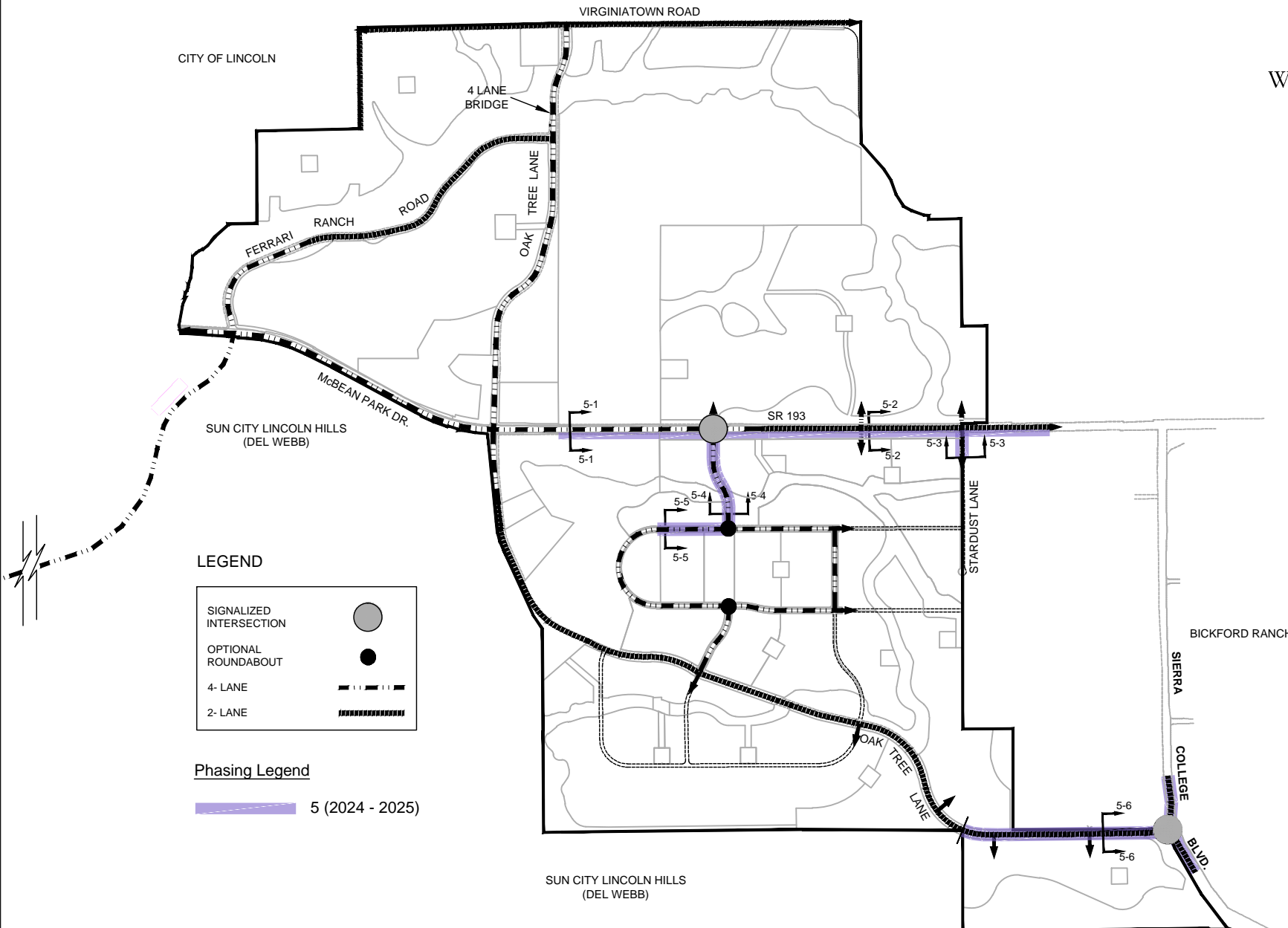
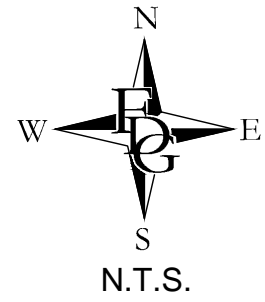


Phase 5



LEGEND

SIGNALIZED INTERSECTION	
OPTIONAL ROUNDABOUT	
4- LANE	
2- LANE	

Phasing Legend

5 (2024 - 2025)

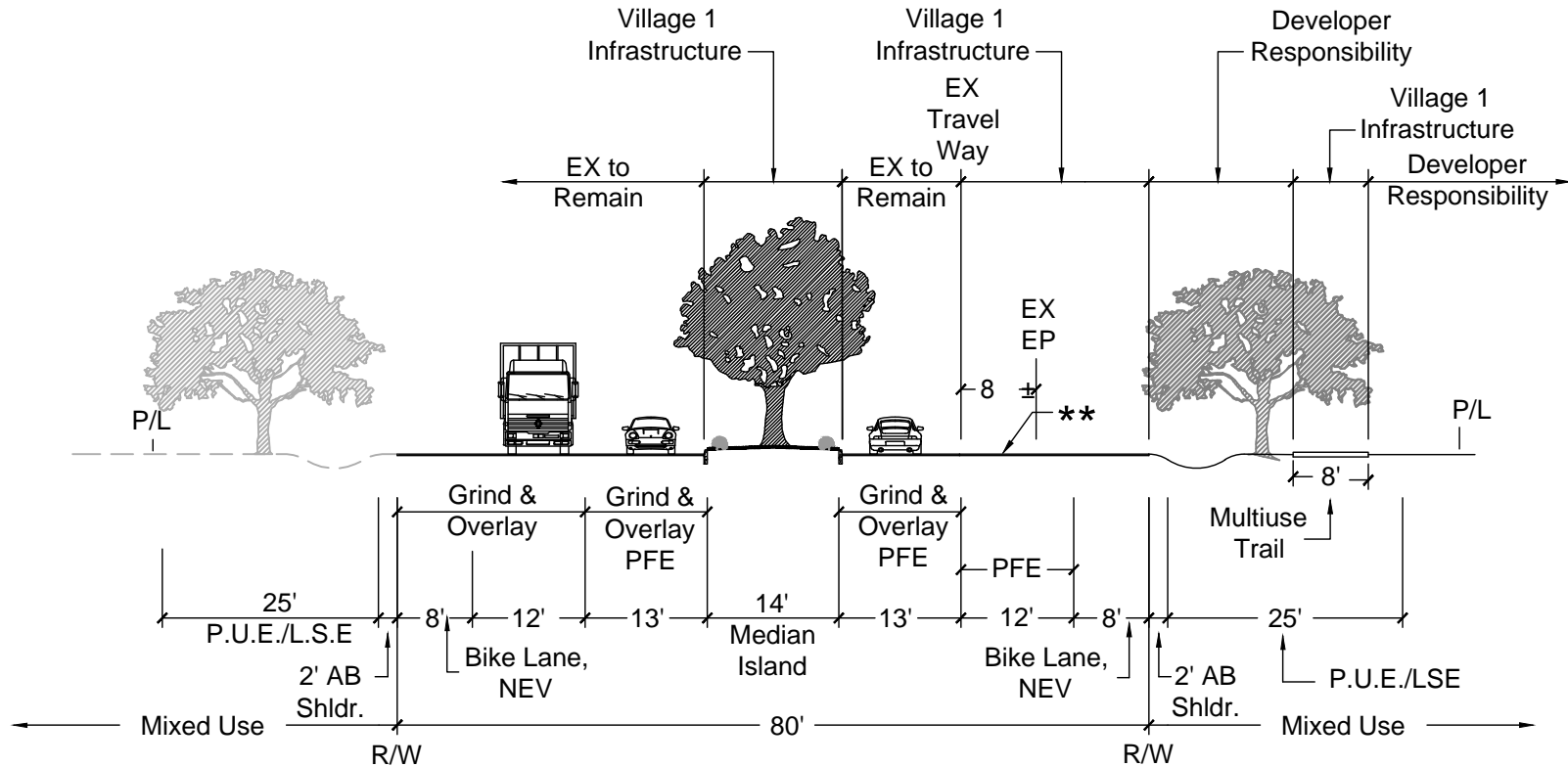
**Phase 5 Cross-sections Phasing Plan
(Based on Approved Specific Plan)**

Disclaimer:
This Exhibit is based on Specific Plan and Conceptual Design.
Final Costs will be based on Final Improvement Plans.



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Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: State Route 193

Section 5-1
NTS

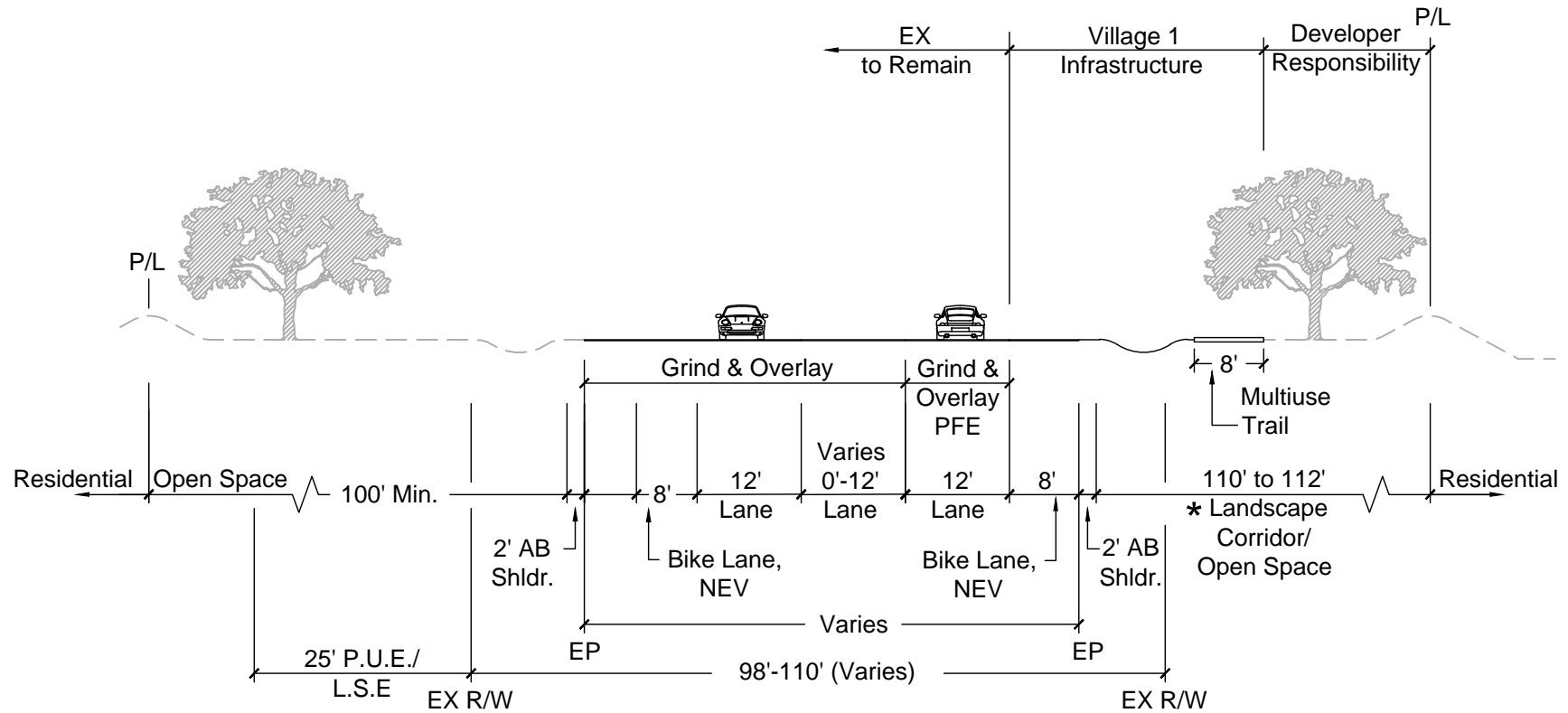
- ** Grind & Overlay Existing Shoulder
- *** At Ultimate Buildout, Grind & Overlay entire width of road.



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Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: State Route 193
Section 5-2
NTS

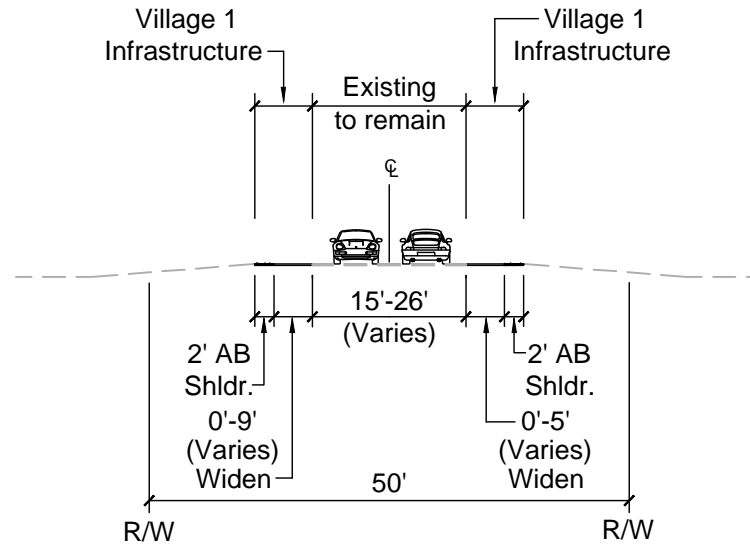
- * To be Funded by Fronting Development
- ** At Ultimate Buildout, Grind & Overlay entire width of road.



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Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Stardust Lane
Section 5-3
NTS

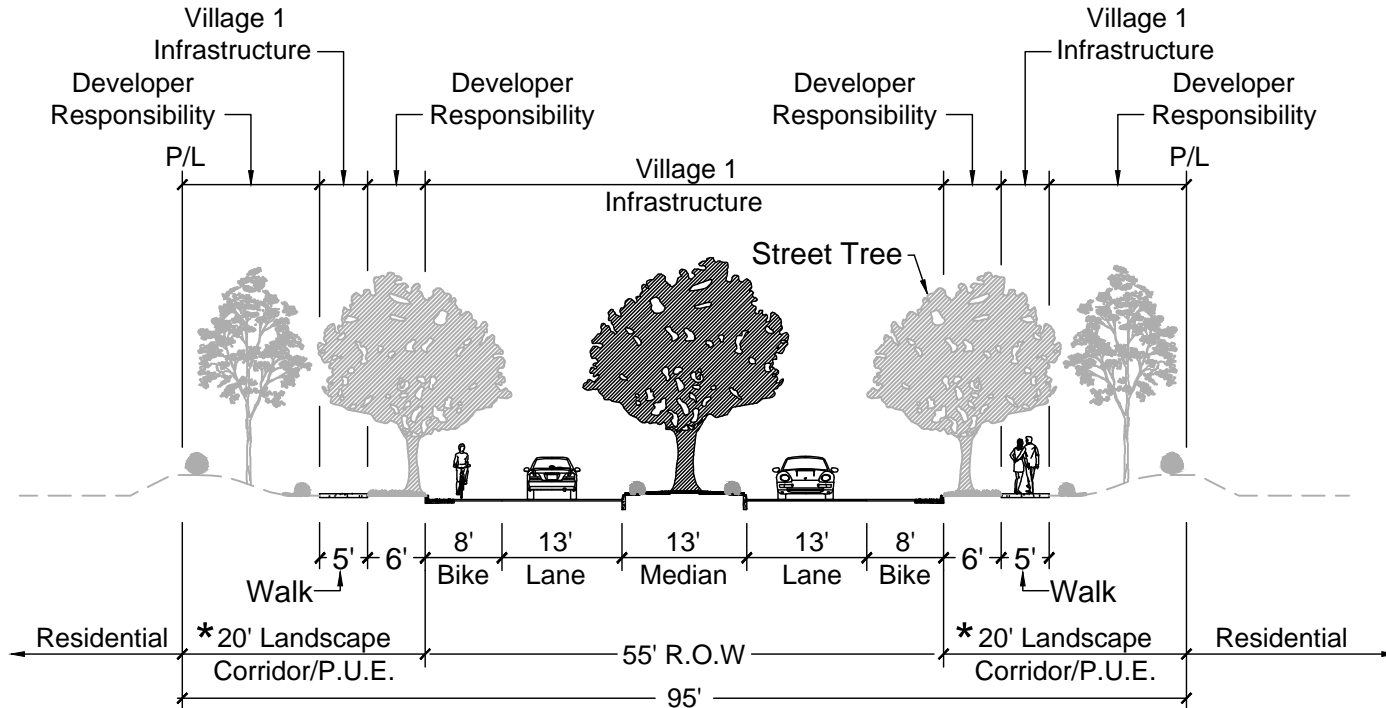


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Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: North-South Collector
Section 5-4
NTS

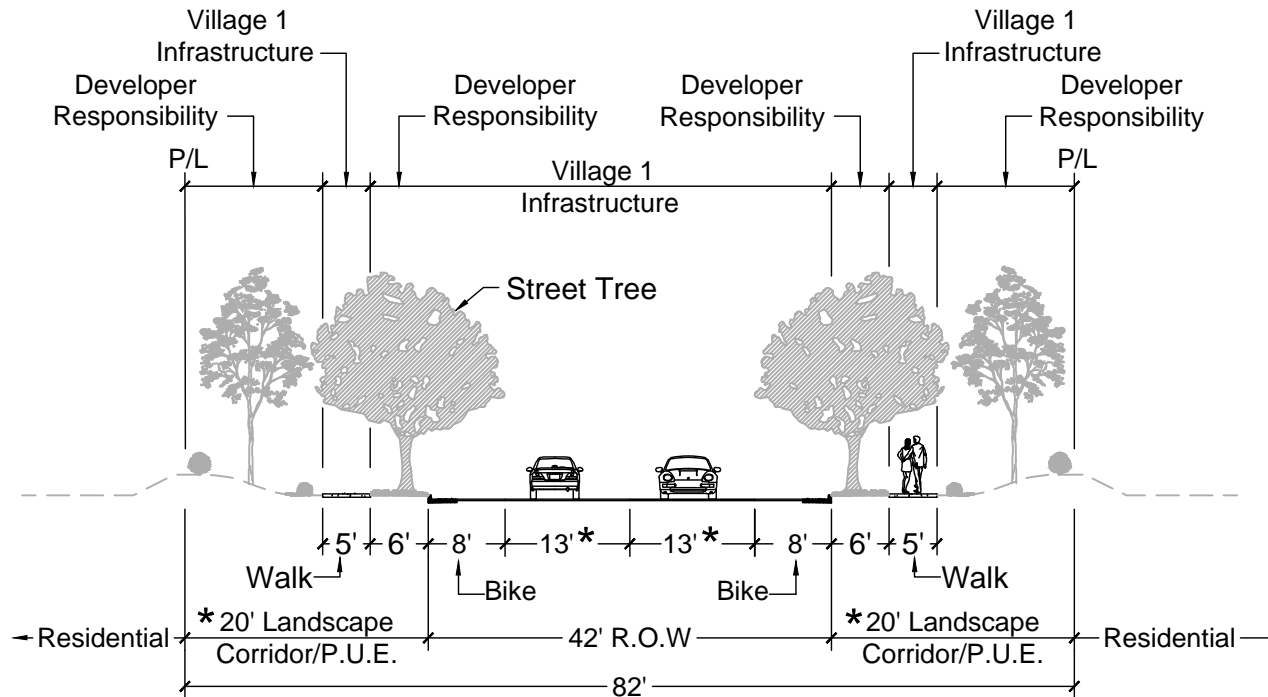
* To be Funded by Fronting Development.



