

## APPENDIX B

# LAGUNA RIDGE SPECIFIC PLAN INFRASTRUCTURE PHASING CHECKLIST

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Table B-1	Infrastructure Phasing Checklist (7 pages) .....	B-1
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**Laguna Ridge Specific Plan  
Infrastructure Phasing Checklist**

PHASE I & II					PHASE III										PHASE IV												
1 - Del Webb	2 - R&B North *	3 - Non-Participant	4 - Jackson *	5 - Elk Grove HS/MS	9 - Taylor Properties *	10 - Pulite Homes *	11 - R&B South *	20 - Non-Participant *	21 - Centex Homes	22 - Meritage Homes	23 - Non-Participants *	24 - Non-Participants	25 - Non-Participants *	26 - Treasure Homes	27 - Non-Participants	28 - Ryland Homes	6 - Elk Grove Auto Mall Ph III *	7 - R&B East	8 - Zehnder *	12 - Bayless *	13 - Sun Grove Church	14 - Pappas	15 - Non-Participant	16 - Non-Participant *	17 - R&B/Hume	18 - Non-Participant	19 - Non-Participant

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ON-SITE ROADWAY IMPROVEMENTS																												
<b>Elk Grove Blvd</b>																												
R-2.1-1(S) Elk Grove Blvd. (Frontage Auxillary Lane Improvements)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II										REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III												
R-2.1-2(S) Elk Grove Blvd. Class I Bikeway	X	X	X	X	X																							
<b>Bruceville Road</b>																												
R-1.1 Bruceville Road (Elk Grove Blvd to Whitelock Parkway)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II										REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III												
R-1.2 Bruceville Road (Whitelock Parkway to Poppy Ridge)						X	X	X	X	X	X	X	X	X	X	X	X	REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III										
R-1.3 Bruceville Road (Poppy Ridge to Street "A")						X	X	X	X	X	X	X	X	X	X	X	X											
R-1.4 Bruceville Road (Street "A" to Street "E")						X	X	X	X	X	X	X	X	X	X	X	X											
R-1.5 Bruceville Road (Street "E" to Bilby Rd)						X	X	X	X	X	X	X	X	X	X	X	X											
<b>Big Horn Blvd</b>																												
R-3.1 Big Horn Blvd (Elk Grove Blvd to Civic Center Drive)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II										REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III												
R-3.2 Big Horn Blvd (Civic Center Drive to Street "B")	X	X	X	X	X																							
R-3.3 Big Horn Blvd (Street "B" to Laguna Ridge Road)	X	X	X	X	X																							
R-3.4 Big Horn Blvd (Laguna Ridge Rd to Whitelock Parkway)	X	X	X	X	X																							
R-3.5 (Whitelock Road to Old Poppy Ridge Road)						X	X	X	X	X	X	X	X	X	X	X	X	REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III										
R-3.6 (Old Poppy Ridge Road to Street "D")						X	X	X	X	X	X	X	X	X	X	X	X											
R-3.7 (Street "D" to Bilby Road)						X	X	X	X	X	X	X	X	X	X	X	X											
R-3.8 (Street "F" to Bilby Road)						X	X	X	X	X	X	X	X	X	X	X	X											
<b>Whitelock Parkway</b>																												
R-4.1 Whitelock Parkway (Bruceville to Paseo)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II										REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III												
R-4.2 Whitelock Parkway (Paseo to Big Horn Blvd) (Including landscaping)	X	X	X	X	X																							
R-4.3 Whitelock Parkway (Big Horn Blvd to Street "G1")	X	X	X	X	X																							
R-4.4 Whitelock Parkway (Street "G1" to Street "G2")	X	X	X	X	X																							
R-4.5 Whitelock Parkway (Street "G2" to Laguna Ridge Road)	X	X	X	X	X																							
<b>Laguna Springs Drive</b>																												
R-5.1 Laguna Springs (Elk Grove Blvd to Civic Center Dr)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II										REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III												
R-5.2 Laguna Springs (Civic Center Dr to Laguna Ridge Rd)	X	X	X	X	X																							
<b>Laguna Ridge Road</b>																												
R-6.1 Laguna Ridge Road (Bighorn Blvd to Laguna Springs Dr)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II										REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III												
R-6.2 (Laguna Springs Road to Street "H")																		X	X	X	X	X	X	X	X	X	X	X
R-6.3 (Street "H" to Whitelock Parkway)																		X	X	X	X	X	X	X	X	X	X	X
<b>Old Poppy Ridge Road</b>																												
R-8.1 Old Poppy Ridge Road	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II										REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III												
<b>Bilby Road</b>																												
R-7.1 (Bruceville Road to Street "C")						X	X	X	X	X	X	X	X	X	X	X	X	REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III										
R-7.2 (Street "C" to Local Street)						X	X	X	X	X	X	X	X	X	X	X	X											
R-7.3 (Local Street to Big Horn Blvd)						X	X	X	X	X	X	X	X	X	X	X	X											

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<b>Intersections and Signalization</b>																																												
R-11 Intersection and Signal (Bruceville at Whitelock Parkway)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II													REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III																									
R-13 Intersection and Signal (Big Horn at Elk Grove)	X	X	X	X	X																																							
R-14 Intersection and Signal (Big Horn at Laguna Ridge)	X	X	X	X	X																																							
R-15 Intersection and Signal (Big Horn at Whitelock Parkway)	X	X	X	X	X																																							
R-16 Intersection and Signal (Laguna Springs at Elk Grove)	X	X	X	X	X																																							
R-17 Intersection and Signal (Laguna Springs at Laguna Ridge)	X	X	X	X	X																																							
R-19 Intersection and Signals (Laguna Ridge Rd, Whitelock Pkwy to W. Stockton Blvd)	X	X	X	X	X																																							
R-27 Signal @ Collector (Whitelock Parkway) (2EA)	X	X	X	X	X																																							
R-20 Signal @ Elk Grove Blvd Collector	X	X	X	X	X																																							
R-21 Signal @ Collector (Bruceville Rd)	X	X	X	X	X																																							
R-24 (Phase I) Signal @ Collector (Big Horn Blvd)	X	X	X	X	X																																							
R-25 (Phase I) Signal @ Collector (Big Horn Blvd)	X	X	X	X	X																																							
R-28 Signal @ Collector (Laguna Springs Dr)	X	X	X	X	X																																							
R-35 Signal for North/South Paseo Pedestrian Crossing	X	X	X	X	X																																							
R-12 Intersection and Signal (Bruceville Road and Bilby Road)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III															
R-18 Intersection and Signal (Big Horn Blvd and Bilby Road)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
R-22 Signal @ Collector (Bruceville Rd)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																
R-24 (Phase III) Signal @ Collector (Big Horn Blvd)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X											X					
R-25 (Phase III) Signal @ Collector (Big Horn Blvd) - 2 ea						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X											X					
<b>Culverts and Bridges</b>																																												
R-30 Bruceville Rd (Drain Shed B Bridge)	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II													REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III																									
R-32 Drain Shed B Bridge (Whitelock Parkway)	X	X	X	X	X																																							
R-31 Bighorn Blvd Culvert/Bridge at Central Drainage Channel	X	X	X	X	X																																							
R-34 Drain Shed C Bridge (Bilby Rd)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III														
<b>OFF-SITE ROADWAY IMPROVEMENTS</b>																																												
R50.4 - West Stockton Blvd - Whitelock Pkwy to Kammerer Rd	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II													REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III																									
R50.2 - Bruceville Rd (Elk Grove Blvd to Laguna Blvd)	X	X	X	X	X																																							
R50.5 - Signal Phasing @ Laguna Blvd & Bruceville Rd	X	X	X	X	X																																							
R50.6 - Signal Phasing @ Laguna Blvd & Franklin Blvd	X	X	X	X	X																																							
R50.1 - Elk Grove Blvd & SR 99 Intersection Improvements	X	X	X	X	X																																							
R50.7 - Elk Grove Blvd - Auto Center Intersection Improvements						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III													
R50.8 - Elk Grove Blvd - East Stockton Intersection Improvements						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X														
R50.10 - Bruceville Rd - Bilby Rd to Kammerer Road (See Note 1)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X														
R50.11 - Kammerer Rd - Bruceville Rd to W. Stockton Blvd						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X														
R50.9 - W. Stockton Blvd from Whitelock Pkwy to Auto Mall Access																														X											X	X	X	X

