rescue Elem Bond - Elect 98	0.0334%
EDHUS Bond - Election 1997	0.0055%
EDHUS Bond - Election 2008	0.0159%
Los Rios College Bond - 2002	0.0108%
Los Rios College Bond - 2008	0.0073%
Total Ad-Valorem Tax	1.0729%

## **Direct Charges**

Agency	Rate
552 CSA#10 Solid Waste	\$17
585 CSA#9 Road Zone 98137	\$275
622 CSA10 HSE Hazard Waste	\$3
623 Library Fee Zone D	\$25
685 CSA7 Ambulance W Slope	\$25
Total Special Taxes	\$345



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