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Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Collector Loop
Section 5-5
NTS

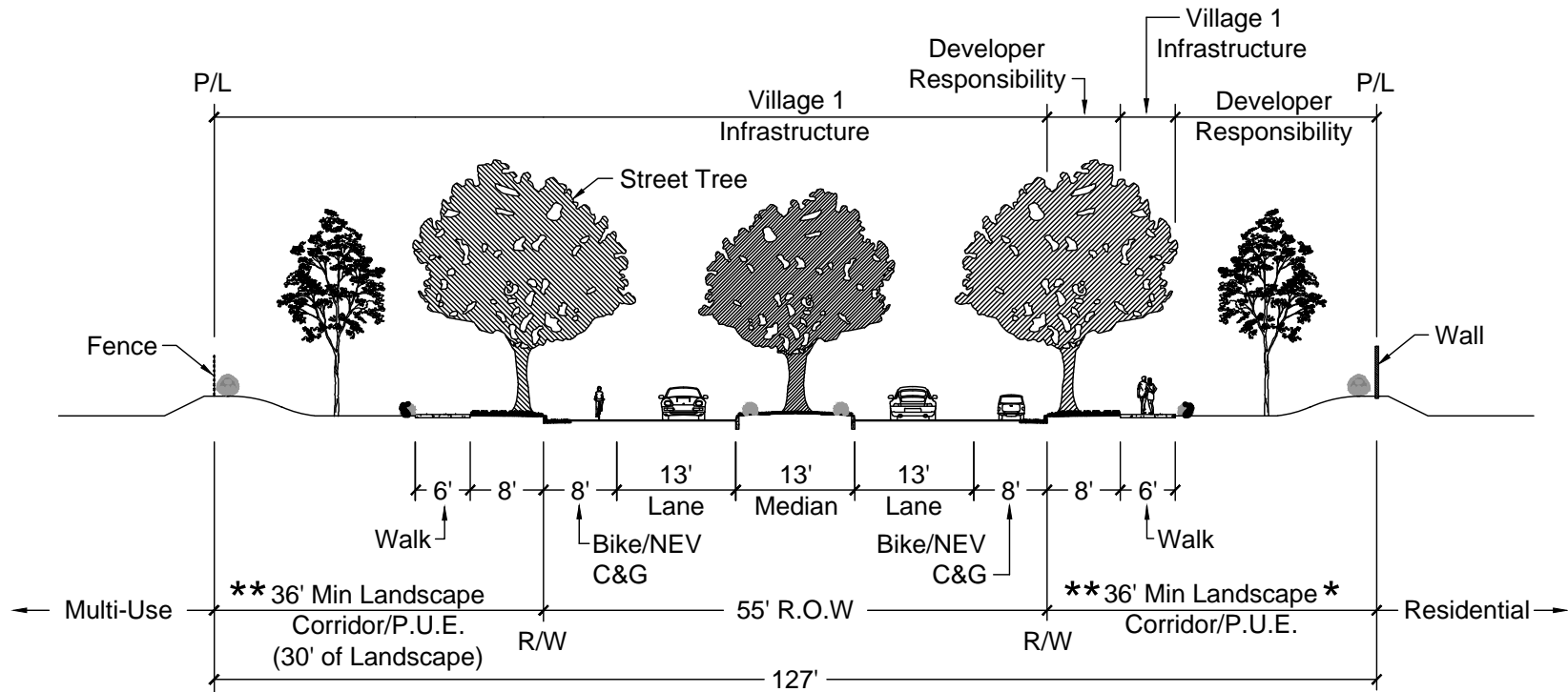
* To be Funded by Fronting Development.



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Phase 5 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane
Section 5-6
NTS

- * To be Funded by Fronting Development.
- ** 20' Landscape/P.U.E. Along Parks.

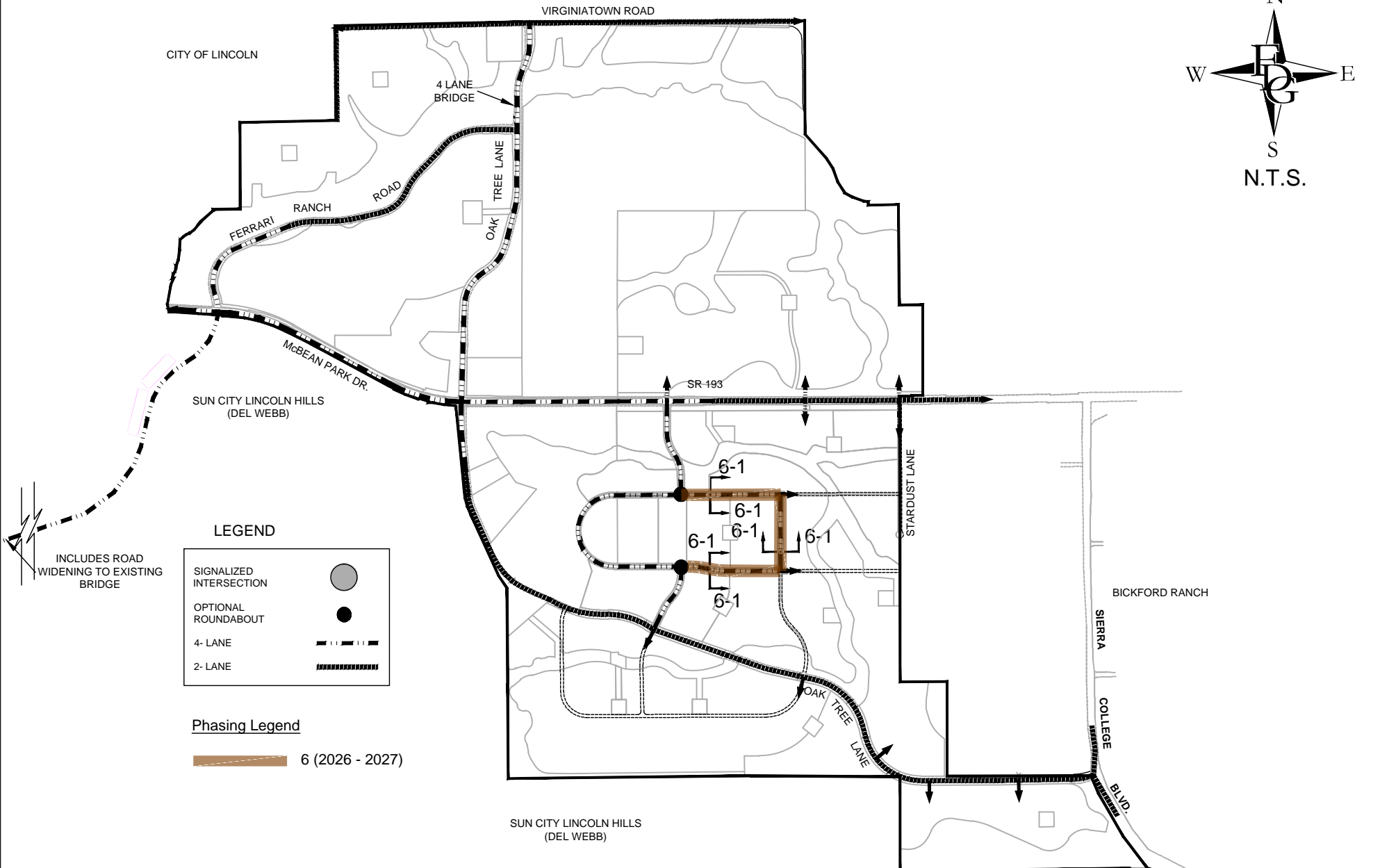
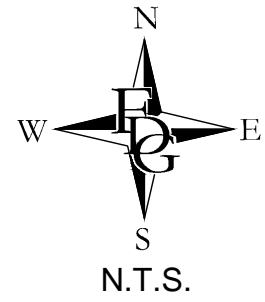
Disclaimer:

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Phase 6



LEGEND

- SIGNALIZED INTERSECTION
- OPTIONAL ROUNDABOUT
- 4- LANE
- 2- LANE

Phasing Legend

- 6 (2026 - 2027)

INCLUDES ROAD WIDENING TO EXISTING BRIDGE

Phase 6 Cross-sections Phasing Plan (Based on Approved Specific Plan)

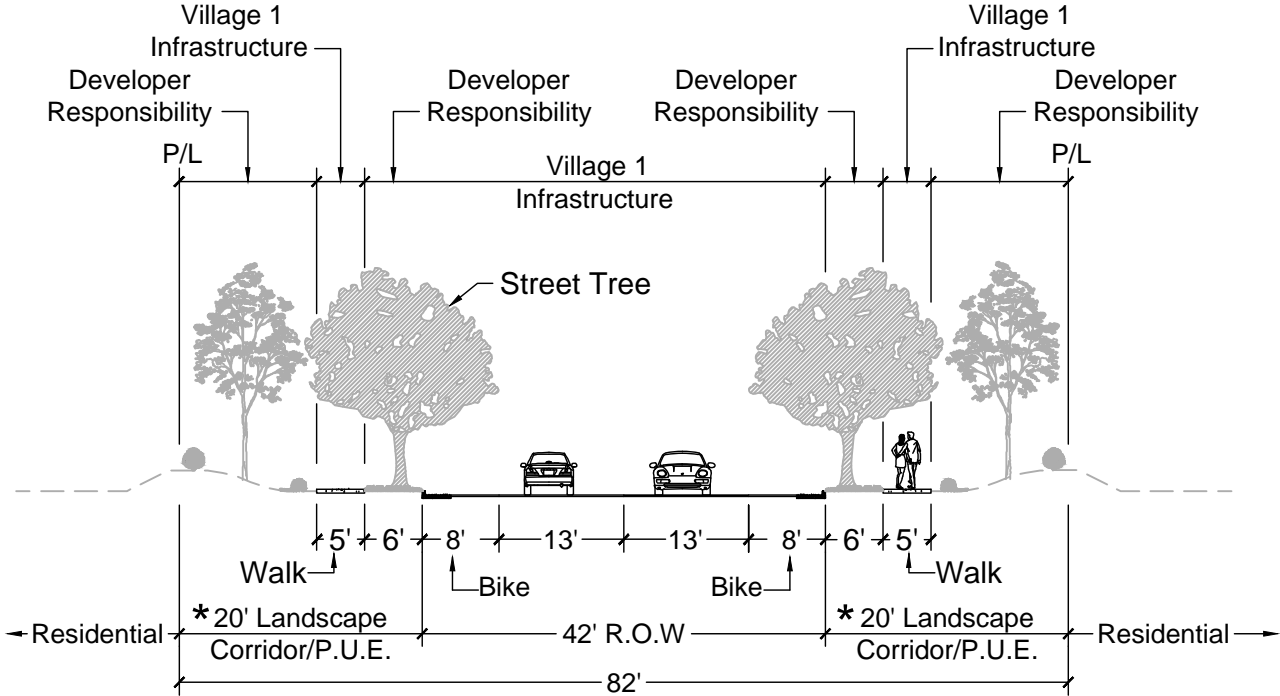
TWELVE BRIDGES (VERDERA)

Disclaimer:
This Exhibit is based on Specific Plan and Conceptual Design.
Finals Costs will be based on Final Improvement Plans.



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Phase 6 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Collector Loop
Section 6-1
NTS

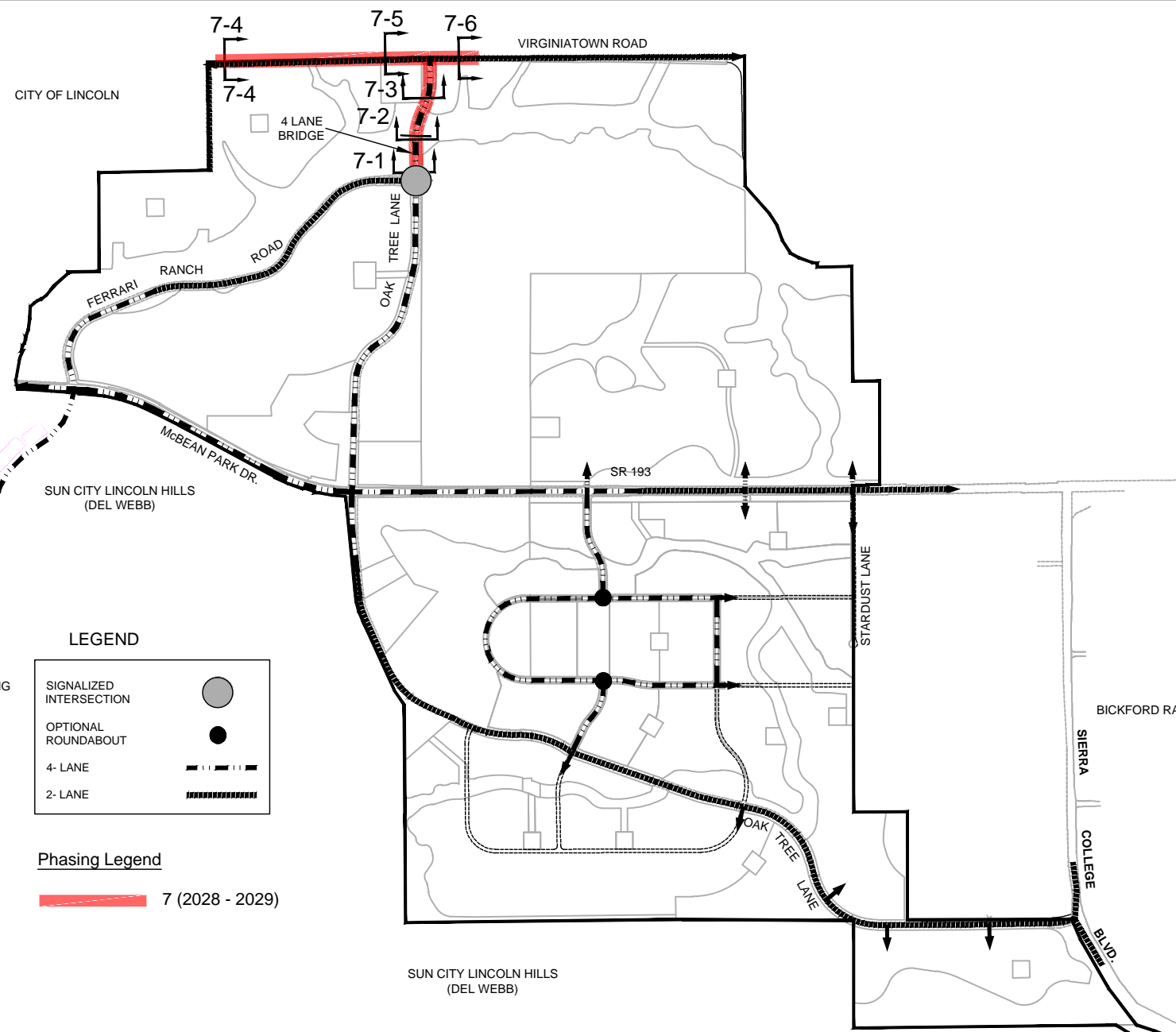
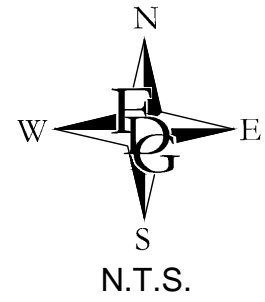
* To be Funded by Fronting Development.