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UNDERGROUND INFRASTRUCTURE																												
<b>Trunk Sewer</b>																												
S-1.1 Sewer Lift Station Facility	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II												REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III										
S-1.2 16" and 12" Force Main, Bruceville Road	X	X	X	X	X																							
S-2.2 27" Trunk Main and Manholes	X	X	X	X	X																							
S-2.3 27" Trunk Main and Manholes	X	X	X	X	X																							
S-2.4 27"/24" Trunk Sewer and Manholes	X	X	X	X	X																							
S-2.5 21" Trunk Sewer and Manholes	X	X	X	X	X																							
S-2.6 21" Trunk Sewer and Manholes	X	X	X	X	X																							
S-2.7 18" Trunk Sewer and Manholes	X	X	X	X	X																							
S-1.3 Sewer Lift Station						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-1.4 - Bruceville Rd Sewer Force Main						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-2.1 15" Trunk Main and Manholes						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-3.1 33" Trunk Sewer and Manholes						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-3.2 33" Trunk Sewer and Manholes						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-3.3 30" Trunk Sewer and Manholes						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-3.4 30" Trunk Sewer and Manholes						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-3.5 15" Trunk Sewer and Manholes						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-3.6 15" Trunk Sewer and Manholes						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
S-2.8 18" Trunk Sewer and Manholes																												
S-4.1 15" Trunk Sewer and Manholes																												
<b>Water</b>																												
W-1.1 Big Horn Water Treatment Plant	X	X	X	X	X	REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II												REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III										
W-1.3 Water Production Well (Various Locations)	X	X	X	X	X																							
W-2.1(a) 18" T-Main, Elk Grove Blvd.	X	X	X	X	X																							
W-2.1(b) 24" T-Main, Elk Grove Blvd.	X	X	X	X	X																							
W-3.1 16" Dia. T-Main, Big Horn Blvd (Elk Grove Blvd to Civic Center)	X	X	X	X	X																							
W-3.2 16" Dia. T-Main, Big Horn Blvd (Civic Center to Street "B")	X	X	X	X	X																							
W-3.3 16" Dia. T-Main, Big Horn Blvd (Street "B" to Laguna Ridge)	X	X	X	X	X																							
W-3.4 16" Dia. T-Main, Big Horn Blvd (Laguna Ridge to New Poppy Ridge)	X	X	X	X	X																							
W-4.1 20" Dia. T-Main, New Poppy Ridge (Bruceville Road to Paseo)	X	X	X	X	X																							
W-4.2 20" Dia. T-Main, New Poppy Ridge (Paseo to Big Horn Blvd)	X	X	X	X	X																							
W-4.3 20" Dia. T-Main, Whitelock Parkway (Big Horn Blvd to Street "G1")	X	X	X	X	X																							
W-4.4 30" Dia. T-Main, Whitelock Parkway (Street "G1" to Street "G2")	X	X	X	X	X																							
W-4.5 30" Dia. T-Main, Whitelock Parkway (Street "G2" to Laguna Ridge Rd)	X	X	X	X	X																							
W-3.5 16" Dia. T-Main, Big Horn (Whitelock Parkway to Old Poppy Ridge)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-3.6 16" Dia. T-Main, Big Horn (Poppy Ridge to Street "D")						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-3.7 16" Dia. T-Main, Big Horn (Street "D" to Bilby Road)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-3.8 Water Transmission Main (Street "F" to Bilby Road)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-5.1 20" Dia. T-Main, Bruceville Road (Poppy Ridge to Street "A")						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-5.2 20" Dia. T-Main, Bruceville Road (Street "A" to Street "E")						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-5.3 20" Dia. T-Main, Bruceville Road (Street "E" to Bilby Road)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-7.1 20" Dia. T-Main, Bilby Road (Bruceville Road to Street "C")						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-7.2 20" Dia. T-Main, Bilby Road (Street "C" to Local Street)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-7.3 20" Dia. T-Main, Bilby Road (Local Street to Big Horn Blvd)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
W-1.2 Laguna Ridge Water Treatment Plant (See Note 2)																												
W-1.4 Water Production Well (Various Locations) (See Note 2)																												
W-6.1(a) 12" Dia. T-Main, Laguna Ridge Rd (Interior Loop to Whitelock Parkway)																												
W-6.1(b) 18" Dia. T-Main, Laguna Ridge Rd (Interior Loop to Whitelock Parkway)																												
W-6.1(c) 20" Dia. T-Main, Laguna Ridge Rd (Interior Loop to Whitelock Parkway)																												
W-6.2 18" Dia. T-Main, Interior Loop (Whitelock Parkway to Laguna Ridge Rd)																												

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Drain	1 - Del Webb	2 - R&B North *	3 - Non-Participant	4 - Jackson *	5 - Elk Grove HS/MS	9 - Taylor Properties *	10 - Pulite Homes *	11 - R&B South *	20 - Non-Participant *	21 - Centex Homes	22 - Meritage Homes	23 - Non-Participants *	24 - Non-Participants	25 - Non-Participants *	26 - Treasure Homes	27 - Non-Participants	28 - Ryland Homes	6 - Elk Grove Auto Mall Ph III *	7 - R&B East	8 - Zehnder *	12 - Bayless *	13 - Sun Grove Church	14 - Pappas	15 - Non-Participant	16 - Non-Participant *	17 - R&B/Hume	18 - Non-Participant	19 - Non-Participant
D-1.1 Channel Excavation and Landscaping (Bruceville to Paseo)	X	X	X	X	X																							
D-1.2 Channel Excavation and Landscaping (Paseo to Big Horn Blvd)	X	X	X	X	X																							
D-1.3 72" Trunk Drain & Manholes (Big Horn Blvd to WTF)	X	X	X	X	X																							
D-1.4 72" Trunk Drain & Manholes (WTF to Street "G1")	X	X	X	X	X																							
D-1.5 48" Trunk Drain & Manholes (Street "G1" to Street "G2")	X	X	X	X	X																							
D-1.6 Pedestrian Crossing (Street "G2" to Laguna Ridge)	X	X	X	X	X																							
D-3.1 60" Trunk Drain, Manholes & Outfall Structure	X	X	X	X	X																							
D-3.2 54" & 60" Trunk Drain & Manholes	X	X	X	X	X																							
D-4.1 72" Trunk Drain, Manholes & Outfall Structure	X	X	X	X	X																							
D-4.2 66" & 72" Trunk Drain & Manholes	X	X	X	X	X																							
D-5.1 48" Trunk Drain & Manholes (Big Horn to Laguna Springs)	X	X	X	X	X																							
D-6.1 60" Trunk Drain & Manholes (Big Horn to Local Street)	X	X	X	X	X																							
D-6.2 48" Trunk Drain & Manholes (Local Street to Laguna Springs)	X	X	X	X	X																							
D-6.3 48" Trunk Drain & Manholes (Civic Center to Elk Grove Blvd)	X	X	X	X	X																							
D-7.1 30", 36" 42" 54" & 60" Trunk Drain & Manholes	X	X	X	X	X																							
D-18.1 Miscellaneous North Paseo Pedestrian Crossings and Two Road Crossings	X	X	X	X	X																							
D-18.2 North Paseo Drain	X	X	X	X	X																							
D-2.1 24" & 36" Trunk Drain, Manholes & Outfall Structure						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-11.1 Water Quality/Detention Basin						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-12.1 Basin Overflow Channel						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-13.1 Interceptor Channel						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-14.1 Interceptor Drain						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-15.1 Trunk Drain East, Section 1						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-15.2 Trunk Drain East, Section 2						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-16.1 Trunk Drain Central						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-17.1 Trunk Drain West						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D-5.2 36" Trunk Drain & Manholes (Laguna Springs to Street "H")																			X	X	X	X	X	X	X	X	X	X

**Laguna Ridge Specific Plan  
Infrastructure Phasing Checklist**

PHASE I & II					PHASE III								PHASE IV														
1 - Del Webb	2 - R&B North *	3 - Non-Participant	4 - Jackson *	5 - Elk Grove HS/MS	9 - Taylor Properties *	10 - Pulite Homes *	11 - R&B South *	20 - Non-Participant *	21 - Centex Homes	22 - Meritage Homes	23 - Non-Participants *	24 - Non-Participants	25 - Non-Participants *	26 - Treasure Homes	27 - Non-Participants	28 - Ryland Homes	6 - Elk Grove Auto Mall Ph III *	7 - R&B East	8 - Zehnder *	12 - Bayless *	13 - Sun Grove Church	14 - Pappas	15 - Non-Participant	16 - Non-Participant *	17 - R&B/Hume	18 - Non-Participant	19 - Non-Participant

\* The City may allow alternative to the Phasing Checklist for RD-15, RD-20, and non-residential land users if it determines that adequate infrastructure and circulation are provided. While the identified infrastructure projects within a given phase may be required for these uses, each RD-15, RD-20, or non-residential development project will be evaluated on a case by case basis.

NON-POTABLE WATER																												
Non-Potable Water					REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II													REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III										
NP-1.1 6-inch Non-Potable	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X											
NP-1.2 8-inch Non-Potable	X	X	X	X	X																							
NP-1.3 8-inch Non-Potable	X	X	X	X	X																							
NP-1.4 6-inch Non-Potable	X	X	X	X	X																							
NP-1.5 10-inch Non-Potable	X	X	X	X	X																							
NP-1.6 20-inch Non-Potable	X	X	X	X	X																							
NP-1.7 8-inch Non-Potable	X	X	X	X	X																							
NP-1.8 8-inch Non-Potable	X	X	X	X	X																							
NP-1.9 20-inch Non-Potable	X	X	X	X	X																							
NP-1.10 20-inch Non-Potable	X	X	X	X	X																							
NP-1.11 12-inch Non-Potable	X	X	X	X	X																							
NP-1.12 6-inch Non-Potable	X	X	X	X	X																							
NP-1.13 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-1.14 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-1.15 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-1.16 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-1.17 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-1.18 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.1 10-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.2 8-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.3 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.4 8-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.5 8-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.6 8-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.7 8-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.8 8-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.9 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.10 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.11 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.12 8-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.13 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.14 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-3.15 6-inch Non-Potable						X	X	X	X	X	X	X	X	X	X	X	X											
NP-4.1 8-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X
NP-4.2 6-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X
NP-4.3 8-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X
NP-4.4 8-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X
NP-4.5 Non-Potable-Storage & Booster Pump Station (See Note 2)																		X	X	X	X	X	X	X	X	X	X	X
NP-4.6 6-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X
NP-4.7 8-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X
NP-4.8 6-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X
NP-4.9 6-inch Non-Potable																		X	X	X	X	X	X	X	X	X	X	X



**Laguna Ridge Specific Plan  
Infrastructure Phasing Checklist**

PHASE I & II					PHASE III													PHASE IV										
1 - Del Webb	2 - R&B North *	3 - Non-Participant	4 - Jackson *	5 - Elk Grove HS/MS	9 - Taylor Properties *	10 - Pulite Homes *	11 - R&B South *	20 - Non-Participant *	21 - Centex Homes	22 - Meritage Homes	23 - Non-Participants *	24 - Non-Participants	25 - Non-Participants *	26 - Treasure Homes	27 - Non-Participants	28 - Ryland Homes	6 - Elk Grove Auto Mall Ph III *	7 - R&B East	8 - Zehnder *	12 - Bayless *	13 - Sun Grove Church	14 - Pappas	15 - Non-Participant	16 - Non-Participant *	17 - R&B/Hume	18 - Non-Participant	19 - Non-Participant	

**\* The City may allow alternative to the Phasing Checklist for RD-15, RD-20, and non-residential land users if it determines that adequate infrastructure and circulation are provided. While the identified infrastructure projects within a given phase may be required for these uses, each RD-15, RD-20, or non-residential development project will be evaluated on a case by case basis.**

LANDSCAPE CORRIDOR & CHANNEL LANDSCAPING																													
Landscape Corridor					REQUIRED WITH PHASE III IF NOT CONSTRUCTED WITH PHASE I & II													REQUIRED WITH PHASE IV IF NOT CONSTRUCTED IN PHASES I, II OR III											
LS1.1(E)	X	X	X	X	X																								
LS2.1(S)	X	X	X	X	X																								
LS2.2(S) - Including area fronting park and Civic Center	X	X	X	X	X																								
LS3.1 - Including area fronting park, open space, and Civic Center	X	X	X	X	X																								
LS3.2 - Including area fronting park and open space	X	X	X	X	X																								
LS3.3 - Including area fronting park and open space	X	X	X	X	X																								
LS3.4	X	X	X	X	X																								
LS4.1(S) - Including area fronting park	X	X	X	X	X																								
LS4.2(S) - Including area fronting park	X	X	X	X	X																								
LS4.3(S)	X	X	X	X	X																								
LS4.4(S) - Including area fronting park	X	X	X	X	X																								
LS4.5(S)	X	X	X	X	X																								
LS5.1	X	X	X	X	X																								
LS5.2	X	X	X	X	X																								
LS6.1 - Including area fronting park and open space	X	X	X	X	X																								
LS1.2						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
LS1.3						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LS1.4						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LS1.5						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LS3.5						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LS3.6(W)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LS3.7(W)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LS3.8(W)						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
LS6.2																													
LS6.3																													
Channel Landscaping																													
CD1	X	X	X	X	X																								
CD2	X	X	X	X	X																								

- NOTES:**
1. Big Horn Boulevard Extension from Bilby Road to Kammerer Road and rehabilitation (as directed by City) of Bruceville and Kammerer Roads from Bilby Road to West Stockton Boulevard may be a substitute for off-site item R50.10 with approval from the City.
  2. According to Sacramento County Zone 40, Laguna Ridge Water Treatment Plant (W-1.2), Water Production Well (W-1.4), and Non-Potable Storage and Booster Pump (NP-4.5) may need to be accelerated to Phase II.
  3. All public lands within each Phase must be dedicated prior to any Final Map approvals within that Phase. Prior to dedication, all public land sites must have Phase I ESA, environmental clearances, and provide mitigation land.
  4. The matrix is intended to serve as a planning level tool for the review of development projects in the LRSP area. The matrix is not intended nor should it be used to define the exact improvements required to be provided for any single project, but used as a tool to estimate the probable infrastructure requirements should a particular area choose to move forward absent of any other project in a given Phase of the LRSP.



## APPENDIX C

### CITY, COUNTY, AND SCHOOL DISTRICT FEE PROGRAMS— FEE REVENUES ESTIMATES

The Laguna Ridge Specific Plan will pay fees for certain infrastructure facilities through existing City, County, and Elk Grove Unified School District Fee Programs. Fee revenues are based on both current and projected fee schedules and are subject to change. The Laguna Ridge Specific Plan will participate in the following development impact fee programs:

- Sacramento County Water Agency Zone 11A Fee Program
- Sacramento County Water Agency Zone 40 Fee Program
- County Sanitation District 1 (CSD-1) Fee Program
- Sacramento Regional County Sanitation District (SRCSD) Fee Program
- City of Elk Grove Roadway Fee Program
- City of Elk Grove Capital Facilities Fee (CFF) Program
- City of Elk Grove Affordable Housing Fee Program
- City of Elk Grove Very Low Income Housing Trust Fund Fee Program
- City of Elk Grove Laguna South Fire Facilities Fee Program
- Elk Grove Unified School District Fee Program

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**Table C-1**  
**Laguna Ridge Specific Plan Financing Plan**  
**Drainage Fee Revenue Estimates Based on Zone 11A Fees**

*Fee Rates as of February 2005*

<b>Land Use</b>	<b>Zone 11A Fees</b>	<b>Buildout Acres [1]</b>	<b>Fee Revenue Estimates</b>
<b>Residential</b>	<i>per Acre</i>	<i>Acres</i>	
Single-Family Residential	\$12,332	1,040.4	\$12,830,213
Multifamily Residential	\$14,974	55.5	\$831,057
Age-Restricted Residential	\$12,332	106.8	\$1,317,058
<b>Subtotal Residential</b>			<b>\$14,978,327</b>
<b>Nonresidential [2]</b>	\$16,558	198.5	<b>\$3,286,101</b>
<b>TOTAL</b>			<b>\$18,264,428</b>

*"drainage\_fee\_rev"*

Source: Sacramento County Water Agency and the Laguna Ridge Specific Plan

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

**Table C-2**  
**Laguna Ridge Specific Plan Financing Plan**  
**Sewer Fee Revenue Estimates Based on CSD-1 Fees**

*Fee Rates as of April 2005*

<b>Land Use</b>	<b>CSD-1 Fees</b>	<b>Buildout Acres [1]</b>	<b>Fee Revenue Estimates</b>
<b>Residential</b>	<i>per Acre</i>	<i>Acres</i>	
Single-Family Residential	\$11,118	1,040.4	\$11,567,167
Multifamily Residential	\$11,118	55.5	\$617,049
Age-Restricted Residential	\$11,118	106.8	\$1,187,402
<b>Subtotal Residential</b>			<b>\$13,371,619</b>
<b>Nonresidential [2]</b>	\$11,118	198.5	<b>\$2,206,478</b>
<b>TOTAL [3]</b>			<b>\$15,578,097</b>

"CSD1\_fee\_rev"

Source: County Sanitation District No. 1 (CSD-1) and the Laguna Ridge Specific Plan

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

[3] The CSD-1 fee for sewerer parks is not included in this estimate as the fee is based on the unknown number of fixture units.