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Phase 7



LEGEND

SIGNALIZED INTERSECTION	
OPTIONAL ROUNDABOUT	
4- LANE	
2- LANE	

Phasing Legend

7 (2028 - 2029)

INCLUDES ROAD WIDENING TO EXISTING BRIDGE

Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)

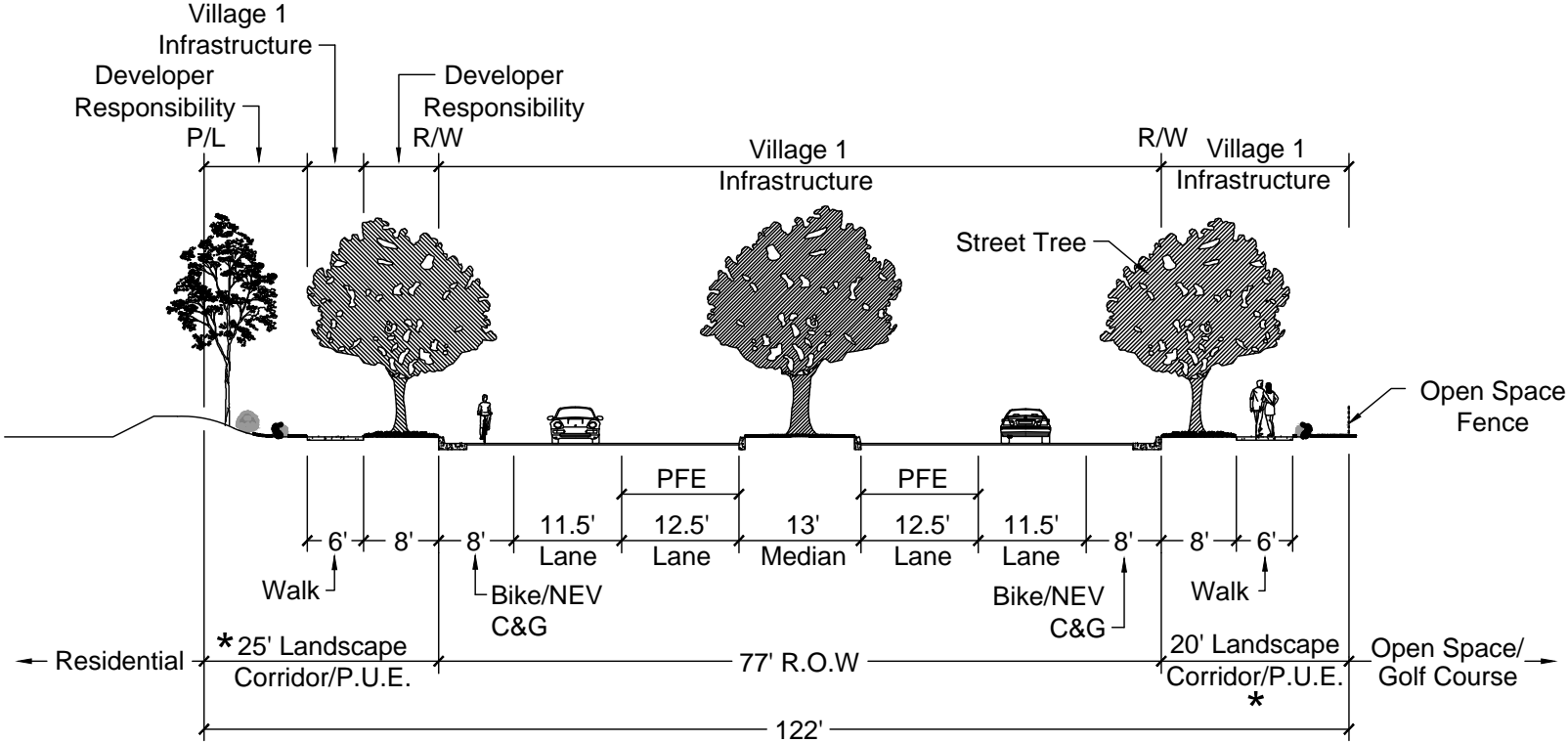
TWELVE BRIDGES (VERDERA)

Disclaimer:
This Exhibit is based on Specific Plan and Conceptual Design.
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Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane
Section 7-1
NTS

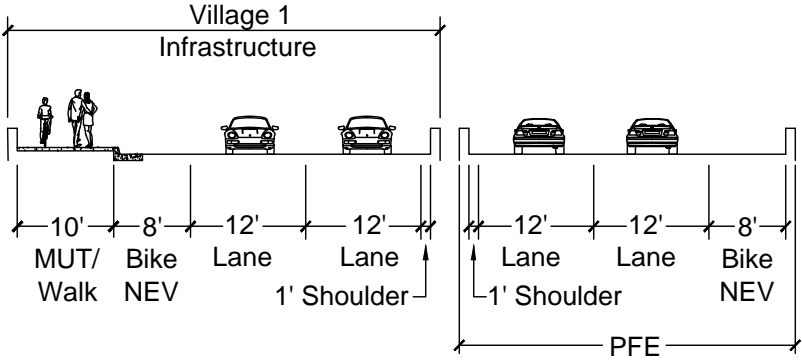
* To be Funded by Fronting Development.



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Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



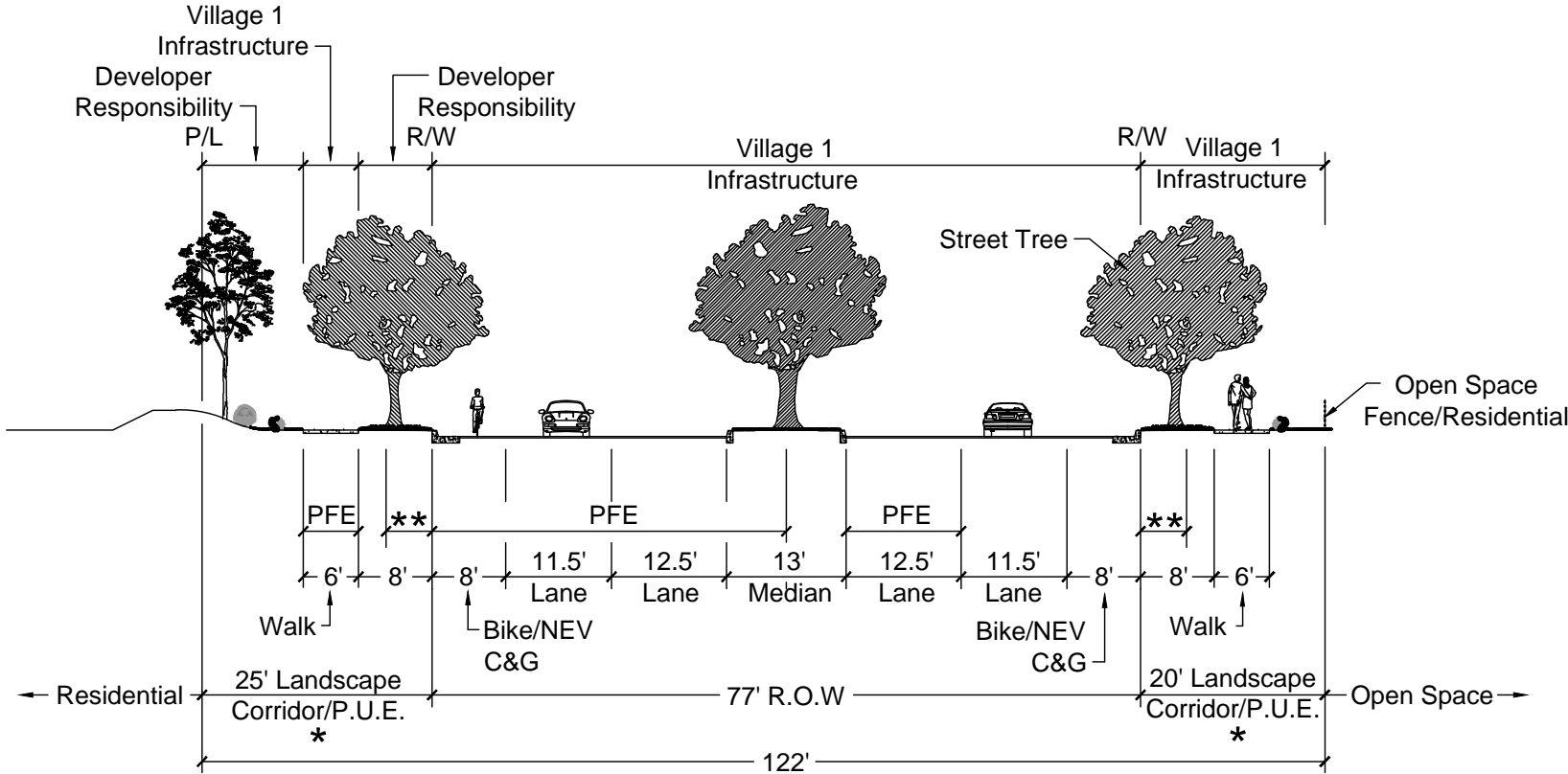
Cross Section: Oak Tree Lane
Bridge Crossing Auburn Ravine
Section 7-2
NTS



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Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



Cross Section: Oak Tree Lane
Section 7-3
NTS

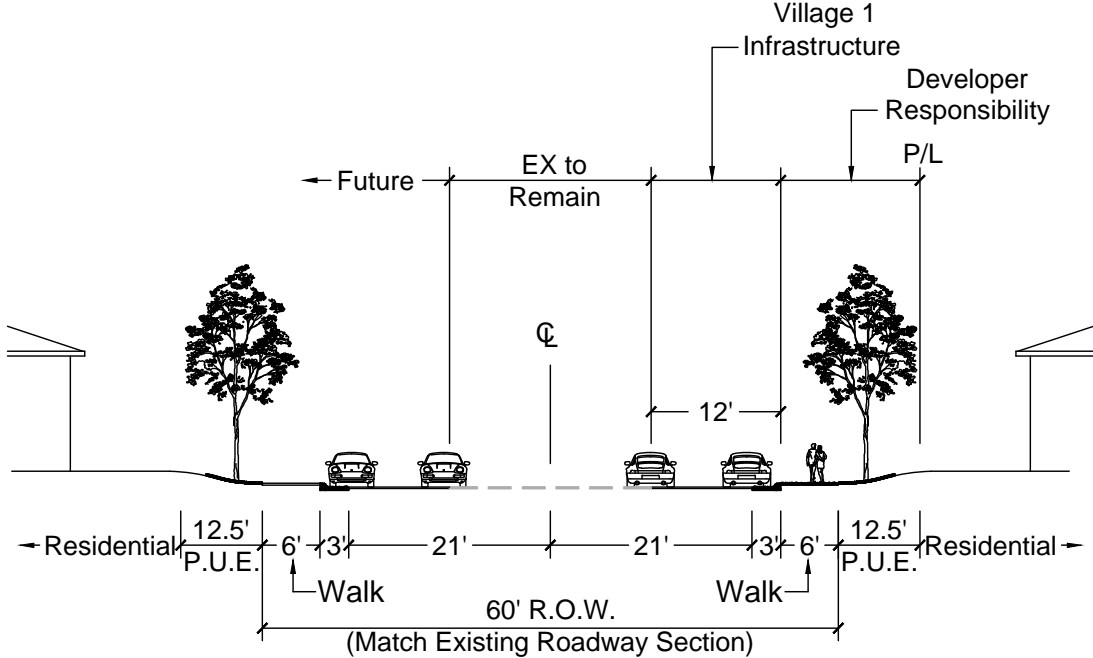
* To be Funded by Fronting Development.
** 5' of Landscape

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Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



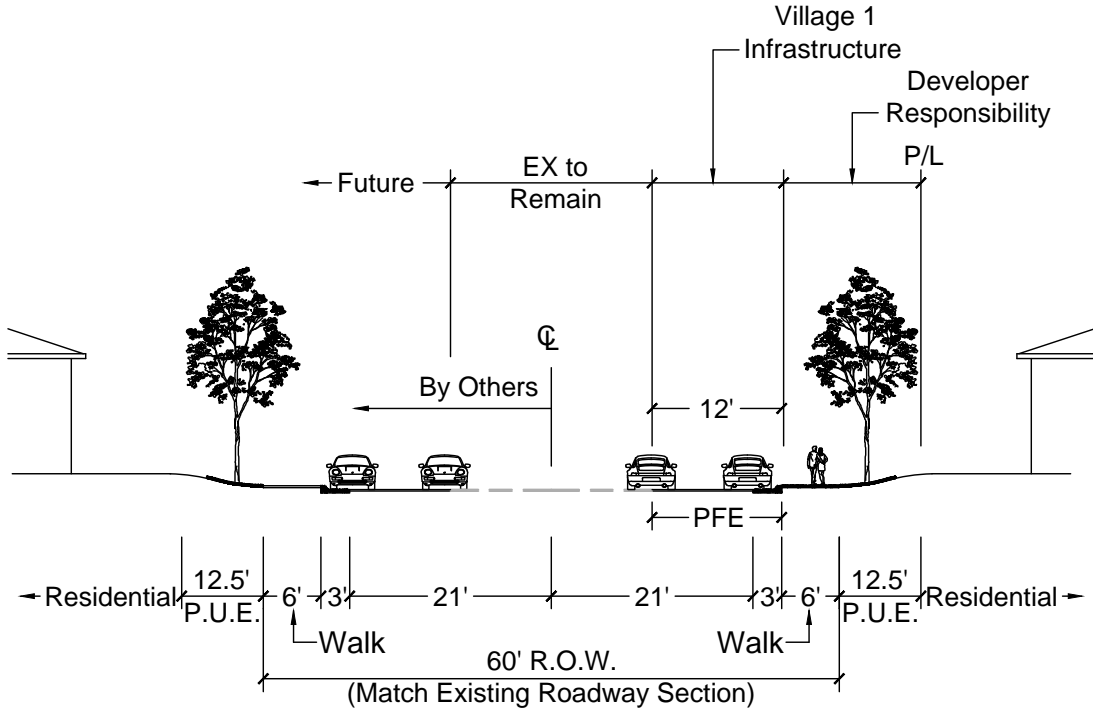
Cross Section: Virginia Town Road
Section 7-4
NTS



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Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)



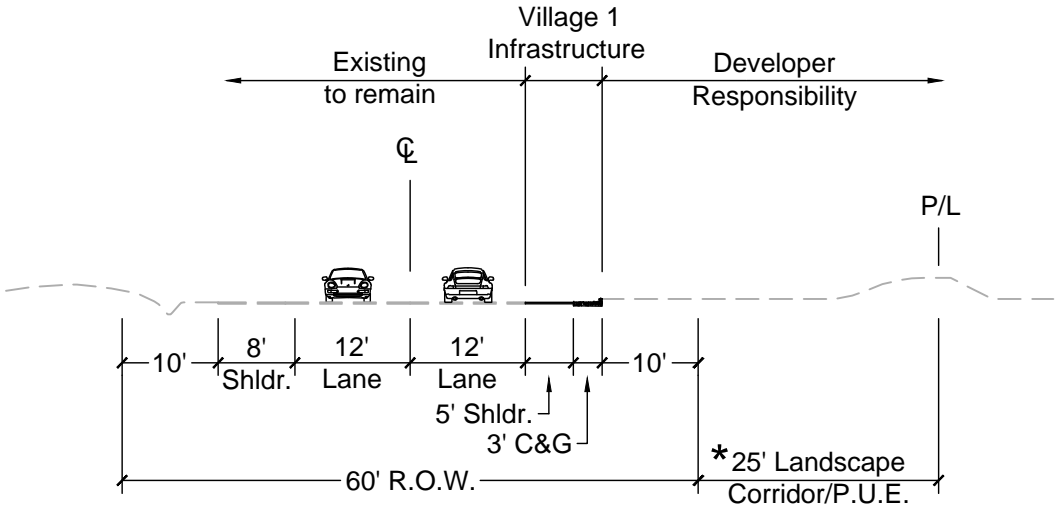
Cross Section: Virginia Town Road
Section 7-5
NTS



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Phase 7 Cross-sections Phasing Plan (Based on Approved Specific Plan)

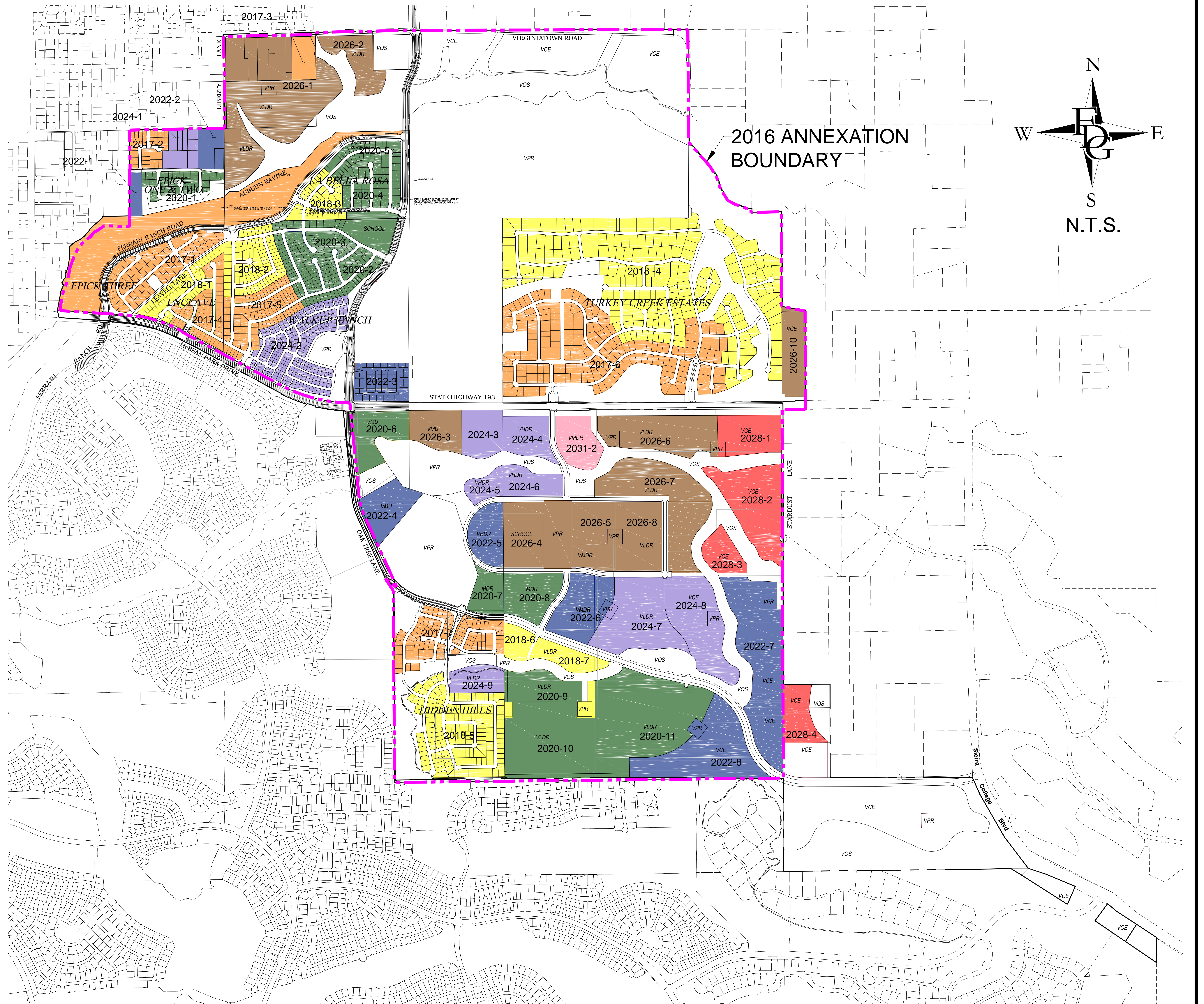


Cross Section: Virginia Town Road
Section 7-6
NTS

* To be Funded by Fronting Development.