**Table C-3**  
**Laguna Ridge Specific Plan Financing Plan**  
**Sewer Fee Revenue Estimates Based on SRCSD Fees**

*Fee Rates as of April 2005*

<b>Land Use</b>	<b>SRCSD Fees <i>per Unit/Acre</i></b>	<b>Buildout Units/Acres [1]</b>	<b>Fee Revenue Estimates</b>
<b>Residential</b>	<i>per Unit</i>	<i>Units</i>	
Single-Family Residential	\$6,500	6,016	\$39,104,000
Multifamily Residential	\$4,875	1,110	\$5,411,250
Age-Restricted Residential	\$6,500	641	\$4,166,500
<b>Subtotal Residential</b>		<b>7,767</b>	<b>\$48,681,750</b>
<b>Nonresidential [2]</b>	<i>per ESD</i>	<i>ESDs [3]</i>	
Auto Commercial	\$6,500	33.4	\$217,126
Office	\$6,500	146.3	\$951,181
Shopping Commercial	\$6,500	129.7	\$843,164
<b>Subtotal Nonresidential</b>			<b>\$2,011,470</b>
<b>TOTAL [4]</b>			<b>\$50,693,220</b>

"SRCSD\_fee\_rev"

Source: Sacramento Regional County Sanitation District (SRCSD) and the Laguna Ridge Specific Plan

- [1] Based on LRSP unit and acreage estimates shown in Table 3.
- [2] Excludes Elk Grove Auto Mall Phase II, which is already developed.
- [3] SRCSD nonresidential fees charged on a per ESD basis, based on usage. Estimates above assume 0.2 ESD per 1,000 sq. ft. for Auto Commercial and BP Office and 0.1 ESD per 1,000 sq. ft. for Shopping Commercial.
- [4] The SRCSD fee for sewered parks is not included in this estimate as the fee is based on the unknown number of fixture units.

**Table C-4**  
**Laguna Ridge Specific Plan Financing Plan**  
**Water Fee Revenue Estimates Based on Zone 40 Fees**

*Fee Rates as of March 2005*

<b>Land Use</b>	<b>Zone 40 Fees <i>per Unit/Acre</i></b>		<b>Buildout Units/Acres [1]</b>	<b>Fee Revenue Estimates</b>
<b>Residential</b>	<i>per Unit</i>		<i>Units</i>	
Single-Family Residential	\$7,487		6,016	\$45,041,792
Multifamily Residential	\$5,615		1,110	\$6,232,928
Age-Restricted Residential	\$7,487		641	\$4,799,167
<b>Subtotal Residential</b>			<b>7,767</b>	<b>\$56,073,887</b>
<b>Nonresidential [2]</b>	<i>Total Meter Fee</i>	<i>per Acre</i>	<i>Acres</i>	
Auto Commercial [3]	\$3,186,979	\$6,272	21.9	\$3,324,398
Office [4]	\$1,095,614	\$6,272	50.9	\$1,414,858
Shopping Commercial [5]	\$1,553,912	\$6,272	125.65	\$2,341,989
<b>Subtotal Nonresidential</b>				<b>\$7,081,246</b>
<b>Other</b>				
Parks [6]	\$419,272	\$6,272	135.0	\$1,265,992
<b>Subtotal Other</b>				<b>\$1,265,992</b>
<b>TOTAL</b>				<b>\$64,421,124</b>

*"water\_fee\_rev"*

Source: Sacramento County Water Agency and the Laguna Ridge Specific Plan

Note: Residential fees include a \$200 connection fee, and commercial, school, and parks include a \$500 connection fee.

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

[3] Assumes two 2" meters (irrigation and domestic) per building and an average of 20,000 sq. ft. per building.

[4] Assumes two 2" meters (irrigation and domestic) per building and an average of 40,000 sq. ft. per building.

[5] Assumes two 2" meters (irrigation and domestic) per building and an average of 50,000 sq. ft. per building.

[6] Assumes an overall average of one 2" irrigation meter and one 2" domestic water meter per park, and a total of 7 parks with water service.

**Table C-5  
Laguna Ridge Specific Plan Financing Plan  
Non-Potable Water Fee Revenue Estimates Based on Zone 40 Fees**

*Fee Rates as of March 2005*

<b>Land Use</b>	<b>Zone 40 Special Service Area A Fees <i>per Unit/Sq. ft.</i></b>	<b>Buildout Units/Acres [1]</b>	<b>Fee Revenue Estimates</b>
<b>Residential</b>	<i>per Unit</i>	<i>Units</i>	
Single-Family Residential	\$652	6,016	\$3,922,432
Multifamily Residential	\$434	1,110	\$481,740
Age-Restricted Residential	\$652	641	\$417,932
<b>Subtotal Residential</b>		<b>7,767</b>	<b>\$4,822,104</b>
<b>Nonresidential [2]</b>	<i>per Sq. ft.</i>	<i>Sq. ft.</i>	
Auto Commercial	\$0.11	532,085	\$58,529
Office	\$0.12	731,677	\$87,801
Shopping Commercial	\$0.11	1,297,175	\$142,689
<b>Subtotal Nonresidential</b>			<b>\$289,020</b>
<b>TOTAL</b>			<b>\$5,111,124</b>

*"nonpotable fee rev"*

Source: Sacramento County Water Agency and the Laguna Ridge Specific Plan

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

**Table C-6**  
**Laguna Ridge Specific Plan Financing Plan**  
**Elk Grove Roadway Fee Revenue Estimates**

*Fee Rates as of May 2005*

Land Use	<u>Elk Grove Roadway Fees</u> <i>per Unit or Sq. Ft.</i>	<u>Buildout</u> <b>Units/Sq. Ft. [1]</b>	<b>Fee Revenue</b> <b>Estimates</b>
<b>Residential</b>	<i>per Unit</i>	<i>Units</i>	
Single-Family Residential	\$9,289	6,016	\$55,882,624
Multifamily Residential	\$6,409	1,110	\$7,113,990
Age-Restricted Residential	\$2,787	641	\$1,786,467
<b>Subtotal Residential</b>			<b>\$64,783,081</b>
<b>Nonresidential [2]</b>	<i>per Sq. Ft.</i>	<i>Sq. Ft.</i>	
Auto Commercial	\$11.98	167,020	\$2,000,899
Office	\$9.85	731,677	\$7,207,022
Shopping Commercial [3]	\$11.24	1,297,175	\$14,580,252
<b>Subtotal Nonresidential</b>			<b>\$23,788,172</b>
<b>TOTAL</b>			<b>\$88,571,253</b>

*"road fee rev"*

Source: Laguna Ridge Specific Plan, City of Elk Grove 2005 Development Related Fees booklet

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

[3] Fee revenue may be higher if higher trip generating uses are developed within the SC zoning.



**Table C-7**  
**Laguna Ridge Specific Plan Financing Plan**  
**CFF Revenue Estimates**

*Fee Rates as of February 2005*

Land Use	<u>Elk Grove CFF</u> <i>per Unit or Sq. Ft.</i>	<u>Buildout</u> <b>Units/Sq. Ft. [1]</b>	<b>Fee Revenue</b> <b>Estimates</b>
<b>Residential</b>	<i>per Unit</i>	<i>Units</i>	
Single-Family Residential	\$3,623	6,016	\$21,795,968
Multifamily Residential	\$2,436	1,110	\$2,703,960
Age-Restricted Residential	\$1,839	641	\$1,178,799
<b>Subtotal Residential</b>			<b>\$25,678,727</b>
<b>Nonresidential [2]</b>	<i>per Sq. Ft.</i>	<i>Sq. Ft.</i>	
Auto Commercial	\$1.59	167,020	\$265,562
Office	\$1.93	731,677	\$1,412,137
Shopping Commercial	\$1.65	1,297,175	\$2,140,339
<b>Subtotal Nonresidential</b>			<b>\$3,818,038</b>
<b>TOTAL</b>			<b>\$29,496,765</b>

*"CFF rev"*

Source: Laguna Ridge Specific Plan, City of Elk Grove *2005 Development Related Fees* booklet

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

**Table C-8**  
**Laguna Ridge Specific Plan Financing Plan**  
**Affordable Housing Fee Revenue Estimates**

*Fee Rates as of February 2005*

<b>Land Use</b>	<b>Elk Grove Affordable Housing Fee</b>	<b>Buildout Units [1]</b>	<b>Fee Revenue Estimates</b>
<b>Residential</b>	<i>per Unit</i>	<i>Units</i>	
Single-Family Residential	\$3,925	6,016	\$23,612,800
Multifamily Residential	\$1,957	1,110	\$2,172,270
Age-Restricted Residential	\$3,925	641	\$2,515,925
<b>Subtotal Residential</b>			<b>\$28,300,995</b>
<b>Nonresidential [2]</b>			
Auto Commercial	<i>Does not Apply</i>		\$0
Office	<i>to Nonresidential</i>		\$0
Shopping Commercial	<i>Development</i>		\$0
<b>Subtotal Nonresidential</b>			<b>\$0</b>
<b>TOTAL</b>			<b>\$28,300,995</b>

*"aff housing rev"*

Source: Laguna Ridge Specific Plan, City of Elk Grove 2005 Development Related Fees booklet

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

**Table C-9**  
**Laguna Ridge Specific Plan Financing Plan**  
**Very Low Income Housing Trust Fund Fee Revenue Estimates**

*Fee Rates as of February 2005*

Land Use	<u>Low Income Housing Fee</u> <i>per Unit or Sq. Ft.</i>	<u>Buildout</u> <u>Units/Sq. Ft. [1]</u>	<u>Fee Revenue</u> <u>Estimates</u>
<b>Residential</b>			
Single-Family Residential	<i>Does not Apply</i>		\$0
Multifamily Residential	<i>to Residential</i>		\$0
Age-Restricted Residential	<i>Development</i>		\$0
<b>Subtotal Residential</b>			<b>\$0</b>
<b>Nonresidential [2]</b>			
	<u><i>per Sq. Ft.</i></u>	<u><i>Sq. Ft.</i></u>	
Auto Commercial	\$0.77	167,020	\$128,605
Office	\$0.97	731,677	\$709,727
Shopping Commercial	\$0.77	1,297,175	\$998,825
<b>Subtotal Nonresidential</b>			<b>\$1,837,157</b>
<b>TOTAL</b>			<b>\$1,837,157</b>

*"lowinc housing rev"*

Source: Laguna Ridge Specific Plan, City of Elk Grove 2005 Development Related Fees booklet

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

**Table C-10**  
**Laguna Ridge Specific Plan Financing Plan**  
**Laguna South Fire Facilities Fee Revenue Estimates**

*Fee Rates as of February 2005*

Land Use	<u>Fire Protection Fee</u> <i>per Unit or Sq. Ft.</i>	<u>Buildout</u> <b>Units/Acres [1]</b>	<b>Fee Revenue</b> <b>Estimates</b>
<b>Residential</b>	<i>per Unit</i>	<i>Units</i>	
Single-Family Residential	\$1,230	6,016	\$7,399,680
Multifamily Residential	\$820	1,110	\$910,200
Age-Restricted Residential	\$703	641	\$450,623
<b>Subtotal Residential</b>		<b>7,767</b>	<b>\$8,760,503</b>
<b>Nonresidential [2]</b>	<i>per Sq. Ft.</i>	<i>Sq. Ft.</i>	
Auto Commercial	\$0.81	167,020	\$135,286
Office	\$0.95	731,677	\$695,093
Shopping Commercial	\$0.81	1,297,175	\$1,050,712
<b>Subtotal Nonresidential</b>		<b>2,195,873</b>	<b>\$1,881,092</b>
<b>TOTAL</b>			<b>\$10,641,595</b>

*"fire rev"*

Source: Laguna Ridge Specific Plan, City of Elk Grove 2005 Development Related Fees booklet

[1] Based on LRSP unit and acreage estimates shown in Table 3.

[2] Excludes Elk Grove Auto Mall Phase II, which is already developed.

**Table C-11**  
**Laguna Ridge Specific Plan Financing Plan**  
**School Fee Revenue Estimates Based on Elk Grove Unified School District Fees**

Item	Assumptions	Buildout
<b>Residential Development</b>		<u>Units</u>
Single-Family Residential		6,016
Multifamily Residential		1,110
Age-Restricted Residential		641
<b>Subtotal Residential Units</b>		<b>7,767</b>
<b>Nonresidential Development [1]</b>		<u>Acres</u>
Auto Commercial		21.9
Office		50.9
Shopping Commercial		125.7
<b>Subtotal Nonresidential Acreage</b>		<b>198.5</b>
<b>Building Square Feet [2]</b>		
	<u>Sq. Ft. per Unit</u>	
Single-Family Residential	2,200	13,235,200
Multifamily Residential	1,200	1,332,000
Age-Restricted Residential	1,800	1,153,800
Nonresidential		<u>Floor Area Ratio</u>
Auto Commercial	0.1750	167,020
Office	0.3300	731,677
Shopping Commercial	0.2370	1,297,175
<b>Fee Revenue</b>		
	<u>SB50 Fee per Sq. Ft.</u>	
Single-Family and Multifamily Units	\$3.95	\$57,540,440
Single-Family Age-Restricted Units	\$0.36	\$415,368
Nonresidential	\$0.36	\$790,514
<b>Total Fee Revenue</b>		<b>\$58,746,322</b>

"school\_fee\_rev"

Source: Elk Grove Unified School District and the Laguna Ridge Specific Plan

[1] Excludes Elk Grove Auto Mall Phase II, which is already developed.

[2] Building square feet per unit will vary. Square feet per unit is assumed to be

## APPENDIX D

### ESTIMATED PARK, PARKWAY, LANDSCAPE CORRIDOR, AND OPEN SPACE MAINTENANCE COSTS

**Appendix D** contains estimated park, parkway, landscape corridor, and open space maintenance costs (in 2005 dollars) for the LRSP.

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**Table D-1**  
**Laguna Ridge Specific Plan Public Facilities Financing Plan**  
**Summary of per Unit/Sq. Ft. Annual Maintenance Costs (2005 \$) [1]**

<b>Land Use</b>	<b>Parks, Parkways &amp; Open Space</b>	<b>Landscape Corridors/Medians</b>	<b>Total</b>
	<i>See Table D-5</i>	<i>See Tables D-6 &amp; D-7</i>	
	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>
Single-Family	\$440	\$122	<b>\$562</b>
Multifamily	\$128	\$35	<b>\$163</b>
	<i>per bldg. sq. ft.</i>	<i>per bldg. sq. ft.</i>	<i>per bldg. sq. ft.</i>
Nonresidential	n/a	\$0.06	<b>\$0.06</b>
			<i>"per_unit_sum"</i>

[1] Does not include wetlands mitigation maintenance costs if required.

**Table D-2**  
**Laguna Ridge Specific Plan Public Facilities Financing Plan**  
**Per-Unit Allocation of Annual Park and Parkway Maintenance Costs (2005 \$) [1]**

<b>Cost Allocation Item</b>	<b>Acres</b>	<b>Percentage of Total Acres</b>	<b>Share of Total Cost [2]</b>	<b>3% Admin.</b>	<b>Total Annual Cost</b>	<b>Number of Units</b>	<b>Cost per Unit</b>
	<i>A</i>	<i>B=A/Total Acres</i>	<i>C=Total Cost *B</i>	<i>D=C*0.03</i>	<i>E=C+D</i>	<i>F</i>	<i>G=E/F</i>
Single-Family (Includes Age-Restricted)	1,147.2	95%	\$2,841,835	\$85,255	\$2,927,090	6,657	<b>\$440</b>
Multifamily	55.5	5%	\$137,484	\$4,125	\$141,609	1,110	<b>\$128</b>
Nonresidential	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Total</b>	<b>1,202.7</b>	<b>100%</b>	<b>\$2,979,319</b>	<b>\$89,380</b>	<b>\$3,068,699</b>	<b>7,767</b>	

"park\_per\_unit"

[1] Annual park and parkway maintenance costs are allocated to residential land uses only.

[2] See Table D-4 for total costs.

D-2



**Table D-3**  
**Laguna Ridge Specific Plan Public Facilities Financing Plan**  
**Per-Unit Allocation of Landscape Corridors and Medians Maintenance Costs (2005 \$)**

<b>Cost Allocation Item</b>	<b>Acres</b>	<b>Percentage of Total Acres</b>	<b>Share of Total Cost [1]</b>	<b>3% Admin.</b>	<b>Total Annual Cost</b>	<b>Number of Units/Sq. Ft.</b>	<b>Cost per Unit</b>
	<i>A</i>	<i>B=A/Total Acres</i>	<i>C=Total Cost *B</i>	<i>D=C*0.03</i>	<i>E=C+D</i>	<i>F</i>	<i>G=E/F</i>
Single-Family (Includes Age-Restricted)	1,147.2	82%	\$788,853	\$23,666	\$812,518	6,657	<b>\$122</b>
Multifamily	55.5	4%	\$38,164	\$1,145	\$39,309	1,110	<b>\$35</b>
Nonresidential [2]	198.5	14%	\$136,468	\$4,094	\$140,562	2,195,873	<b>\$0.06</b>
<b>Total</b>	<b>1,401.2</b>	<b>100%</b>	<b>\$963,484</b>	<b>\$28,905</b>	<b>\$992,389</b>		

"lands\_per\_unit"

[1] See Table D-4 for total costs.

[2] Excludes Phase II of the Elk Grove Auto Mall, which is already developed.

D-3

**Table D-4**  
**Laguna Ridge Specific Plan Public Facilities Financing Plan**  
**Summary of Annual Maintenance Cost Estimates (2005 \$) [1]**

Item	Total Annual Cost [2]
<b>Park, Parkway, and Open Space Maintenance (Table D-5)</b>	
Park Maintenance	\$1,904,595
Parkway Maintenance	\$1,014,892
Open Space Maintenance	\$59,832
<b>Total Cost</b>	<b>\$2,979,319</b>
<hr/>	
<b>Landscape Corridors and Medians (Table D-6 and D-7)</b>	
Landscape Corridors	\$614,079
Medians	\$242,441
Monumentation Corners	\$106,964
<b>Total Cost</b>	<b>\$963,484</b>
<hr/>	
<i>"cost_sum"</i>	

[1] Does not include wetlands mitigation maintenance costs if required.

[2] Costs include a 5% sinking fund for repair and replacement.