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APPENDIX 23
Lincoln Village 1 Specific Plan
Infrastructure Finance Plan
Phase Diagram



Phase (*)	Year	Land Use Type					Total	Cumulative Total
		(Approx. No. of D.U. Based On Developable Acres)						
		VCE	VLDR	VMOR	VHDR	VMU		
1	2017-2018	28	505	0	0	0	533	533
2	2018-2019	176	411	0	0	0	587	1120
3	2020-2021	0	562	136	0	196	894	2014
4	2022-2023	114	29	187	157	184	671	2685
5	2024-2025	40	128	229	362	158	917	3602
6	2026-2027	18	455	105	0	164	742	4344
7	2028-2029	93	0	0	0	0	93	4437
8	2030-2031	0	0	71	0	0	71	4508

* PROJECTED FINAL MAPS TO BE APPROVED-SUBJECT TO CHANGE.

- FINAL MAP SHOWN PER PHASE MAY VARY INCLUDING THEIR BOUNDARIES AND UNITS BEING DEVELOPED.
- DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- APPROXIMATE NUMBER OF DWELLING UNITS ARE A PROJECTION AND ARE SUBJECT TO ECONOMY AND OTHER FACTORS.

Village 1 Phasing (Based on Approved Specific Plan)

Revised 8/9/2016

Disclaimer:
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Finals Costs will be based on Final Improvement Plans.

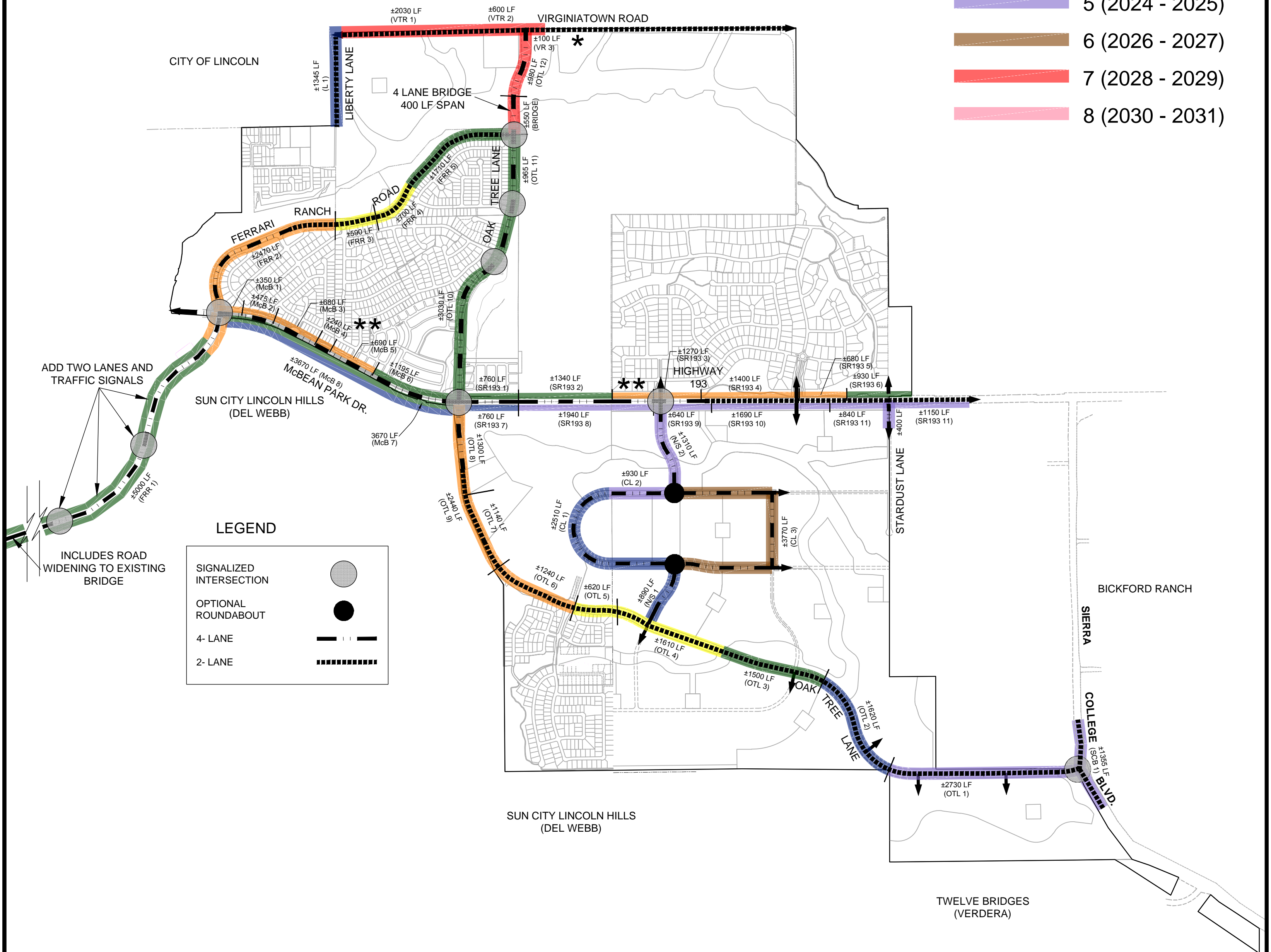


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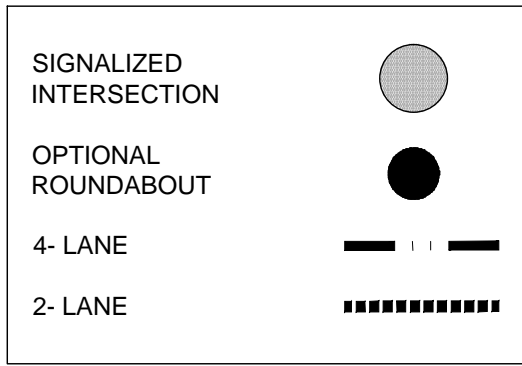
APPENDIX 24
Lincoln Village 1 Specific Plan
Infrastructure Finance Plan
Backbone Infrastructure Exhibits

Backbone Roadway System Plan

Phasing Legend



LEGEND



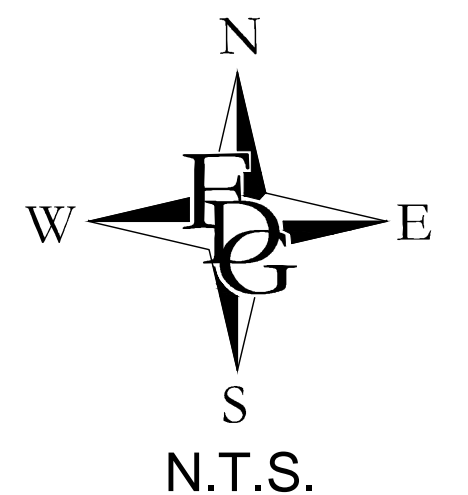
ADD TWO LANES AND TRAFFIC SIGNALS

INCLUDES ROAD WIDENING TO EXISTING BRIDGE

- * REMAINDER OF VIRGINIATOWN ROAD TO VILLAGE 1 BOUNDARY ASSUMED TO DEVELOP WHEN ADJACENT UNITS ARE BUILT AS THESE PROPERTIES ARE NOT INCLUDED IN THE CURRENT SHARED COSTS.
- ** 3670 LF OF JOINT TRENCH ON McBEAN PARK DRIVE AND 4910 LF OF JOINT TRENCH ON SR193 IN PHASE 1.

NOTE:

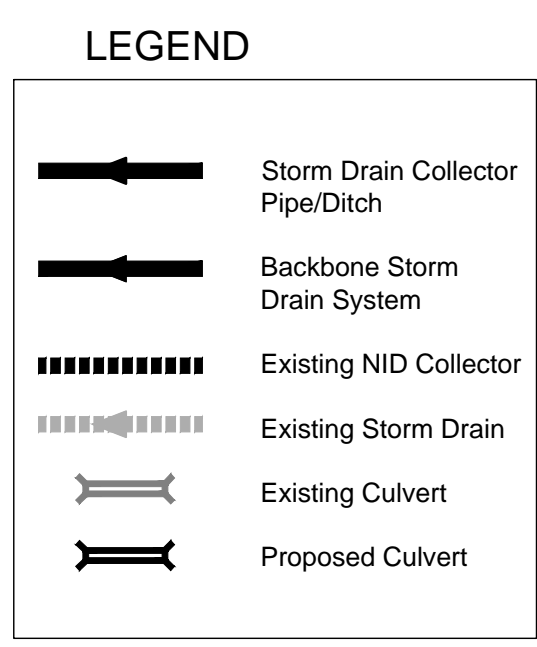
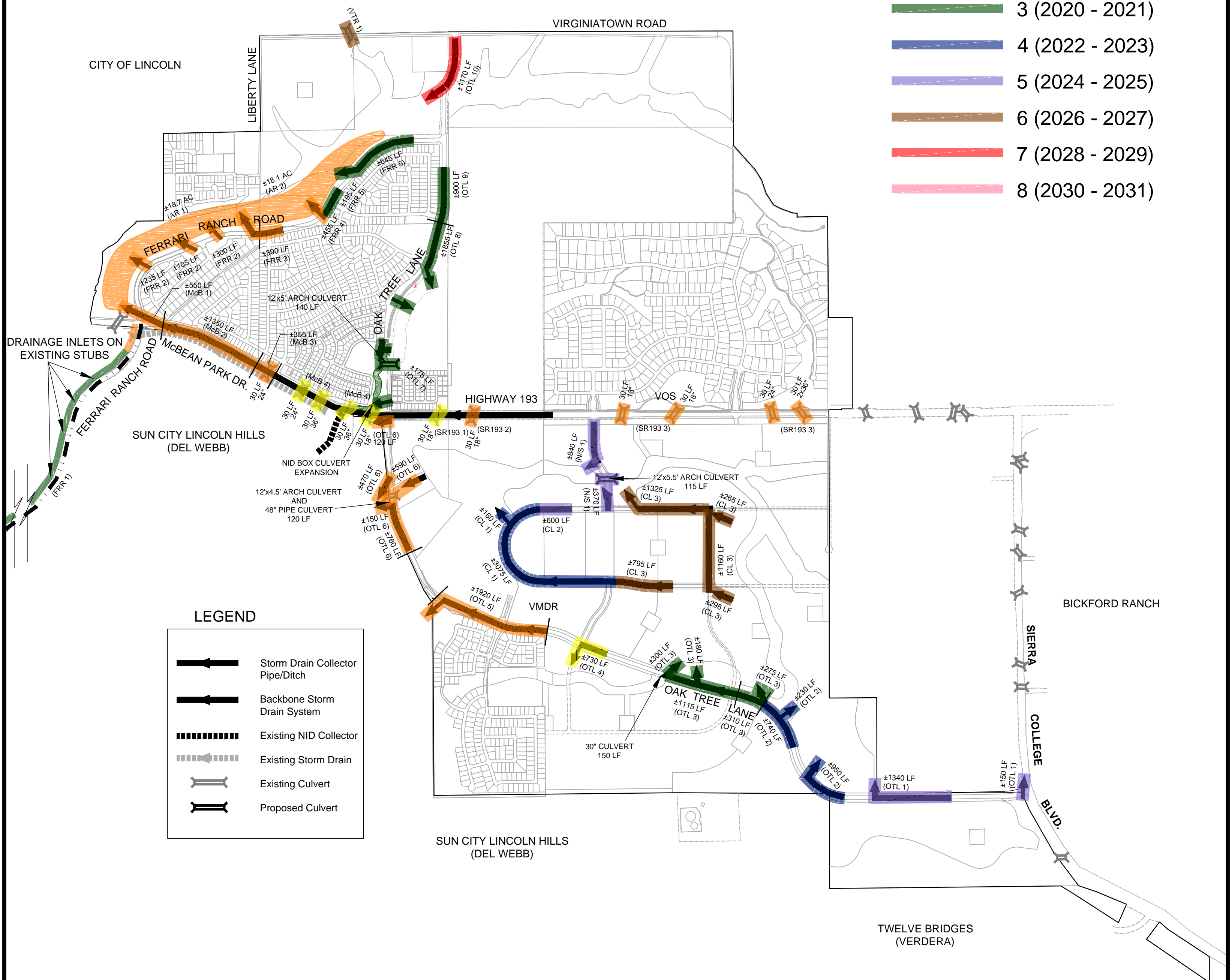
- ① DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ② IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ③ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.



Backbone Drainage

Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)



NOTE:

- ① AUBURN RAVINE IMPROVEMENTS MUST BE COMPLETED BEFORE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
- ② DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ③ IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ④ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.
- ⑤ SOME LENGTHS ABOVE MAY NOT MATCH DUE TO INLET LEADS AND CROSSINGS.



Backbone Drainage System Plan (Based on Approved Specific Plan)

Revised 8/9/2016

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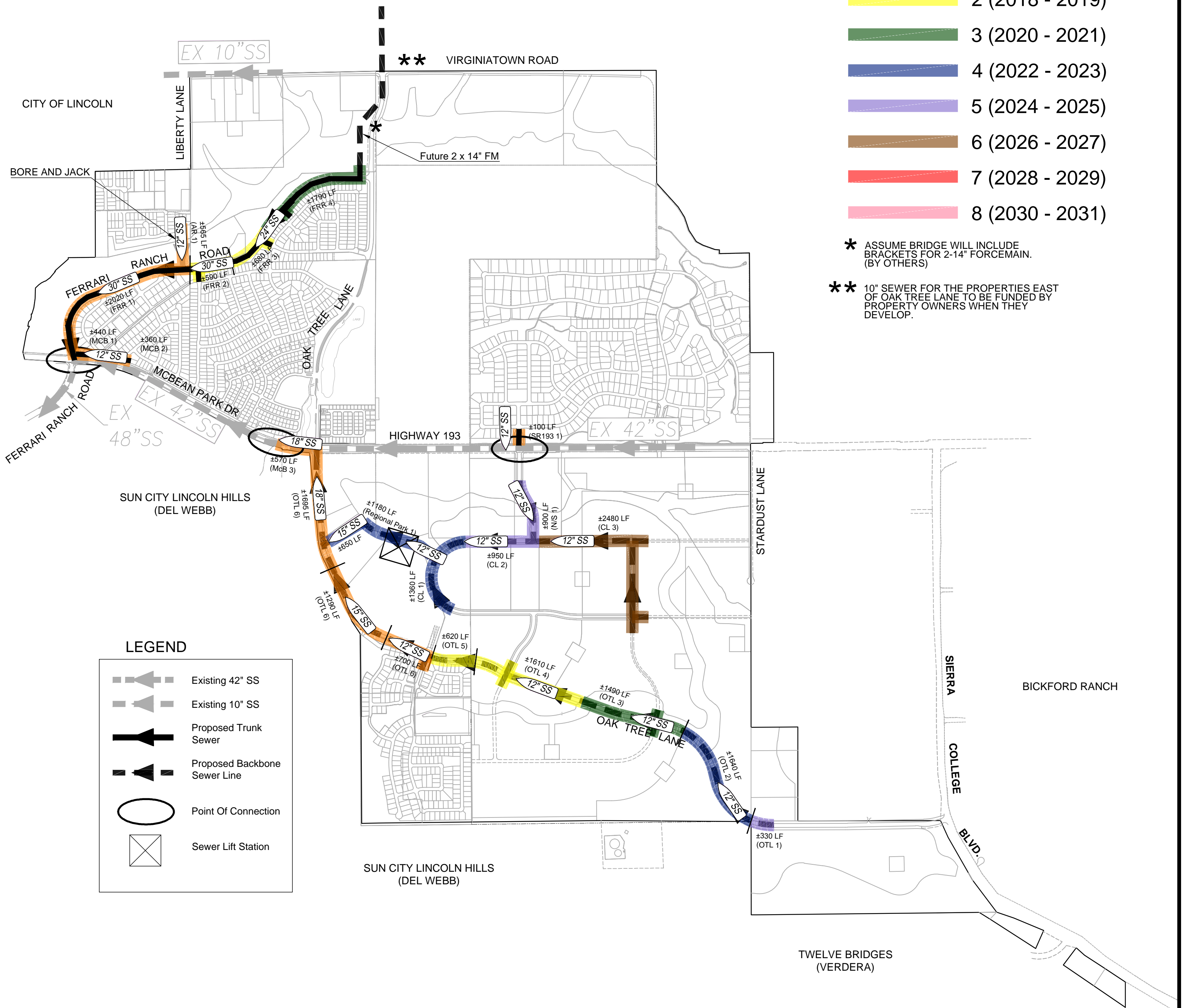
Backbone Wastewater

Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)

* ASSUME BRIDGE WILL INCLUDE BRACKETS FOR 2-14" FORCEMAIN. (BY OTHERS)

** 10" SEWER FOR THE PROPERTIES EAST OF OAK TREE LANE TO BE FUNDED BY PROPERTY OWNERS WHEN THEY DEVELOP.

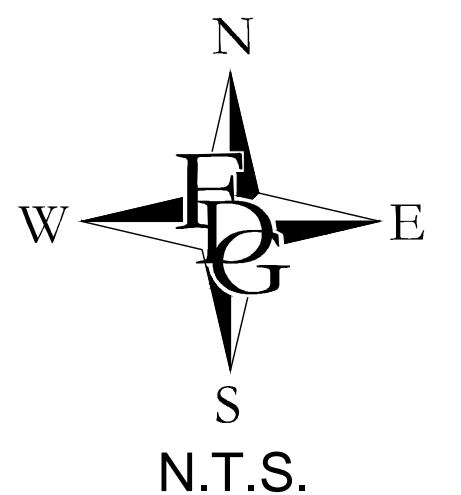


LEGEND

- Existing 42" SS
- Existing 10" SS
- Proposed Trunk Sewer
- Proposed Backbone Sewer Line
- Point Of Connection
- Sewer Lift Station

NOTE:

- ① ALL COLLECTOR STREET SEWER LINES TO BE INCLUDED AND TIE-IN FROM PARK TO TRUNK LINE.
- ② DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ③ IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ④ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.