**Table D-5  
Laguna Ridge Specific Plan Financing Plan  
Laguna Ridge: Parkway, Open Space and Park Estimated Maintenance Costs**

<b>Maintenance Item</b>	<b>Quantity (Acres)</b>	<b>Average Cost per Acre</b>	<b>Estimated Cost of Improvements in \$2005</b>
PW1 - Parkway/Median	1.12	\$15,250.00	\$17,080.00
PW2 - Parkway	1.30	\$15,250.00	\$19,825.00
PW3 - Parkway with Open Channel	4.46	\$13,068.00	\$58,283.28
PW4 - Parkway with Open Channel	4.09	\$13,068.00	\$53,448.12
PW5 - Parkway/Median	1.11	\$15,250.00	\$16,927.50
PW6 - Parkway/Median	0.37	\$15,250.00	\$5,642.50
PW7 - Parkway/Median	0.37	\$15,250.00	\$5,642.50
PW8 - Parkway/Median	1.06	\$15,250.00	\$16,165.00
PW9 - NOT USED	0.00	\$0.00	\$0.00
PW10 - Parkway	1.93	\$15,250.00	\$29,432.50
PW11 -NOT USED	0.00	\$0.00	\$0.00
PW12 - Parkway/Median	0.80	\$15,250.00	\$12,200.00
PW13 - Parkway	0.74	\$15,250.00	\$11,285.00
PW14 - Parkway	2.01	\$15,250.00	\$30,652.50
PW15 - Parkway/Median	0.85	\$15,250.00	\$12,962.50
PW16 - Parkway	1.60	\$15,250.00	\$24,400.00
PW17 - Parkway	4.17	\$15,250.00	\$63,592.50
PW18 - Parkway	1.58	\$15,250.00	\$24,095.00
PW19 - Parkway	2.55	\$15,250.00	\$38,887.50
PW20 - Parkway	4.74	\$15,250.00	\$72,285.00
PW21 - NOT USED	0.00	\$0.00	\$0.00
PW22 - Parkway/Median	0.29	\$15,250.00	\$4,422.50
PW23 - Parkway (Civic Center)	1.22	\$15,250.00	\$18,605.00
PW24 - Parkway (Community Park)	3.38	\$15,250.00	\$51,545.00
PW25 - Parkway (High School)	3.39	\$15,250.00	\$51,697.50
PW26 - Parkway (High School)	0.84	\$15,250.00	\$12,810.00
The Grand Parkway	24.08	\$13,068.00	<u>\$314,677.44</u>
<b>Subtotal Parkways:</b>			<b>\$966,563.84</b>
<b>OPEN SPACE</b>			
OS1 - North Open Space	8.28	\$4,356.00	\$36,067.68
OS2 - South Detention Open Space	3.20	\$6,536.00	<u>\$20,915.20</u>
<b>Subtotal Open Space:</b>			<b>\$56,982.88</b>
<b>PARKS</b>			
Community Parks	100.40	\$11,000.00	\$1,104,400.00
Neighborhood Parks	34.00	\$11,000.00	\$374,000.00
Local Parks	30.50	\$11,000.00	<u>\$335,500.00</u>
<b>Subtotal Parks:</b>			<b>\$1,813,900.00</b>
<b>Subtotal Parkways, Open Space and Parks:</b>			<b>\$2,837,446.72</b>
<b>Sinking Fund (R&amp;R) - 5%:</b>			<b>\$141,872.34</b>
<b>Total Maintenance Costs:</b>			<b>\$2,979,319.06</b>

**Table D-6  
Laguna Ridge Specific Plan Financing Plan  
Laguna Ridge: Landscape Corridors and Monumentation Maintenance Costs**

<b>Maintenance Item</b>	<b>Quantity (Acres)</b>	<b>Average Cost per Acre</b>	<b>Estimated Cost of Improvements in \$2005</b>
LS1.1(E)	4.02	\$15,250.00	\$61,305.00
LS1.2(E)	0.98	\$15,250.00	\$14,945.00
LS1.3(E)	1.08	\$15,250.00	\$16,470.00
LS1.4(E)	1.04	\$15,250.00	\$15,860.00
LS1.5(E)	1.04	\$15,250.00	\$15,860.00
LS2.1(S)	2.83	\$15,250.00	\$43,157.50
LS2.2(S)	2.34	\$15,250.00	\$35,685.00
LS3.1(W)	0.48	\$15,250.00	\$7,320.00
LS3.2(W)	0.49	\$15,250.00	\$7,472.50
LS3.3(W)	0.77	\$15,250.00	\$11,742.50
LS3.4(W)	0.96	\$15,250.00	\$14,640.00
LS3.5(W)	0.71	\$15,250.00	\$10,827.50
LS3.5(E)	0.71	\$15,250.00	\$10,827.50
LS3.6(W)	0.79	\$15,250.00	\$12,047.50
LS3.7(W)	0.72	\$15,250.00	\$10,980.00
LS3.8(W)	0.73	\$15,250.00	\$11,132.50
LS4.1(S)	1.22	\$15,250.00	\$18,605.00
LS4.2(S)	1.28	\$15,250.00	\$19,520.00
LS4.3(S)	1.09	\$15,250.00	\$16,622.50
LS4.5(S)	1.25	\$15,250.00	\$19,062.50
LS5.1(E)	0.69	\$15,250.00	\$10,522.50
LS5.1(W)	0.69	\$15,250.00	\$10,522.50
LS5.2(E)	1.39	\$15,250.00	\$21,197.50
LS5.2(W)	1.39	\$15,250.00	\$21,197.50
LS6.1(N)	1.07	\$15,250.00	\$16,317.50
LS6.2(N)	0.71	\$15,250.00	\$10,827.50
LS6.2(S)	0.71	\$15,250.00	\$10,827.50
LS6.3(N)	2.00	\$15,250.00	\$30,500.00
LS6.3(S)	2.00	\$15,250.00	\$30,500.00
LS7.1(N)	1.36	\$15,250.00	\$20,740.00
LS7.2(N)	1.81	\$15,250.00	<u>\$27,602.50</u>
<b>Subtotal Landscape Corridors:</b>			<b>\$584,837.50</b>
<b>MONUMENTATION CORNERS</b>			
District Monumentation Corner	1.82	\$15,250.00	\$27,755.00
Primary Monumentation Corner - Commerical	1.05	\$15,250.00	\$16,012.50
Primary Monumentation Corner - Residential	0.36	\$15,250.00	\$5,490.00
Secondary Monumentation Corner	1.65	\$15,250.00	\$25,162.50
Neighborhood Entry Corner	1.45	\$15,250.00	\$22,112.50
Upgraded Neighborhood Entry Corner	0.35	\$15,250.00	<u>\$5,337.50</u>
<b>Subtotal Monumentation Corners:</b>			<b>\$101,870.00</b>
<b>Subtotal Landscape Corridors and Corners:</b>			<b>\$686,707.50</b>
<b>Sinking Fund (R&amp;R) - 5%:</b>			<b>\$34,335.38</b>
<b>Total Maintenance Costs:</b>			<b>\$721,042.88</b>

**Table D-7  
Laguna Ridge Specific Plan Financing Plan  
Laguna Ridge: Estimated Median Maintenance Costs**

<b>Maintenance Item</b>	<b>Quantity (Acres)</b>	<b>Average Cost per Acre</b>	<b>Estimated Maintenance Cost in \$2005</b>
<b>Phase I &amp; II Medians [1]</b>			
Bruceville Road (700 If north of Civic Center Drive to 600 If South of Whitelock Parkway) [2]	3.17	\$15,250	\$48,373
Whitelock Parkway (Bruceville Road to West Stockton Boulevard)	2.30	\$15,250	\$35,014
Big Horn Boulevard (Elk Grove Boulevard to Whitelock Parkway)	0.79	\$15,250	\$12,078
Laguna Springs Drive (Elk Grove Boulevard to Laguna Ridge Road/Lotz Parkway)	1.18	\$15,250	\$18,041
Laguna Ridge Road/Lotz Parkway (Big Horn Boulevard to Laguna Springs Drive)	0.32	\$15,250	\$4,911
<b>Subtotal Phase I &amp; II Medians [1]</b>			<b>\$118,416</b>
<b>Phase III Medians [3]</b>			
Bruceville Road (600 If South of Whitelock Parkway to Bilby Road) [2]	3.02	\$15,250	\$46,002
Bruceville Road (Bilby Road to Kammerer Road) [2] [4]	2.16	\$15,250	\$32,895
Big Horn Boulevard (Whitelock Parkway to Bilby Road)	1.10	\$15,250	\$16,821
<b>Subtotal Phase III Medians [3]</b>			<b>\$95,718</b>
<b>Phase IV Medians [3]</b>			
Laguna Ridge Road/Lotz Parkway (Laguna Springs Drive to Whitelock Parkway)	1.10	\$15,250	\$16,762
<b>Subtotal Phase IV Medians [3]</b>			<b>\$16,762</b>
<b>Subtotal Median Maintenance Costs</b>			<b>\$230,897</b>
<b>Sinking Fund (R&amp;R) - 5%</b>			<b>\$11,545</b>
<b>Total Median Maintenance Costs</b>			<b>\$242,441</b>

Source: Wood Rodgers Inc. and The HLA Group

[1] Excludes Elk Grove Boulevard median, which is assumed to continue to be maintained by the EGCSD. Excludes median areas adjacent to left turn pockets

[2] Includes 36 foot median along Bruceville Road. Less intense landscaping may be required because of oak trees in the median; therefore, the maintenance cost of the Bruceville Road median may be reduced when more detailed plans are available.