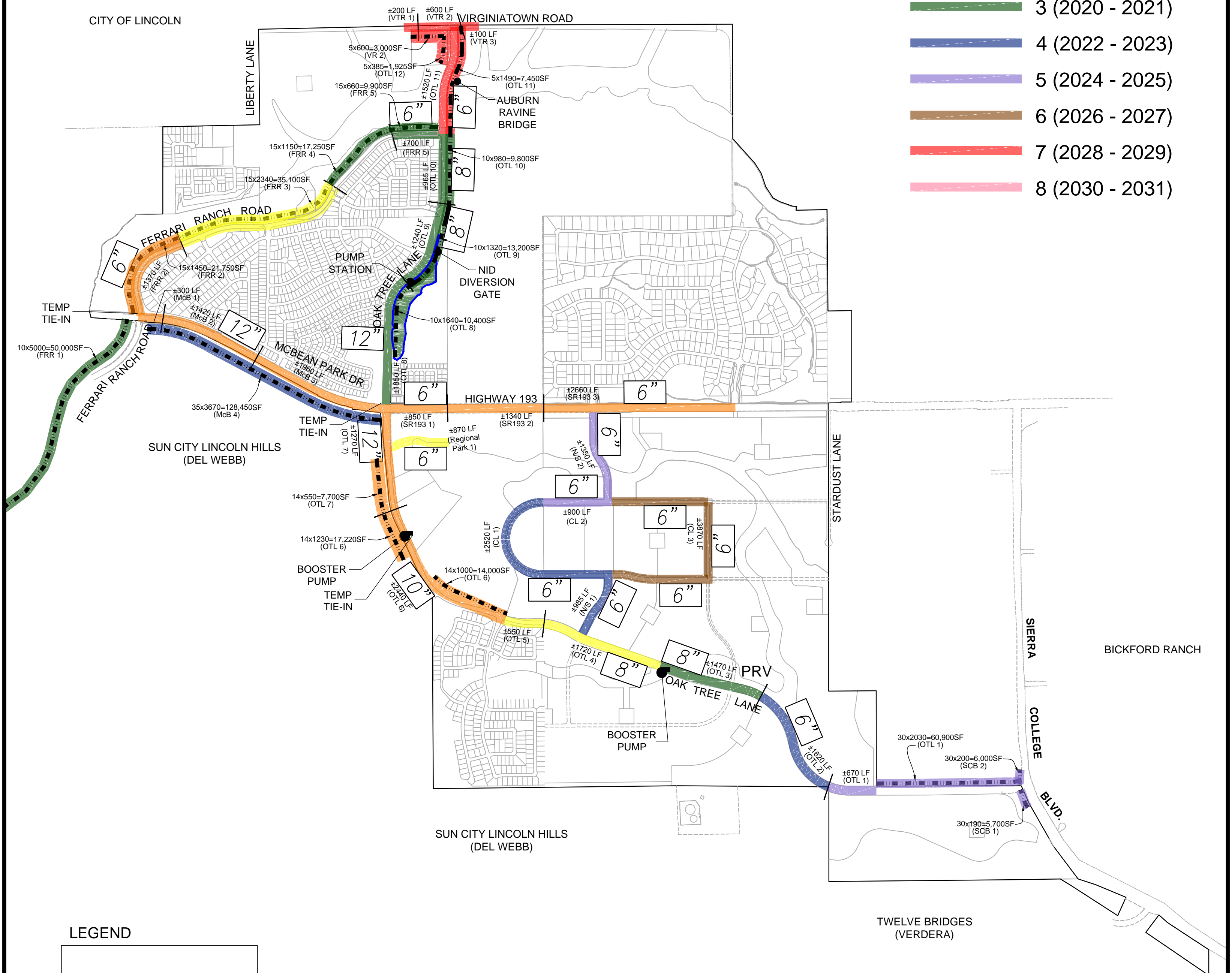


Backbone Amenities Plan

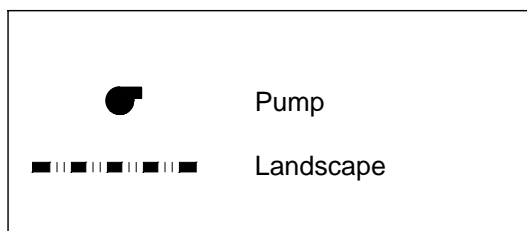
(Includes Raw Water & Frontage Landscaping)

Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)



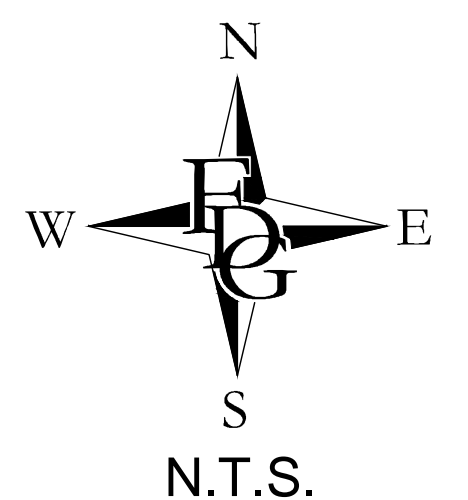
LEGEND



NOTE:

- ① DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ② IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ③ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.
- ④ ALONG VILLAGE 1 DEVELOPABLE FRONTAGES, LANDSCAPING WILL BE FUNDED BY FRONTING DEVELOPMENT.

Disclaimer:
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Finals Costs will be based on Final Improvement Plans.



Amenities Phasing Plan - (Includes Non-Potable Water & Frontage Landscaping)
(Based on Approved Specific Plan)

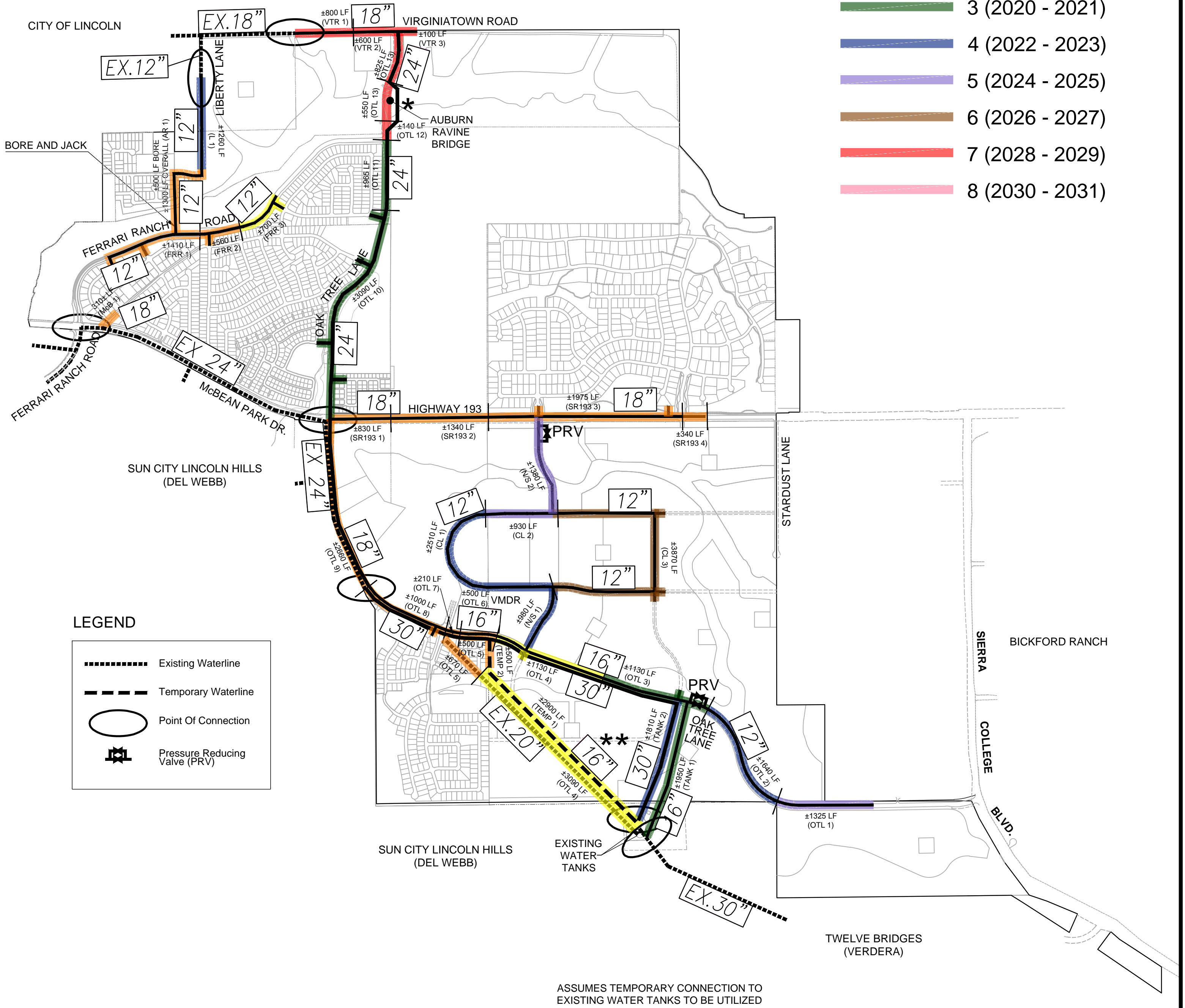
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Backbone Water

Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)



LEGEND

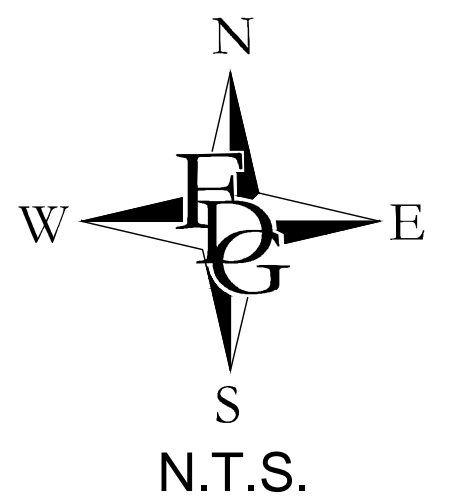
- Existing Waterline
- Temporary Waterline
- Point Of Connection
- PRV Pressure Reducing Valve (PRV)

- * INSIDE OF PROPOSED BRIDGE
- ** TEMPORARY 16" MAIN IF ADDITIONAL CAPACITY IS REQUIRED

NOTE:

- 1 NO INTERNAL VILLAGE SYSTEM, EXCEPT NORTHERLY CONNECTION AND SOUTHERLY CONNECTION TO TRUNK WATER.
- 2 DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- 3 IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- 4 ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.

ASSUMES TEMPORARY CONNECTION TO EXISTING WATER TANKS TO BE UTILIZED



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Modified Backbone Water Phasing Plan (Based on Approved Specific Plan)

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 This Exhibit is based on Specific Plan and Conceptual Design.
 Final Costs will be based on Final Improvement Plans.

Backbone Trails

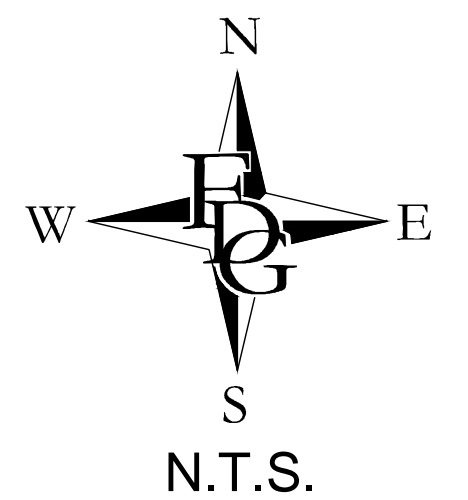
Phasing Legend

- 1 (2017 - 2018)
- 2 (2018 - 2019)
- 3 (2020 - 2021)
- 4 (2022 - 2023)
- 5 (2024 - 2025)
- 6 (2026 - 2027)
- 7 (2028 - 2029)
- 8 (2030 - 2031)

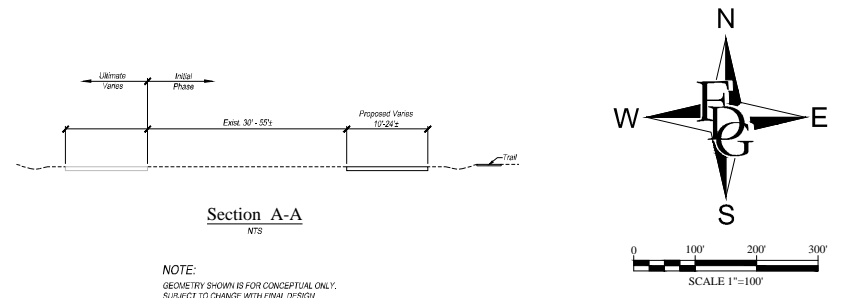
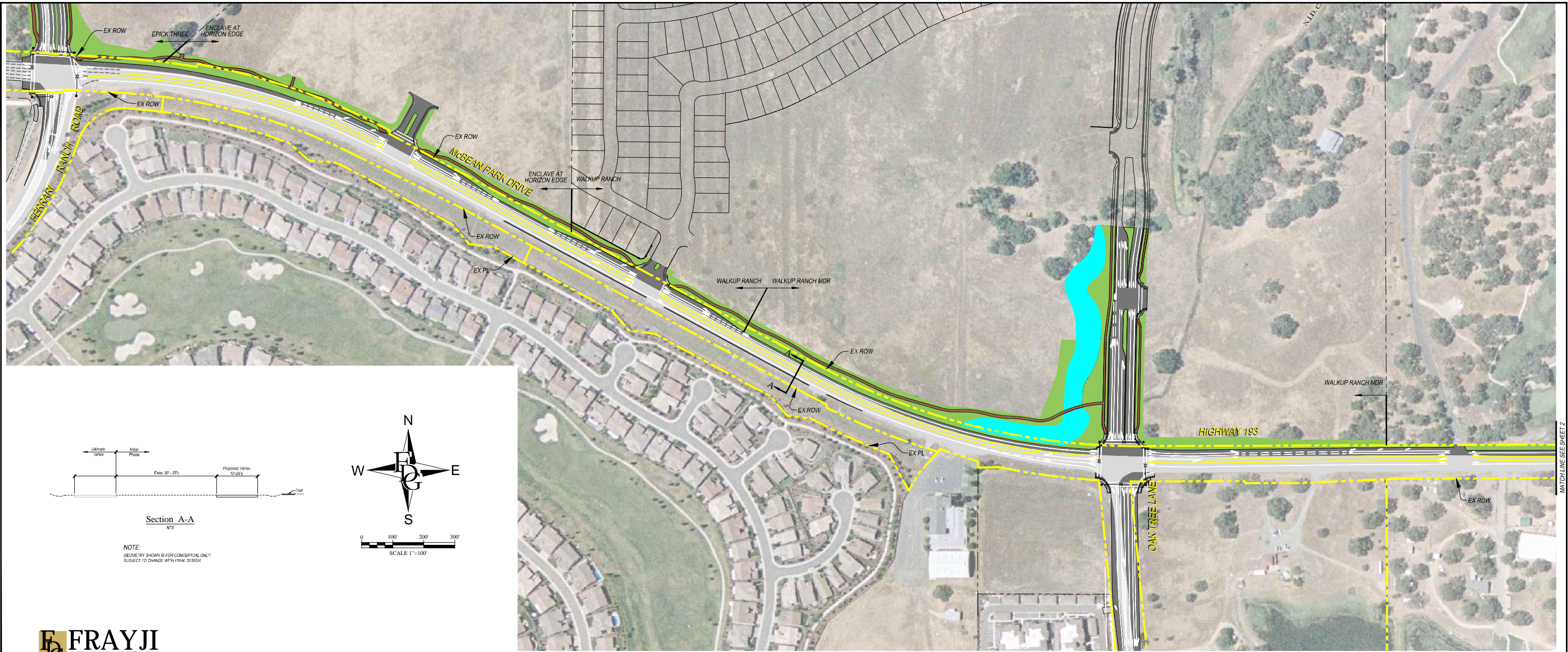


NOTE:

- ① DEVELOPMENT MAY PROCEED IN ANY SEQUENCE AND PER DIFFERENT PHASES AS LONG AS NEEDED INFRASTRUCTURE TO SUPPORT DEVELOPMENT IS IN PLACE.
- ② IMPROVEMENTS SHOWN PER PHASE WILL REQUIRE COMPLETION PRIOR TO PULLING THE BUILDING PERMIT OF THE FINAL LOT SHOWN IN THE CUMULATIVE TOTAL.
- ③ ONLY AREAS COLORED ABOVE ARE INCLUDED IN THE INFRASTRUCTURE COSTS. OTHER IMPROVEMENTS ARE PROJECT OWNER COSTS.
- ④ REQUIRED SIDEWALKS ARE INCLUDED AS A PART OF CIRCULATION.



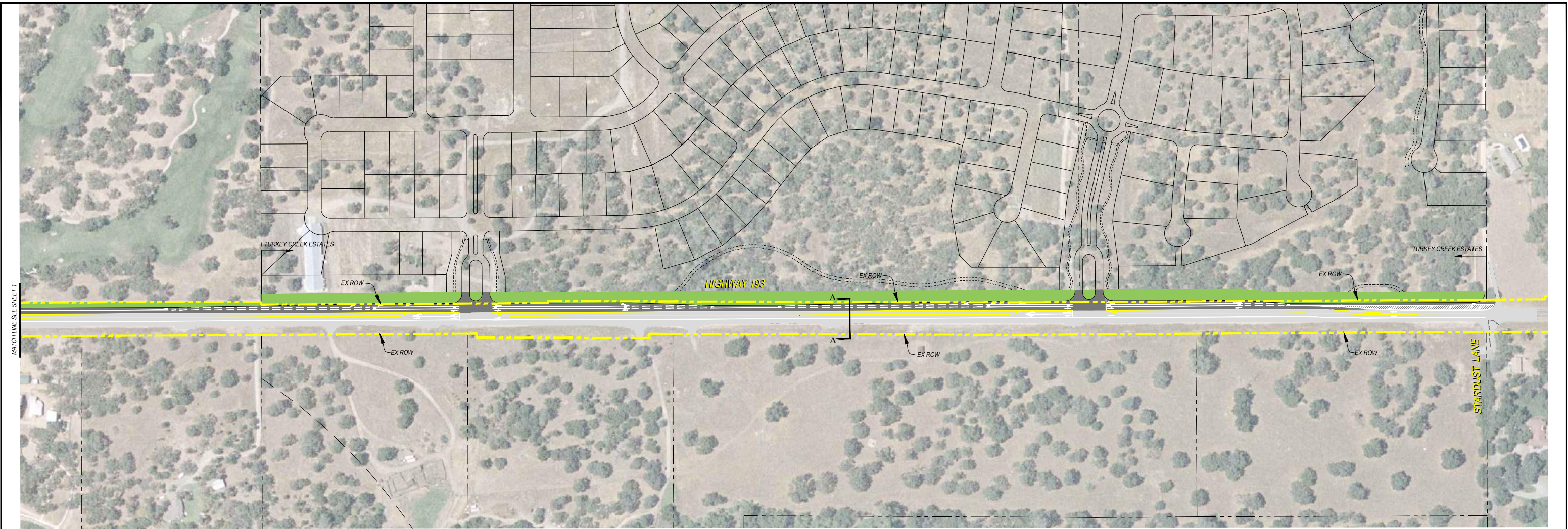
APPENDIX 25
Lincoln Village 1 Specific Plan
Infrastructure Finance Plan
McBean Park Drive / State Route
193 Interim & Ultimate Exhibits



**INTERIM CONDITION (FRONTAGE) IMPROVEMENTS
ALONG McBEAN PARK DRIVE AND HIGHWAY 193**

City of Lincoln, California January 21, 2016

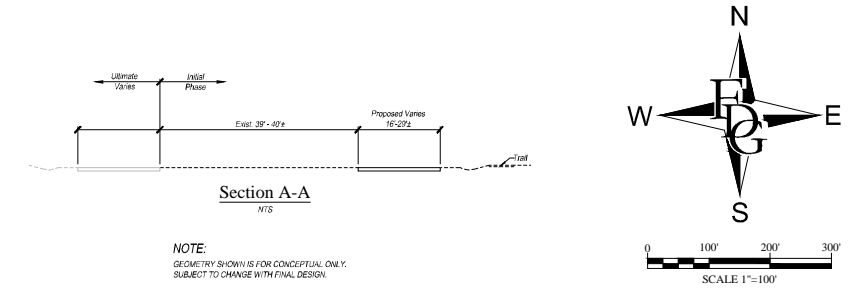
FRAYJI
DESIGN GROUP, INC.
1540 Laurel Road Ste. 100 (916) 785-3000 Phone
Roseville, CA 95661 (916) 782-3955 Fax
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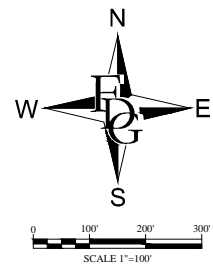
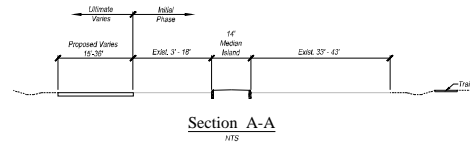


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INTERIM CONDITION (FRONTAGE) IMPROVEMENTS ALONG McBEAN PARK DRIVE AND HIGHWAY 193

City of Lincoln, California January 21, 2016





NOTE:
 GEOMETRY SHOWN IS FOR CONCEPTUAL ONLY.
 SUBJECT TO CHANGE WITH FINAL DESIGN

VILLAGE 1: SPECIFIC PLAN ULTIMATE CONSTRUCTION ALONG HIGHWAY 193

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City of Lincoln, California January 21, 2016

SHEET 1 OF 2

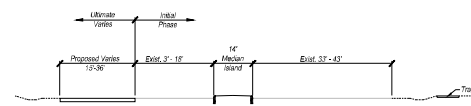
MATCH LINE SEE SHEET 2



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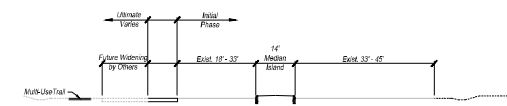


Section A-A
NTS

NOTE:
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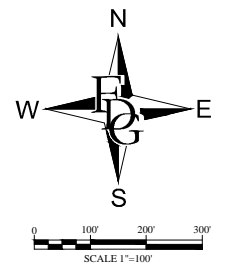
VILLAGE 1: SPECIFIC PLAN ULTIMATE CONSTRUCTION ALONG HIGHWAY 193

City of Lincoln, California January 25, 2016



Section B-B
NTS

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APPENDIX 26
Lincoln Village 1 Specific Plan
Infrastructure Finance Plan
Neighborhood Parks

Neighborhood Park Requirements

The Village 1 Specific Plan requires that a minimum of 3 acres of neighborhood park per 1,000 persons be provided. The Specific Plan further indicates that a specific percentage of provided Open Space elements is credited toward parkland requirements. Table 1 - Specific Plan Park Land Credit below indicates allowable Park Land Credit, per the Village 1 Specific Plan.

The City allows for a percentage of in-active Open Space area to be counted towards the park land credit. The in-active open space area that is available to receive partial credit for Park Land, per the Village 1 Specific Plan, is as follows:

**Table 1: Specific Plan Park Land Credit
(as summarized from Table 5.2, Village 1 Specific Plan)**

Park / Open Space Type	Acreage Provided	Credit Ratio	Credit Acreage
Paseo & Landscape Corridors ¹	71.6 acres	1:5	14.3 acres
Natural Open Space ²	6.2 acres	1:10	1.2 acres
Non-Traditional Park Subtotal	626.0 acres	-	75.3 acres
Total Credited Park Acreage	75.3 acres		

1: Includes Village Paseos (excluding the Lake), Neighborhood Paseos, Landscape Corridors w/Trails and Development Edge Buffers.

2: Includes Oak Woodlands/Natural Areas and Auburn Ravine.

Table 2 - Specific Plan Parkland Requirements below, which summarizes information from Table 5.3, Village 1 Specific Plan, implements the available park land credit in the Specific Plan and quantifies that 42.8 acres of neighborhood park was provided, as opposed to the 52.8 acres (based upon the 3 acres per 1,000 persons).

**Table 2: Specific Plan Parkland Requirements
(as summarized from Table 5.3, Village 1 Specific Plan)**

Land Use Category	Units (Dwelling Units)	Persons per Household	Population Estimate (Persons)	Neighborhood / Community Park Requirement
VCE	761	3.6	2,740	3 acres per 1,000 persons
VLDR	2,883	3.6	10,379	
VMDR	910	2.8	2,548	
VHDR	576	1.8	1,037	
VMU	509	1.8	916	
Subtotal:	5,639	--	17,620	52.8 acres
Total Parkland Provided				42.8 acres

From Table 2 above, and based upon the Specific Plan population of 17,620 persons, the Specific Plan provided neighborhood parks provided 42.8 acres equates to 2.43 acres of park per 1,000 persons (42.8 acres divided by 17.62 thousand persons). This ratio of 2.43 acres of neighborhood park per 1,000 persons has been used for the basis of the following calculations.

In order to determine the required park acres needed, the projected population will need to be calculated, since the park land required is based on 2.43 acres of park per 1000 residents/people. The first step in calculating the population is to come up with the total number of units. The average density for Village 1 was determined based on a combination of averaging currently approved tentative maps for the Phase 1 area of Village 1, Hidden Hills and Turkey Creek Estates, along with an average density based on a range from the Village 1 Specific Plan. Table 3 – Village 1 Land Use Dwelling Unit Factors found below shows the average density factors used for each land use category. The assumed dwelling units per acre used for Village Mixed Use was set arbitrarily high to offset the potential for Commercial Use.

Table 3 – Village 1 Land Use Dwelling Unit Factors

Land Use Category	Specific Plan D.U Range	Specific Plan D.U Target	Infrastructure Plan Dwelling Units
Village Country Estate	1-3	2.2	2
Village Low Density Residential	3-6	5.5	4
Village Medium Density Residential	6-13	10	8
Village High Density Residential	13-25	20	18
Village Mixed Use	13-25	13	18

Using the average dwelling units developed in Table 3 and the developable acreage based on land use found in the Village 1 Specific Plan, the number of projected units for each assessor’s parcel was calculated. Table 4 – Village 1 Projected Dwelling Units shows the breakdown of units based on each participating property owner in Village 1.

Table 4 – Village 1 Projected Dwelling Units

Village 1 APN	Total Acreage	Developable Acreage					Projected Units
		VCE	VLDR	VMDR	VHDR	VMU	
021-231-026	5		4.2				17
021-231-055	2.4		2.2				9
021-231-056	2.4		2.2				9
021-231-058	0.6		0.5				2
021-231-057	3.3		3.1				12
021-231-023	1.1		0.9				4
021-231-022	5.1		4.5				18
021-231-059,60	56		23.5				94
021-231-019	6.3						
021-272-016	2.7		2.5				10
021-231-045	6.4		6.4				26
021-231-046	1		1				4
021-231-047	0.5		0.5				2
021-231-048	0.5		0.5				2
021-231-049	0.5		0.5				2
021-231-050	0.5		0.5				2
021-231-054	2.1		1.1				4
021-231-053	0.9		0.9				4
021-231-051	3.9		3.9				16
021-231-052	0.9		0.9				4
021-231-061	1.1		1.1				4
021-231-021	19.9		17.6				70
021-272-010	56.3		29.2				117
021-272-014	69.4		28.3				113
021-272-012	22.5		22				88
021-272-017	145		65.16	38.2			566
021-272-023	141.1	94.5					189
021-272-022	106.6	7.5	67.5				285
031-460-060	9.86	9.1					18
021-274-033	18.2					10.9	196
021-274-034	20.1					9.1	164
021-274-035	16.2				3.6	8.8	223
021-274-036	18.5				13.6		245

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Table 4 – Village 1 Projected Dwelling Units (cont.)

Village 1 APN	Total Acreage	Developable Acreage					Projected Units
		VCE	VLDR	VMDR	VHDR	VMU	
021-274-037	19.3			8.3	2.3		108
021-274-042	325.9	76.8	129.2	38.4			978
021-274-038	11.4	9.5					19
021-274-039	0.6	0.2					1
021-274-032	0.7						
021-274-031	46.1					10.2	184
021-274-030	20.9			6.1	9.3		217
021-274-040	76.2	14.6	40.2				190
021-274-041	21	13.9					28
021-274-028	11.1		6.4				26
021-274-029	9.9		8.7				35
021-274-027,24	35		22.6				90
021-274-026	9		5.7				23
021-274-025	20		18.8				75
031-420-004	5	2.9					6
031-420-023	7.5	5.2					10
		234.2	522.3	91.0	28.8	39.0	4508

The above table excludes parcels north of Turkey Creek Golf Course, Tofft and areas outside of the annexation boundary (i.e. Ellen, Bennett, Wing, Mag Enterprises and O'Brien). The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed. Using Table 4 and Table 5 – Population Factors, we are able to determine the population and subsequently the neighborhood park requirements.

Table 5 – City of Lincoln Population Factors

Land Use Category	Persons/ D.U.
Village Country Estate	3.6
Village Low Density Residential	3.6
Village Medium Density Residential	2.8
Village High Density Residential	1.8
Village Mixed Use	1.8

Table 6 – Village 1 Projected Neighborhood Park Requirement, shows both the approved dedicated parks based on the approved Specific Plan and the required acres of neighborhood park

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for each participating Village 1 land owner. Note that based upon anticipated shortages of park on other properties in the Specific Plan, APN: 021-274-042 would be required to dedicate 3.48 acres plus the amount of required park needed based on its projected population, as part of the 32.74 acres required for all of Village 1. Any remaining undevelopable land not dedicated as park will be dedicated as open space, final location and sizing of neighborhood parks will be determined on respective tentative subdivision map applications for properties. The Village Parks and Recreation (VPR) areas shown on the Table 6 are based on the approved Village 1 Specific Plan and have been supplemented based on approved tentative maps where applicable. These figures are preliminary and are subject to change.

Table 6 – Village 1 Projected Neighborhood Park Requirement

Village 1 APN	VPR (ac)	Projected Units	Population	Park Required (ac)
021-231-026		17	61	0.15
021-231-055		9	32	0.08
021-231-056		9	32	0.08
021-231-058		2	8	0.02
021-231-057		12	45	0.11
021-231-023		4	13	0.03
021-231-022		18	65	0.16
021-231-059,60		94	339	0.82
021-272-016		10	36	0.09
021-231-045		26	93	0.23
021-231-046		4	15	0.04
021-231-047		2	8	0.02
021-231-048		2	8	0.02
021-231-049		2	8	0.02
021-231-050		2	8	0.02
021-231-054	1	4	16	0.04
021-231-053		4	13	0.03
021-231-051		16	57	0.14
021-231-052		4	13	0.03
021-231-061		4	16	0.04
021-231-021	1	70	254	0.62
021-272-010		117	421	1.02
021-272-014	2	113	408	0.99

Table 6 – Village 1 Projected Neighborhood Park Requirement (cont.)

Village 1 APN	VPR (ac)	Projected Units	Population	Park Required (ac)
021-272-012		88	317	0.77
021-272-017	7.1	566	1794	4.36
021-272-023	1.2	189	681	1.65
021-272-022	1.8	285	1026	2.49
031-460-060		18	66	0.16
021-274-033		196	354	0.86
021-274-034		164	295	0.72
021-274-035		223	402	0.98
021-274-036		245	441	1.07
021-274-037		108	261	0.63
021-274-042	11.44	978	3274	7.96
021-274-038	0.3	19	69	0.17
021-274-039		1	4	0.01
021-274-032				
021-274-031		184	331	0.80
021-274-030		217	440	1.07
021-274-040	1	190	684	1.66
021-274-041		28	101	0.25
021-274-028	4.2	26	94	0.23
021-274-029	0.4	35	126	0.31
021-274-027,24		90	326	0.79
021-274-026	0.5	23	83	0.20
021-274-025	0.8	75	271	0.66
031-420-004		6	21	0.05
031-420-023		10	38	0.09
Totals	32.74	4508	13468	32.74

Park Acquisition

Those property owners who are deficient in the amount of neighborhood park they are obligated to dedicate to the City will be required to either purchase park credits in-lieu of dedicating land, or elect to dedicate land in order to satisfy their neighborhood park requirement. Conversely, those Village 1 property owners that are in excess of park land, such as APN: 021-274-042, may elect to develop that land or accept reimbursement from Village 1 land owners who are short the needed park requirement. Table 7 – Village 1 Neighborhood Park Acquisition Costs, provides a

breakdown of the projected cost share amongst the owners who are short the needed neighborhood park requirement. The acquisition cost of park land is assumed to be \$200,000 per acre. These quantities are based upon all projects meeting projected unit count per acre and do not take into account actual tentative map quantities. Final park fees and determination of excess or shortage shall be based upon the Final Map for the respective project. Table 7 was developed based on the required park calculated in Table 6 above. This table also assumes that the Village 1 property owners who have excess park land will take reimbursement from those who are short of the necessary park requirement.

Table 7 – Village 1 Projected Neighborhood Park Acquisition Costs

Village 1 APN	VPR (ac)	Park Required (ac)	Short (ac)	Excess (ac)	Cost Share	Reimbursement from Village 1
021-231-026		0.15	(0.15)		\$30,000	
021-231-055		0.08	(0.08)		\$16,000	
021-231-056		0.08	(0.08)		\$16,000	
021-231-058		0.02	(0.02)		\$4,000	
021-231-057		0.11	(0.11)		\$22,000	
021-231-023		0.03	(0.03)		\$6,000	
021-231-022		0.16	(0.16)		\$32,000	
021-231-059,60		0.82	(0.82)		\$164,000	
021-272-016		0.09	(0.09)		\$18,000	
021-231-045		0.23	(0.23)		\$46,000	
021-231-046		0.04	(0.04)		\$8,000	
021-231-047		0.02	(0.02)		\$4,000	
021-231-048		0.02	(0.02)		\$4,000	
021-231-049		0.02	(0.02)		\$4,000	
021-231-050		0.02	(0.02)		\$4,000	
021-231-054	1	0.04		0.96		\$192,000
021-231-053		0.03	(0.03)		\$6,000	
021-231-051		0.14	(0.14)		\$28,000	
021-231-052		0.03	(0.03)		\$6,000	
021-231-061		0.04	(0.04)		\$8,000	
021-231-021	1	0.62		0.38		\$76,000
021-272-010		1.02	(1.02)		\$204,000	
021-272-014	2	0.99		1.01		\$202,000
021-272-012		0.77	(0.77)		\$154,000	

Table 7 – Village 1 Projected Neighborhood Park Acquisition Costs (cont.)

Village 1 APN	VPR (ac)	Park Required (ac)	Short (ac)	Excess (ac)	Cost Share	Reimbursement from Village 1
021-272-017	7.1	4.36		2.74		\$548,000
021-272-023	1.2	1.65	(0.45)		\$90,000	
021-272-022	1.8	2.49	(0.69)		\$138,000	
031-460-060		0.16	(0.16)		\$32,000	
021-274-033		0.86	(0.86)		\$172,000	
021-274-034		0.72	(0.72)		\$144,000	
021-274-035		0.98	(0.98)		\$196,000	
021-274-036		1.07	(1.07)		\$214,000	
021-274-037		0.63	(0.63)		\$126,000	
021-274-042	11.5	7.96		3.54		\$708,000
021-274-038	0.3	0.17		0.13		\$26,000
021-274-039		0.01	(0.01)		\$2,000	
021-274-032						
021-274-031		0.80	(0.80)		\$160,000	
021-274-030		1.07	(1.07)		\$214,000	
021-274-040	1	1.66	(0.66)		\$132,000	
021-274-041		0.25	(0.25)		\$50,000	
021-274-028	4.2	0.23		3.97		\$794,000
021-274-029	0.4	0.31		0.09		\$18,000
021-274-027,24		0.79	(0.79)		\$158,000	
021-274-026	0.5	0.20		0.30		\$60,000
021-274-025	0.8	0.66		0.14		\$28,000
031-420-004		0.05	(0.05)		\$10,000	
031-420-023		0.09	(0.09)		\$18,000	
Totals	32.74	32.74	-13.20	13.20	\$2,640,000	\$2,640,000

Park Construction

The City of Lincoln would like to have newly dedicated neighborhood parks, constructed by residential developers in conjunction with their project, such that new residents have immediate access to park facilities. Village 1 plans to have neighborhood parks construction and maintenance responsibilities of said parks stipulated in the individual development agreements between the City and project developers.