[3] Does not exclude median areas adjacent to left turn pockets.

[4] Median area for alternative of Big Horn Boulevard from Bilby Road to Kammerer Road would be the same; therefore, the alternative is not shown.

## APPENDIX E

### DWELLING UNIT EQUIVALENT FACTORS, COST ALLOCATIONS, AND FEE REVENUE ESTIMATES— LAGUNA RIDGE FEE PROGRAM

**Appendix E** contains the dwelling unit equivalent (DUE) factors used to allocate the cost of backbone infrastructure and other public facility improvements to land uses based on relative benefit received from such public facilities.

It is important to note that the estimated LRFP fees are preliminary and will be subject to change when the actual fee program is adopted. Per-unit or per-building-square-foot fees in the LRFP may be lower or higher than estimated in the Financing Plan once the nexus study is completed. Some factors that may modify the resulting LRFP park fees include:

- The cost of forming the LRFP may be included and allocated to all development in the fee program.
- Unit counts and nonresidential building square footage estimates may be further refined to account for development occurring at less than maximum Specific Plan densities.
- The City or developers may require changes to the LRFP not currently anticipated in the Financing Plan.

As is typical with all fee programs, the LRFP will require periodic updates as new infrastructure cost, land use, and revenue information becomes available. When updates occur, fees will be adjusted to account for the updated information.

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**Table E-1  
Laguna Ridge Specific Plan Financing Plan  
Facilities Cost Allocation - Parks, Parkways, and Open Space Facilities**

Land Use Type	Cost per Unit/Sq. ft.			Subtotal	3% Admin.	Total Fee per Unit/Sq. ft.
	Community and Citywide Facilities	Neighborhood Facilities	Parkways and Open Space			
<b><u>Laguna Ridge [1]</u></b>						
Residential						
Single-Family	\$4,802	\$2,681	\$2,581	<b>\$10,064</b>	\$302	<b>\$10,366</b>
Multifamily	\$3,201	\$1,788	\$1,721	<b>\$6,709</b>	\$201	<b>\$6,910</b>
Age-Restricted	\$2,744	\$1,532	\$1,475	<b>\$5,751</b>	\$173	<b>\$5,923</b>
Non-Residential						
Commercial	\$0.36	n/a	n/a	<b>\$0.36</b>	\$0.01	<b>\$0.37</b>
Office	\$0.60	n/a	n/a	<b>\$0.60</b>	\$0.02	<b>\$0.62</b>
Auto Commercial	\$0.36	n/a	n/a	<b>\$0.36</b>	\$0.01	<b>\$0.37</b>
<b><u>Lent Ranch</u></b>						
Residential						
Multifamily	\$3,201	\$1,788	n/a	<b>\$4,989</b>	\$150	<b>\$5,138</b>
Non-Residential						
Commercial	\$0.36	n/a	n/a	<b>\$0.36</b>	\$0.01	<b>\$0.37</b>

"fee sum"

[1] Includes uses in the Elk Grove Automall.

E-1



**Table E-2  
Laguna Ridge Specific Plan Financing Plan  
Park, Parkway, and Open Space DUEs**

	A	B	C	D	E	F	G
Land Use Type	Units/Sq.ft.	Adjusted Units/Sq.ft.	Employees Per 1,000 Sq.ft.	Park User Equivalents per Emp.	Park User Equivalents per Unit/1,000 Sq.ft.	DUE Factor	DUEs
<b>Residential</b>		<i>9% reduction</i>			<i>Persons Per Household</i>	<i>F = E / 3.15</i>	<i>G = B x F</i>
<b>Laguna Ridge</b>							
Single-Family	6,016	5,475	n/a	n/a	3.15	1.00	5,475
Multifamily	1,110	1,010	n/a	n/a	2.10	0.67	673
Age-Restricted	641	583	n/a	n/a	1.80	0.57	333
<b>Subtotal</b>	<b>7,767</b>	<b>7,068</b>					<b>6,481</b>
<b>Lent Ranch</b>							
Multifamily	280	255	n/a	n/a	2.10	0.67	170
<b>Total Residential</b>	<b>8,047</b>	<b>7,323</b>					<b>6,651</b>
<b>Non-Residential</b>		<i>10% reduction</i>			<i>E = C x D</i>	<i>F = E / 3.15</i>	<i>G = B x F</i>
<b>Laguna Ridge</b>							
Commercial	1,297,175	1,167,458	2.00	0.12	0.2400	0.0762	89
Office	731,677	658,509	3.33	0.12	0.3996	0.1269	84
Auto Commercial	167,020	150,318	2.00	0.12	0.2400	0.0762	11
<b>Subtotal</b>	<b>2,195,872</b>	<b>1,976,285</b>					<b>184</b>
<b>Lent Ranch</b>							
Commercial	3,100,000	2,790,000	2.00	0.12	0.2400	0.0762	213
<b>Total Nonresidential</b>							<b>397</b>
<b>Total DUEs</b>							<b>7,048</b>

"park DUEs"

Source: City of Elk Grove

**Table E-3**  
**Laguna Ridge Specific Plan Financing Plan**  
**Facilities Cost Allocation - Community and Citywide Facilities**

<b>LAGUNA RIDGE &amp; LENT RANCH</b>
--

Land Use Type	Units/Sq.ft.	Total DUEs	Percent of Total	Cost Share	Cost Per Unit/Sq.ft.
<b>Residential</b>					
Single-Family	6,016	5,475	77.7%	\$28,886,577	\$4,802
Multifamily	1,390	843	12.0%	\$4,449,506	\$3,201
Age-Restricted	641	333	4.7%	\$1,758,767	\$2,744
<b>Subtotal</b>	<b>8,047</b>	<b>6,651</b>	<b>94.4%</b>	<b>\$35,094,850</b>	
<b>Non-Residential</b>					
Commercial	4,397,175	302	4.3%	\$1,590,977	\$0.36
Office	731,677	84	1.2%	\$440,782	\$0.60
Auto Commercial	167,020	11	0.2%	\$60,431	\$0.36
<b>Subtotal</b>	<b>5,295,872</b>	<b>397</b>	<b>5.6%</b>	<b>\$2,092,189</b>	
<b>Total</b>		<b>7,048</b>	<b>100.0%</b>	<b>\$37,187,039</b>	

*"comm park alloc"*

**Table E-4**  
**Laguna Ridge Specific Plan Financing Plan**  
**Facilities Cost Allocation - Neighborhood Facilities**

<b>LAGUNA RIDGE &amp; LENT RANCH</b>
--

Land Use Type	Units/Sq.ft.	Total DUEs	Percent of Total	Cost Share	Cost Per Unit/Sq.ft.
<b>Residential</b>					
Single-Family	6,016	5,475	82.3%	\$16,130,786	\$2,681
Multifamily	1,390	843	12.7%	\$2,484,685	\$1,788
Age-Restricted	641	333	5.0%	\$982,127	\$1,532
<b>Subtotal</b>	<b>8,047</b>	<b>6,651</b>	<b>100.0%</b>	<b>\$19,597,598</b>	
<b>Non-Residential</b>					
Commercial					<i>neighborhood park</i>
Office					<i>costs not allocated</i>
Auto Commercial					<i>to commercial development</i>
<b>Subtotal</b>					
<b>Total</b>		<b>6,651</b>	<b>100.0%</b>	<b>\$19,597,598</b>	

*"neighborhood park alloc"*

**Table E-5  
Laguna Ridge Specific Plan Financing Plan  
Facilities Cost Allocation - Parkways & Open Space**

<b>LAGUNA RIDGE Residential</b>
-------------------------------------

Land Use Type	Units/Sq.ft.	Total DUEs	Percent of Total	Cost Share	Cost Per Unit/Sq.ft.
	[1]				
<b>Residential</b>					
Single-Family	6,016	5,475	84.5%	\$15,526,118	\$2,581
Multifamily	1,110	673	10.4%	\$1,909,795	\$1,721
Age-Restricted	641	333	5.1%	\$945,312	\$1,475
<b>Subtotal</b>	<b>7,767</b>	<b>6,481</b>	<b>100.0%</b>	<b>\$18,381,225</b>	
<b>Non-Residential</b>					
Commercial				<i>Parkways &amp; Open Space</i>	
Office				<i>costs not allocated</i>	
Auto Commercial				<i>to commercial development</i>	
<b>Subtotal</b>					
<b>Total</b>		<b>6,481</b>	<b>100.0%</b>	<b>\$18,381,225</b>	

*"parkway alloc"*

[1] Parkways and Open Space allocated to Laguna Ridge residential development only.