The ultimate design and layout of park amenities are subject to change pending final design and approval by the City. The majority of the active and passive recreation amenities will be found at the Community Park which will be located on Oak Tree Lane in the Village Center. The remaining neighborhood parks will have less recreation amenities than the community park, but typical amenities could include: open play areas, ball fields for organized sports, game courts, children’s play areas with playground equipment, picnic BBQ facilities, walking bicycle paths, shade structures, restrooms and parking.

A park programming plan will outline the expected amenities for all of the parks found within Village 1. The park programming plan has been prepared by Fuhrman Leamy Landscape Architects and takes into consideration the anticipated design and layout of park amenities for the community park, in addition to the projected amenities of the neighborhood parks. The park programming is included in Appendix 27 of the Village 1 Infrastructure Finance Plan. This will allow developers with the opportunity to recognize what amenities will need to be included in their park construction. Forecasting the anticipated park amenities will also ensure that each proposed amenity will be equally represented. These costs formed the average assumed costs use to determine the costs for each landowner and ultimately the cost per dwelling unit based on each of the land use categories. The City will only count parks that are at least 50% active, or as approved per the Village 1 Specific Plan, in the acreage required. An active park has amenities, for example a softball field, BBQ area or covered eating area. The construction cost of park land is assumed to be \$400,000 per acre plus \$140,000 per acre for contingency, bringing the total to \$540,000 per acre.

Table 8 – Neighborhood Park Construction Cost Per Unit shows the breakdown of projected neighborhood park construction costs per unit based on each of the designated land uses categories.

Table 8: Neighborhood Park Construction Cost Per Unit

Land Use	Persons /Dwelling Unit	Per Dwelling Unit Cost
Village Country Estate	3.6	\$4,724
Village Low Density Residential	3.6	\$4,724
Village Medium Density Residential	2.8	\$3,674
Village High Density Residential	1.8	\$2,362
Village Mixed Use	1.8	\$2,362

Regardless of the number of units a landowner decides to develop, the cost above will remain constant. The assumed construction cost per acre is \$540,000 and the required 2.43 acres of neighborhood park be created for every 1000 residents in the Village 1 Specific Plan. Therefore the total park construction cost is \$1,312 per person (\$540,000 per acre X 2.43 acres / 1000 persons).

Table 9 was developed based on the required park calculated in Table 6 above. This table also assumes that the Village 1 property owners who have excess park land will take reimbursement from those who are short of the necessary park requirement.

Table 9: Neighborhood Park Construction Costs

Village 1 APN	VPR (ac)	Park Required (ac)	Park Construction Costs	Park Fee Reimbursement [1]
021-231-026		0.15	\$81,000	\$26,299
021-231-055		0.08	\$43,200	\$13,923
021-231-056		0.08	\$43,200	\$13,923
021-231-058		0.02	\$10,800	\$3,094
021-231-057		0.11	\$59,400	\$18,564
021-231-023		0.03	\$16,200	\$6,188
021-231-022		0.16	\$86,400	\$27,846
021-231-059,60		0.82	\$442,800	\$145,418
021-272-016		0.09	\$48,600	\$15,470
021-231-045		0.23	\$124,200	\$39,603
021-231-046		0.03	\$16,200	\$6,188
021-231-047		0.02	\$10,800	\$3,094
021-231-048		0.02	\$10,800	\$3,094
021-231-049		0.02	\$10,800	\$3,094
021-231-050		0.02	\$10,800	\$3,094
021-231-054	1.0	0.04	\$21,600	\$6,188
021-231-053		0.03	\$16,200	\$6,188
021-231-051		0.14	\$75,600	\$24,752
021-231-052		0.03	\$16,200	\$6,188
021-231-061		0.04	\$21,600	\$6,188

Table 9: Neighborhood Park Construction Costs (cont.)

Village 1 APN	VPR (ac)	Park Required (ac)	Park Construction Costs	Park Fee Reimbursement [1]
021-231-021	1.0	0.62	\$334,800	\$108,290
021-272-010		1.02	\$550,800	\$180,690
021-272-014	2.0	0.99	\$534,600	\$175,120
021-272-012		0.77	\$415,800	\$136,136
021-272-017	7.1	4.36	\$2,354,400	\$898,807
021-272-023	1.2	1.65	\$891,000	\$292,383
021-272-022	1.8	2.49	\$1,344,600	\$440,895
031-460-060		0.16	\$86,400	\$27,846
021-274-033		0.86	\$464,400	\$218,344
021-274-034		0.72	\$388,800	\$182,696
021-274-035		0.98	\$529,200	\$248,422
021-274-036		1.07	\$577,800	\$272,930
021-274-037		0.63	\$340,200	\$147,776
021-274-042	11.5	7.96	\$4,298,400	\$1,512,966
021-274-038	0.3	0.17	\$91,800	\$29,393
021-274-039		0.01	\$5,400	\$1,547
021-274-032				
021-274-031		0.80	\$432,000	\$204,976
021-274-030		1.07	\$577,800	\$261,841
021-274-040	1.0	1.66	\$896,400	\$293,930
021-274-041		0.25	\$135,000	\$43,316
021-274-028	4.2	0.23	\$124,200	\$40,222
021-274-029	0.4	0.31	\$167,400	\$54,145
021-274-027,24		0.79	\$426,600	\$139,849
021-274-026	0.5	0.20	\$108,000	\$35,581
021-274-025	0.8	0.66	\$356,400	\$116,334
031-420-004		0.05	\$27,000	\$9,282
031-420-023		0.09	\$48,600	\$15,470
Totals	32.74	32.74	\$17,679,600	\$6,467,583

[1] Park reimbursement represents impact fee costs deducted from total construction cost based on dwelling units. Assumes the following per unit costs: VCE, VLDR & VMDR = \$1,547 and VHDR & VMU = \$1,114.

Construction of the amenities for the neighborhood parks will be based on 3 alternatives ranging in sizes; less than 1 acre, between 1 and 2 acres and parks greater than 2 acres. The Finance Plan has identified 3 potential park sites which meet the greater than 2 acre criterion. Exhibits SD1 and SD2, located in Appendix 27, provide conceptual schematic site plan designs which identify some of the potential amenities that will need to be incorporated.

The majority of the neighborhood parks found in the Village 1 Specific Plan meet the 1-2 acre criterion. Option A and Option B on Exhibit SD3 illustrate the available amenities found in the 1-2 acres neighborhood park sites. Exhibit SD3 also provides the schematic site design for parks that are less than 1 acre. In order to meet the City's requirements, all parks must have greater than 0.5 acre of active park.

The construction cost of the neighborhood parks varies with park size from approximately \$540,000 per acre for parks under 1 acre in size. The majority of the anticipated neighborhood parks found in Village 1 (1-2 acres in size) has a projected construction cost of \$405,000 per acre. Parks that range in size greater than 2 acres will have a projected construction cost of approximately \$260,000 per acre. Exhibits 1 to 4 show a detail breakdown of the varying sizes of neighborhood parks that are anticipated to be constructed in Village 1. For simplicity and to be conservative, this Finance Plan has assumed a construction cost of \$540,000 per acre.

Typically the City applies a park impact fee. The intent in collecting the impact fee is to use the monies to pay for the construction of park facilities. However, in the case of Village 1, the City has elected to credit each property owner their respective share of park impact fees. The park impact fees found in Table 9 were calculated using the City of Lincoln's Program and residential fee per land use.

The locations of neighborhood parks is shown in Exhibit 12. The locations shown are preliminary and subject to change. Ultimate locations of parks will be determined by the project developers/builders of individual planning areas, subject to City review and approval. The neighborhood parks will be dedicated to the City of Lincoln in accordance with the requirements outlined in the development agreements between the City and individual developers.

Open Space Requirements

The City of Lincoln requires a minimum of 40% open space based on the General Plan. The Village 1 Specific Plan, which serves as an amendment to the General Plan, requires that a minimum of 3 acres of open space per 1,000 persons. The specific plan meets this requirement and no further discussion is pertinent from Infrastructure Finance Plan consideration.



**Village 1: Park Land Acquisition Costs
(Specific Plan Projected Final Map Park Areas)**

Project No. 20001
Prepared By: F. Sousa
Checked By: T. Frayji
Date: 8-9-2016

Village 1 APN [1]	Owner Name	Total Acreage [3]								Regional VPR	Paseo & LSC [5]	Natural VOS [6]	Credited Park Area	Population		Park Requirement (Acres) [8]	Short (Acres)	Excess (Acres)	Park Acquisition Costs [9]	Park Acquisition Reimbursements [10]	
			VCE	VLDR	VMDR	VHDR	VMU	Total	VPR [4]					Units [7]	Population						
021-231-026	Anderson	5		4.2							0.16		0.0	16.8	61	0.15	(0.15)		\$ 30,000		
021-231-055	Snyder	2.4		2.2							0.11		0.0	8.8	32	0.08	(0.08)		\$ 16,000		
021-231-056	Ramsdell	2.4		2.2							0.09		0.0	8.8	32	0.08	(0.08)		\$ 16,000		
021-231-058	Simmons & McDonald	0.6		0.5							0.06		0.0	2.0	8	0.02	(0.02)		\$ 4,000		
021-231-057	Darville	3.3		3.1							0.09		0.0	12.4	45	0.11	(0.11)		\$ 22,000		
021-231-023	Golden	1.1		0.9							0.05		0.0	3.6	13	0.03	(0.03)		\$ 6,000		
021-231-022	Montgomery	5.1		4.5							0.14	0.3	0.1	18.0	65	0.16	(0.16)		\$ 32,000		
021-231-059,60	Ryan	56		23.5							0.46	30.0	3.1	94.0	339	0.82	(0.82)		\$ 164,000		
021-231-019	City of Lincoln	6.3									0.29	5.6									
021-250-004	Turkey Ranch Golf Course	80.8	28.4											56.8	205	0.50					
021-250-005	Turkey Ranch Golf Course	40.1	23.5											47.0	170	0.41					
021-272-009	Turkey Ranch Golf Course	200.8													0						
	Golf Course Subtotal	321.7	51.9											104.0	375	0.9					
021-272-016	McEwen	2.7		2.5									0.0	10.0	36	0.09	(0.09)		\$ 18,000		
021-231-045	Leavell Ranch Partnership	6.4		6.4									0.0	25.6	93	0.23	(0.23)		\$ 46,000		
021-231-046	Blansett	1		1									0.0	4.0	15	0.04	(0.04)		\$ 8,000		
021-231-047	Williams	0.5		0.5									0.0	2.0	8	0.02	(0.02)		\$ 4,000		
021-231-048	Burns	0.5		0.5									0.0	2.0	8	0.02	(0.02)		\$ 4,000		
021-231-049	Burns	0.5		0.5									0.0	2.0	8	0.02	(0.02)		\$ 4,000		
021-231-050	Burns	0.5		0.5									0.0	2.0	8	0.02	(0.02)		\$ 4,000		
021-231-054	Thomas	2.1		1.1					1				0.0	4.4	16	0.04		0.96		\$ 192,000	
021-231-053	Haddox	0.9		0.9									0.0	3.6	13	0.03	(0.03)		\$ 6,000		
021-231-051	Maan	3.9		3.9									0.0	15.6	57	0.14	(0.14)		\$ 28,000		
021-231-052	Tello	0.9		0.9									0.0	3.6	13	0.03	(0.03)		\$ 6,000		
021-231-061	Ryan	1.1		1.1									0.0	4.4	16	0.04	(0.04)		\$ 8,000		
021-231-021	Squier	19.9		17.6					1				0.1	70.4	254	0.62		0.38		\$ 76,000	
021-272-010	Bella Rosa LLC	56.3		29.2							2.95	15.4	2.1	116.8	421	1.02	(1.02)		\$ 204,000		
021-272-014	Leavell Ranch Partnership	69.4		28.3					2		1.77	35.5	3.9	113.2	408	0.99		1.01		\$ 202,000	
021-272-013	Toffit	0.7		0.7										0.0	0	0.00					
021-272-012	Leavell	22.5		22							1.51		0.3	88.0	317	0.77	(0.77)		\$ 154,000		
021-272-017	Duff	145		65.16	38.2						4.9	29.3	3.9	566.2	1794	4.36		2.74		\$ 548,000	
021-272-023	East Lincoln Associates	141.1	94.5										4.2	189.0	681	1.65	(0.45)		\$ 90,000		
021-272-022	Sunset Trateso LLC	106.6	7.5	67.5									2.4	285.0	1026	2.49	(0.69)		\$ 138,000		
	Elliot Homes Subtotal	247.7	102	67.5					3	0	0	65.95	6.595	474.0	1707	4.14	-1.14		\$ 228,000		

**Village 1: Park Land Acquisition Costs
(Specific Plan Projected Final Map Park Areas)**

Village 1 APN [1]	Owner Name	Total Acreage [3]								Regional VPR	Paseo & LSC [5]	Natural VOS [6]	Credited Park Area	Park Requirement		Short (Acres)	Excess (Acres)	Park Acquisition Costs [9]	Park Acquisition Reimbursements [10]		
			VCE	VLDR	VMDR	VHDR	VMU	Total	VPR [4]					Units [7]	Population					(Acres) [8]	
031-460-060 [2]	Kollenberg [2]	9.86	9.1						9.1			0.0	18.2	66	0.16	(0.16)		\$ 32,000			
021-274-033	Highmark Land LLC	18.2						10.9	10.9	4.9	2.6	0.5	196.2	354	0.86	(0.86)		\$ 172,000			
021-274-034	Ride to Walk	20.1						9.1	9.1	11		0.0	163.8	295	0.72	(0.72)		\$ 144,000			
021-274-035	Vanwagenen	16.2				3.6		8.8	12.4			0.0	223.2	402	0.98	(0.98)		\$ 196,000			
021-274-036	Leavell	18.5					13.6		13.6		4.89	1.0	244.8	441	1.07	(1.07)		\$ 214,000			
021-274-037	Leavell	19.3			8.3	2.3			10.6		6.24	1.2	107.8	261	0.63	(0.63)		\$ 126,000			
021-274-042	Leavell	325.9	76.8	129.2	38.4				244.4	11.44	42.72	8.5	977.6	3274	7.96		3.48		\$ 696,000		
021-274-038	Sturzen	11.4	9.5						9.5	0.3	1.49	0.3	19.0	69	0.17		0.13		\$ 26,000		
021-274-039	Sturzen	0.6	0.2						0.2		0.29	0.1	1.0	4	0.01	(0.01)		\$ 2,000			
021-274-032	Highmark Land LLC	0.7							0.0		0.7										
021-274-031	Placer County	46.1						10.2	10.2	34.2	0.74	0.1	183.6	331	0.80	(0.80)		\$ 160,000			
021-274-030	Parkwood Holdings LLC	20.9			6.1	9.3			15.4		1.29	0.3	216.8	440	1.07	(1.07)		\$ 214,000			
021-274-040	Stardust 80	76.2	14.6	40.2					54.8	1	17.72	3.5	190.0	684	1.66	(0.66)		\$ 132,000			
021-274-041	Sacto Teen Challenge	21	13.9						13.9		6.8	1.4	27.8	101	0.25	(0.25)		\$ 50,000			
021-274-028	Silverado Hidden Hills LLC	11.1		6.4					6.4	4.2	0.5	0.1	26.0	94	0.23		3.97		\$ 794,000		
021-274-029	Silverado Hidden Hills LLC	9.9		8.7					8.7	0.4	0.6	0.1	35.0	126	0.31		0.09		\$ 18,000		
021-274-027,24	Silverado Hidden Hills LLC	35		22.6					22.6		14.86	3.0	90.4	326	0.79	(0.79)		\$ 158,000			
021-274-026	Deloach	9		5.7					5.7	0.5	2.8	0.6	22.8	83	0.20		0.30		\$ 60,000		
021-274-025	Silverado Hidden Hills LLC	20		18.8					18.8	0.8	1.04	0.2	75.2	271	0.66		0.14		\$ 28,000		
	Hidden Hills Subtotal	76		56.5					56.5	5.4	0	17	0	3.4	226.6	817	2.0	-0.8	4.2	\$ 158,000	\$ 840,000
031-420-004	Ewing	5	2.9						2.9		2.1	0.4	5.8	21	0.05	(0.05)		\$ 10,000			
031-420-023	Ewing	7.5	5.2						5.2		2.3	0.5	10.4	38	0.09	(0.09)		\$ 18,000			
031-420-024	Ewing	7.5	6.9						6.9				14.0	0	0.00						
031-101-001	Allen	91.3	42.8						42.8	1			86.0	0	0.00						
032-010-013	Allen	0.3	0.3						0.3				1.0	0	0.00						
032-010-015	Jmag Enterprises LLC	3.5	3.5						3.5				7.0	0	0.00						
032-010-017	O'Brien	3.4	3.4						3.4				7.0	0	0.00						
032-010-014	Bennett	3	3						3.0				6.0	0	0.00						
	TOTALS	1366.5	234.2	522.3	91.0	28.8	39.0	915.3	32.74	56.30	122.26	182.99	41.99	4508.0	13468	32.74	-13.20	13.20	\$ 2,640,000	\$ 2,640,000	

[1] Excludes Parcels north of Turkey Creek Golf Course, Tofft and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises and O'Brien).
 [2] Includes APN: 021-450-029, 0.26 +/- acres.
 [3] The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.
 [4] VPR park acreage based on Village 1 Specific Plan and dedicated parks showed on approved tentative maps.
 [5] Paseo & LSC consist of the following: Village Paseo (excluding lake), Neighborhood Paseos and Landscape Corridors with Trails. City allows for 20% of acreage to be credited as Active Park.
 [6] Natural VOS consists of the following: Auburn Ravine and Oak Woodlands/ Natural Areas. City allows for 10% of acreage to be credited as Active Park.
 [7] Unit count shown based on developable acres found in the Specific Plan and the following assumed land use density factors: VCE = 2 du/ac, VLDR = 4 du/ac, VMDR = 8 du/ac and VHDR/VMU = 18 du/ac. The units shown are projected and are subject to change.
 [8] Based on 2.43 acres of park per 1,000 residents. This factor takes into account the available park credit received from Village Open Space. 2.43 was used in place of the City required 3 acres per 1,000 residents.
 [9] Assumed land acquisition cost is \$200,000 per acre.
 [10] Park Reimbursement represents costs to be reimbursed to property owners who have excess parks.