## APPENDIX F

### ESTIMATE OF SPECIAL TAXES, BONDING CAPACITY, AND CFD BOND PROCEEDS

**Tables F-1** through **F-3** calculate estimated maximum special taxes, bonding capacity, and bond proceeds available for Laguna Ridge Specific Plan development. Calculations are based on assumptions regarding maximum special tax per unit or per acre and CFD bond term, interest rate, and load factor. CFD features will be determined during the CFD formation process.

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Table F-1	Summary of Land Use .....	F-1
Table F-2	Estimated Maximum Special Tax Revenue .....	F-2
Table F-3	Estimated CFD Bonds and Construction Proceeds .....	F-3

**Table F-1**  
**Laguna Ridge Specific Plan Financing Plan**  
**Summary of Land Use [1]**

Land Use	Phases I and II		Phase III		Phase IV		All Phases	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
	[2]		[2]		[2]			
<b>Single-Family Residential</b>								
\$800 Maximum Tax Rate Units	12.5	189	25.5	385	13.0	196	51.0	770
\$1,000 Maximum Tax Rate Units	11.8	118	30.0	300	8.0	80	49.8	498
\$1,200 Maximum Tax Rate Units	334.2	1,815	369.7	1,979	191.3	991	895.2	4,785
\$1,400 Maximum Tax Rate Units	60.2	241	54.4	218	36.6	146	151.2	605
<b>Subtotal Single-Family</b>	<b>418.7</b>	<b>2,362</b>	<b>479.6</b>	<b>2,881</b>	<b>248.9</b>	<b>1,414</b>	<b>1,147.2</b>	<b>6,657</b>
<b>Multifamily Residential</b>	18.2	364	25.8	516	11.5	230	55.5	1,110
<b>Total Residential</b>	<b>436.9</b>	<b>2,726</b>	<b>505.4</b>	<b>3,397</b>	<b>260.4</b>	<b>1,644</b>	<b>1,202.7</b>	<b>7,767</b>
<b>Nonresidential</b>								
Shopping Center	89.6		23.9		12.2		125.7	
Auto Commercial [3]	-		-		-		-	
Office Park	23.5		-		27.4		50.9	
<b>Subtotal Nonresidential</b>	<b>113.1</b>		<b>23.9</b>		<b>39.6</b>		<b>176.6</b>	
<b>Total</b>	<b>550.0</b>	<b>2,726</b>	<b>529.3</b>	<b>3,397</b>	<b>300.0</b>	<b>1,644</b>	<b>1,379.3</b>	<b>7,767</b>

"lu summ"

[1] Includes all Specific Plan uses except as noted below. It is possible that some land uses may not be a part of a CFD.

[2] Current acreage estimates are in gross terms and do not account for interior roads or other public land dedications.

[3] Excludes the Elk Grove Auto Mall assuming the project will not be participating in the CFD.

**Table F-2  
Laguna Ridge CFD No. 2005-1  
Estimated Maximum Special Tax Revenue**

<b>Estimated Annual Tax \$800-\$1,400 per SF Unit \$5,000 per Acre</b>
--

Land Use	Maximum Annual Tax Rate per Unit or per Acre	Phases I and II		Phase III		Phase IV		Total Maximum Annual Revenues
		Units/ Acres	Annual Revenues	Units/ Acres	Annual Revenues	Units/ Acres	Annual Revenues	
<b>Single-Family Residential</b>	<i>per Unit</i>	<i>Units</i>		<i>Units</i>		<i>Units</i>		
\$800 Maximum Tax Rate Units	\$800	189	\$150,900	385	\$307,836	196	\$156,936	\$615,672
\$1,000 Maximum Tax Rate Units	\$1,000	118	\$118,000	300	\$300,000	80	\$80,000	\$498,000
\$1,200 Maximum Tax Rate Units	\$1,200	1,815	\$2,178,000	1,979	\$2,374,800	991	\$1,189,200	\$5,742,000
\$1,400 Maximum Tax Rate Units	\$1,400	241	\$337,120	218	\$304,640	146	\$204,960	\$846,720
<b>Subtotal Single-Family</b>		<b>2,362</b>	<b>\$2,784,020</b>	<b>2,881</b>	<b>\$3,287,276</b>	<b>1,414</b>	<b>\$1,631,096</b>	<b>\$7,702,392</b>
<b>Multifamily Residential</b>	<i>per Acre</i>	<i>Acres</i>		<i>Acres</i>		<i>Acres</i>		
	\$5,000	18.2	\$91,000	25.8	\$129,000	11.5	\$57,500	\$277,500
<b>Total Residential</b>			<b>\$2,875,020</b>		<b>\$3,416,276</b>		<b>\$1,688,596</b>	<b>\$7,979,892</b>
<b>Nonresidential</b>	<i>per Acre</i>	<i>Acres</i>		<i>Acres</i>		<i>Acres</i>		
Shopping Center	\$5,000	89.6	\$448,000	23.9	\$119,500	12.2	\$60,750	\$628,250
Auto Commercial	\$5,000	-	\$0	-	\$0	-	\$0	\$0
Office Park	\$5,000	23.5	\$117,500	-	\$0	27.4	\$137,000	\$254,500
<b>Subtotal Nonresidential</b>		<b>113.1</b>	<b>\$565,500</b>	<b>23.9</b>	<b>\$119,500</b>	<b>39.6</b>	<b>\$197,750</b>	<b>\$882,750</b>
<b>Total</b>			<b>\$3,440,520</b>		<b>\$3,535,776</b>		<b>\$1,886,346</b>	<b>\$8,862,642</b>

"revenue"

F-2

**Table F-3  
Laguna Ridge CFD No. 2005-1  
Estimated CFD Bonds and Construction Proceeds**

<b>Estimated Annual Tax \$800-\$1,400 per SF Unit \$5,000 per Acre</b>
--

Total Bonds	Assumptions	Estimated CFD Bonds and Construction Proceeds			
		Phases I and II	Phase III	Phase IV	All Phases
<b>Assumptions</b>					
Interest Rate	7.0%				
Bond Term	30 years				
<b>Average Maximum Annual Special Tax Requirement</b>					
<b>Residential Development</b>					
Single-Family Residential [1]	See Table F-1	2,362 units	2,881 units	1,414 units	6,657 units
Multifamily Residential	See Table F-1	18.2 acres	25.8 acres	11.5 acres	55.5 acres
<b>Nonresidential Development</b>					
Shopping Center	See Table F-1	89.6 acres	23.9 acres	12.2 acres	125.7 acres
Auto Commercial	See Table F-1	0.0 acres	0.0 acres	0.0 acres	0.0 acres
Office Park	See Table F-1	23.5 acres	0.0 acres	27.4 acres	50.9 acres
<b>Estimated Annual CFD Costs</b>					
Total Annual Maximum Special Tax Revenue	See Table F-2	<b>\$3,440,520</b>	<b>\$3,535,776</b>	<b>\$1,886,346</b>	<b>\$8,862,642</b>
Estimated Annual Administrative Costs	3.0%	\$91,341	\$93,870	\$50,080	\$235,291
Delinquency Coverage	10.0%	\$304,471	\$312,901	\$166,933	\$784,305
Estimated Net Revenue Available for Debt Service		\$3,044,708	\$3,129,005	\$1,669,333	\$7,843,046
<b>Estimated Total Bonds (Rounded)</b>					
	PV of debt service	<b>\$37,780,000</b>	<b>\$38,830,000</b>	<b>\$20,710,000</b>	<b>\$97,320,000</b>
Capitalized Interest [1]	12 months	\$2,640,000	\$2,720,000	\$1,450,000	\$6,810,000
Bond Reserve Fund	1 year debt service	\$3,040,000	\$3,130,000	\$1,670,000	\$7,840,000
Formation and Issuance Costs	5.0%	\$1,890,000	\$1,940,000	\$1,040,000	\$4,870,000
<b>Estimated Total Construction Proceeds</b>		<b>\$30,210,000</b>	<b>\$31,040,000</b>	<b>\$16,550,000</b>	<b>\$77,800,000</b>
Less Funds for Community/Recreation/Aquatics Center [3]					<b>(\$25,000,000)</b>
<b>Estimated Construction Proceeds After Comm./Rec./Aquatics Center</b>					<b>\$52,800,000</b>
<b>Average Bonds per Unit [2]</b>					
	7,702 unit equivalents				\$12,636
<b>Avg. Construction Proceeds per Unit [2]</b>					
	7,702 unit equivalents				\$10,102

"bond proceeds"

[1] Assumes an average single-family home density of 4.5 units per acre and a CFD tax rate of \$1000 per unit.

[2] Represents the total bond or bond proceeds averaged over total single-family equivalent units. This assumes that one acre of multifamily or nonresidential development is equal to 4.5 single-family units.

[3] Based on 50% placeholder share of Community/Recreation/Aquatics Center.