**Village 1:
City Park Construction Costs
(Specific Plan Projected Final Map Park Areas)**

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage					Total	VPR (Neighborhood)	Units [4]	Population	Park Requirement (Acres) [5]	Excess/Short	Park Construction Costs [6]	Park Fees (Reimbursement) [7]
			VCE	VLDR	VMDR	VHDR	VMU								
021-231-026	Anderson	5		4.2				4.2	0	17	61	0.15	(0.15)	\$ 81,000	\$ 26,299
021-231-055	Snyder	2.4		2.2				2.2	0	9	32	0.08	(0.08)	\$ 43,200	\$ 13,923
021-231-056	Ramsdell	2.4		2.2				2.2	0	9	32	0.08	(0.08)	\$ 43,200	\$ 13,923
021-231-058	Simmons & McDonald	0.6		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800	\$ 3,094
021-231-057	Darville	3.3		3.1				3.1	0	12	45	0.11	(0.11)	\$ 59,400	\$ 18,564
021-231-023	Golden	1.1		0.9				0.9	0	4	13	0.03	(0.03)	\$ 16,200	\$ 6,188
021-231-022	Montgomery	5.1		4.5				4.5	0	18	65	0.16	(0.16)	\$ 86,400	\$ 27,846
021-231-059,60	Ryan	56		23.5				23.5	0	94	339	0.82	(0.82)	\$ 442,800	\$ 145,418
021-231-019	City of Lincoln	6.3													
021-250-004	Turkey Ranch Golf Course	80.8	28.4					28.4		57	205				
021-250-005	Turkey Ranch Golf Course	40.1	23.5					23.5		47	170				
021-272-009	Turkey Ranch Golf Course	200.8													
	Golf Course Subtotal	321.7	51.9					51.9		104	375				
021-272-016	McEwen	2.7		2.5				2.5	0	10	36	0.09	(0.09)	\$ 48,600	\$ 15,470
021-231-045	Leavell Ranch Partnership	6.4		6.4				6.4	0	26	93	0.23	(0.23)	\$ 124,200	\$ 39,603
021-231-046	Blansett	1		1				1.0	0	4	15	0.04	(0.04)	\$ 21,600	\$ 6,188
021-231-047	Williams	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800	\$ 3,094
021-231-048	Burns	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800	\$ 3,094
021-231-049	Burns	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800	\$ 3,094
021-231-050	Burns	0.5		0.5				0.5	0	2	8	0.02	(0.02)	\$ 10,800	\$ 3,094
021-231-054	Thomas	2.1		1.1				1.1	1.0	4	16	0.04	0.96	\$ 21,600	\$ 6,188
021-231-053	Haddox	0.9		0.9				0.9	0	4	13	0.03	(0.03)	\$ 16,200	\$ 6,188
021-231-051	Maan	3.9		3.9				3.9	0	16	57	0.14	(0.14)	\$ 75,600	\$ 24,752
021-231-052	Tello	0.9		0.9				0.9	0	4	13	0.03	(0.03)	\$ 16,200	\$ 6,188
021-231-061	Ryan	1.1		1.1				1.1	0	4	16	0.04	(0.04)	\$ 21,600	\$ 6,188
021-231-021	Squier	19.9		17.6				17.6	1.0	70	254	0.62	0.38	\$ 334,800	\$ 108,290
021-272-010	Bella Rosa LLC	56.3		29.2				29.2	0	117	421	1.02	(1.02)	\$ 550,800	\$ 180,690
021-272-014	Leavell Ranch Partnership	69.4		28.3				28.3	2.0	113	408	0.99	1.01	\$ 534,600	\$ 175,120
021-272-013	Tofft	0.7		0.7				0.7		0	0				
021-272-012	Leavell	22.5		22				22.0	0	88	317	0.77	(0.77)	\$ 415,800	\$ 136,136
021-272-017	Duff	145		65.16	38.2			103.4	7.1	566	1794	4.36	2.74	\$ 2,354,400	\$ 898,807
021-272-023	East Lincoln Associates	141.1	94.5					94.5	1.2	189	681	1.65	(0.45)	\$ 891,000	\$ 292,383
021-272-022	Sunset Tratesso LLC	106.6	7.5	67.5				75.0	1.8	285	1026	2.49	(0.69)	\$ 1,344,600	\$ 440,895
	Elliot Homes Subtotal	247.7	102	67.5				169.5	3	474	1707	4.1	-1.1	\$ 2,235,600	\$ 733,278
031-460-060 [2]	Kollenberg [2]	9.86	9.1					9.1	0	18	66	0.16	(0.16)	\$ 86,400	\$ 27,846
021-274-033	Highmark Land LLC	18.2					10.9	10.9	0	196	354	0.86	(0.86)	\$ 464,400	\$ 218,344
021-274-034	Ride to Walk	20.1					9.1	9.1	0	164	295	0.72	(0.72)	\$ 388,800	\$ 182,696
021-274-035	Vanwagenen	16.2				3.6	8.8	12.4	0	223	402	0.98	(0.98)	\$ 529,200	\$ 248,422
021-274-036	Leavell	18.5				13.6		13.6	0	245	441	1.07	(1.07)	\$ 577,800	\$ 272,930
021-274-037	Leavell	19.3			8.3	2.3		10.6	0	108	261	0.63	(0.63)	\$ 340,200	\$ 147,776
021-274-042	Leavell	325.9	76.8	129.2	38.4			244.4	11.44	978	3274	7.96	3.48	\$ 4,298,400	\$ 1,512,966
021-274-038	Sturzen	11.4	9.5					9.5	0	19	69	0.17	0.13	\$ 91,800	\$ 29,393
021-274-039	Sturzen	0.6	0.2					0.2	0	1	4	0.01	(0.01)	\$ 5,400	\$ 1,547
021-274-032	Highmark Land LLC	0.7												\$ -	
021-274-031	Placer County	46.1					10.2	10.2	0	184	331	0.80	(0.80)	\$ 432,000	\$ 204,976

**Village 1:
City Park Construction Costs
(Specific Plan Projected Final Map Park Areas)**

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage					Total	VPR (Neighborhood)	Units [4]	Population	Park Requirement (Acres) [5]	Excess/Short	Park Construction Costs [6]	Park Fees (Reimbursement) [7]
			VCE	VLDR	VMDR	VHDR	VMU								
021-274-030	Parkwood Holdings LLC	20.9			6.1	9.3		15.4	0	217	440	1.07	(1.07)	\$ 577,800	\$ 261,841
021-274-040	Stardust 80	76.2	14.6	40.2				54.8	1.0	190	684	1.66	(0.66)	\$ 896,400	\$ 293,930
021-274-041	Sacto Teen Challenge	21	13.9					13.9	0.0	28	101	0.25	(0.25)	\$ 135,000	\$ 43,316
021-274-028	Silverado Hidden Hills LLC	11.1		6.4				6.4	4.2	26	94	0.23	3.97	\$ 124,200	\$ 40,222
021-274-029	Silverado Hidden Hills LLC	9.9		8.7				8.7	0.4	35	126	0.31	0.09	\$ 167,400	\$ 54,145
021-274-027,24	Silverado Hidden Hills LLC	35		22.6				22.6	0.0	90	326	0.79	(0.79)	\$ 426,600	\$ 139,849
021-274-026	Deloach	9		5.7				5.7	0.5	23	83	0.20	0.30	\$ 108,000	\$ 35,581
021-274-025	Silverado Hidden Hills LLC	20		18.8				18.8	0.8	75	271	0.66	0.14	\$ 356,400	\$ 116,334
	Hidden Hill Subtotal	76		56.5				56.5	5.4	227	817	2.0	3.4	\$ 1,074,600	\$ 350,550
031-420-004	Ewing	5	2.9					2.9	0	6	21	0.05	(0.05)	\$ 27,000	\$ 9,282
031-420-023	Ewing	7.5	5.2					5.2	0	10	38	0.09	(0.09)	\$ 48,600	\$ 15,470
031-420-024	Ewing	7.5	6.9					6.9		14	0				
031-101-001	Allen	91.3	42.8					42.8	1	86	0				
032-010-013	Allen	0.3	0.3					0.3		1	0				
032-010-015	Jmag Enterprises LLC	3.5	3.5					3.5		7	0				
032-010-017	O'Brien	3.4	3.4					3.4		7	0				
032-010-014	Bennett	3	3					3.0		6	0				
	TOTALS		234.2	522.3	91.0	28.8	39.0	915.3	32.74	4508	13468	32.74	0.0	\$ 17,679,600	\$ 6,467,583

[1] Excludes Parcels north of Turkey Creek Golf Course, Tofft and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises and O'Brien).
 [2] Includes APN: 021-450-029, 0.26 +/- acres.
 [3] The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.
 [4] Unit count shown based on developable acres found in the Specific Plan and the following assumed land use density factors: VCE = 2 du/ac, VLDR = 4 du/ac, VMDR = 8 du/ac and VHDR/VMU = 18 du/ac. The units shown are projected and are subject to change.
 [5] Based on 2.43 acres of park per 1,000 residents. This factor takes into account the available park credit received from Village Open Space. 2.43 was used in place of the City required 3 acres per 1,000 residents.
 [6] Assumed construction cost is \$400,000 per acre + \$140,000 per acre for contingency (Total = \$540,000 per acre).
 [7] Park Reimbursement represents impact fee costs that would be reimbursed per dwelling unit. Assumes: VCE, VLDR & VMDR = \$1,547/DU, VHDR & VMU = \$1,114/DU.

APPENDIX 27
Lincoln Village 1 Specific Plan
Infrastructure Finance Plan
Park Programming

VILLAGE I - PARK SITE COST BUDGETS

STATEMENT OF PROBABLE COST - NEIGHBORHOOD PARKS LESS THAN 1 TO 2 ACRE

LDI.15114

5/9/2016



#	ITEM	0.5 QTY.	ACRES UNIT	UNIT PRICE	Exhibit 1 COST
A	01000-PERMITS AND FEES				
	Plan Check and Permit	1	JOB	NIC	
B	01510-TEMPORARY STRUCTURES				
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$2,000.00	\$2,000.00
C	02000-SERVICES				
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$500.00	\$500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONECTION	1	AC	\$2,500.00	\$2,500.00
D	02210-EARTHWORK				
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	0.50	AC	\$15,000.00	\$7,500.00
E	02310-FINISH GRADING				
	FINISH GRADING	21,780	SF	\$0.15	\$3,267.00
F	02340-EROSION CONTROL				
	SITE EROSION CONTROL	21,780	JOB	\$0.03	\$653.40
G	02715-SITE DRAINAGE				
	DRAIN LINE AND DRAINS	0.50	AC	\$10,000.00	\$5,000.00
	02800-PLAY FURNISHINGS				
	CHILDREN'S AREA PLAY APPARATUS	1	EA	\$45,000.00	\$45,000.00
	CHILDREN'S AREA SURFACING	2,800	SF	\$25.00	\$70,000.00
H	02810-IRRIGATION				
	SYSTEM	16,335	SF	\$1.55	\$25,319.25
I	02825-SITE FURNISHINGS				
	BENCH	2	EA	\$500.00	\$1,000.00
	TRASH RECEPTACLES	2	EA	\$600.00	\$1,200.00
	DRINKING FOUNTAIN	1	EA	\$6,000.00	\$6,000.00
J	02900-PLANTING				
	TURF (SODDED)	12,251	SF	\$0.55	\$6,738.19
	SHRUB AND GROUNDCOVER	4,084	SF	\$2.00	\$8,167.50
	TREES - 15 GAL	45	EA	\$120.00	\$5,400.00
	TOP DRESSING 3"	4,084	SF	\$0.29	\$1,184.29
K	02920-SOIL PREPARATION				
	SOIL PREPARATION TURF AREAS	12,251	SF	\$0.14	\$1,653.92
	SOIL PREPARATION SHRUB AREAS	4,084	SF	\$0.14	\$551.31
L	02970-LANDSCAPE MAINTENANCE				
	90 DAY MAINTENANCE	0.50	AC	\$2,800.00	\$1,400.00
M	03100-CONCRETE				
	CONCRETE WALKS	3,300	SF	\$7.50	\$24,750.00
	PLAY AREA CONTAINMENT CURB	90	LF	\$22.00	\$1,980.00
N	01310-PRE-ENGINEERED STRUCTURES				
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
O	01610-LIGHTING				
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	0	JOB	\$3,000.00	\$0.00
	SUBTOTAL				\$243,764.85
	CONTINGENCY 10%				\$24,376.49
	TOTAL BUDGET				\$268,141.34
			<i>COST PER ACRE</i>		<i>\$536,282.67</i>
			<i>COST PER S.F.</i>		<i>\$12.31</i>
SOFT COSTS					
A&E Design Fees -Soft Costs					
	A and E Design Fees (8.0%)	1	JOB	268,141.34	\$21,451.31
	Contractor Bonds and Insurance (1.5%)	1	JOB	268,141.34	\$4,022.12
	A&E Subtotal				\$25,473.43
Entitlements / Utilities					
	Advanced Planning & City Staff Project Management	268,141	JOB	0.025	\$6,703.53
	City Permit and Plan Check	268,141	JOB	0.020	\$5,362.83
	City Field Inspections and Approvals	268,141	JOB	0.035	\$9,384.95
	Entitlement Subtotal				\$21,451.31
	TOTAL SOFT COSTS				\$46,924.73
	TOTAL BUDGET				\$583,207.40

* Can Included with "In track" construction

NOTE, Perimeter sidewalks NIC. Part of civil in track improvement

VILLAGE I - PARK SITE COST BUDGETS

STATEMENT OF PROBABLE COST - NEIGHBORHOOD PARKS 1 TO 2 ACRE

LDI.15114

5/9/2016



#	ITEM	QTY.	UNIT	UNIT PRICE	COST
1.5 ACRES					
Exhibit 2					
A	01000-PERMITS AND FEES				
	Plan Check and Permit	1	JOB	NIC	
B	01510-TEMPORARY STRUCTURES				
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$4,000.00	\$4,000.00
C	02000-SERVICES				
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$1,500.00	\$1,500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONENCTION	1	AC	\$2,500.00	\$2,500.00
D	02210-EARTHWORK				
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	1.50	AC	\$12,000.00	\$18,000.00
E	02310-FINISH GRADING				
	FINISH GRADING	65,340	SF	\$0.15	\$9,801.00
F	02340-EROSION CONTROL				
	SITE EROSION CONTROL	65,340	JOB	\$0.06	\$3,593.70
G	02715-SITE DRAINAGE				
	DRAIN LINE AND DRAINS	1.50	AC	\$15,000.00	\$22,500.00
H	02800-PLAY FURNISHINGS				
	1/2 COURT BASKETBALL	1	EA	\$85,000.00	\$85,000.00
	CHILDREN'S AREA PLAY APPARATUS	1	EA	\$85,000.00	\$85,000.00
	CHILDREN'S AREA SURFACING	3,300	SF	\$25.00	\$82,500.00
I	02810-IRRIGATION				
	SYSTEM	42,471	SF	\$1.45	\$61,582.95
J	02825-SITE FURNISHINGS				
	TABLES PICNIC	6	EA	\$1,300.00	\$7,800.00
	PEDESTAL MOUNT BBQ	2	EA	\$450.00	\$900.00
	BENCH	6	EA	\$500.00	\$3,000.00
	BIKE RACK	1	EA	\$400.00	\$400.00
	TRASH RECEPTACLES	4	EA	\$600.00	\$2,400.00
	DRINKING FOUNTAIN	1	EA	\$6,000.00	\$6,000.00
K	02900-PLANTING				
	TURF (HYDROSEDED)	31,853	SF	\$0.35	\$11,148.64
	SHRUB AND GROUNDCOVER	10,618	SF	\$2.00	\$21,235.50
	TREES - 15 GAL	85	EA	\$120.00	\$10,200.00
	TOP DRESSING 3"	10,618	SF	\$0.29	\$3,079.15
L	02920-SOIL PREPARATION				
	SOIL PREPARATION TURF AREAS	31,853	SF	\$0.14	\$4,300.19
	SOIL PREPARATION SHRUB AREAS	10,618	SF	\$0.14	\$1,433.40
M	02970-LANDSCAPE MAINTENANCE				
	90 DAY MAINTENANCE	1.50	AC	\$2,800.00	\$4,200.00
N	03100-CONCRETE				
	CONCRETE WALKS	5,227	SF	\$7.50	\$39,204.00
	PLAY AREA CONTAINMENT CURB	120	LF	\$22.00	\$2,640.00
N	01310-PRE-ENGINEERED STRUCTURES				
	20 X 20 SHADE STRUCTURE	1	JOB	\$28,000.00	\$28,000.00
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
O	01610-LIGHTING				
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	3	JOB	\$3,000.00	\$9,000.00
	SUBTOTAL				\$552,918.52
	CONTINGENCY 10%				\$55,291.85
	TOTAL BUDGET				\$608,210.37
			<i>COST PER ACRE</i>		<i>\$405,473.58</i>
			<i>COST PER S.F.</i>		<i>\$9.31</i>
SOFT COSTS					
A&E Design Fees -Soft Costs					
	A and E Design Fees (8.0%)	1	JOB	608,210.37	\$48,656.83
	Contractor Bonds and Insurance (1.5%)	1	JOB	608,210.37	\$9,123.16
	A&E Subtotal				\$57,779.99
Entitlements / Utilities					
	Advanced Planning & City Staff Project Management	608,210	JOB	0.025	\$15,205.26
	City Permit and Plan Check	608,210	JOB	0.020	\$12,164.21
	City Field Inspections and Approvals	608,210	JOB	0.035	\$21,287.36
	Entitlement Subtotal				\$48,656.83
	TOTAL SOFT COSTS				\$106,436.82
	TOTAL BUDGET				\$511,910.40

* Can Included with "In track" construction

VILLAGE I - PARK SITE COST BUDGETS
 STATEMENT OF PROBABLE COST NEIGHBORHOOD PARK GREATER THAN 2 ACRES
 LDI.15114
 5/9/2016



#	ITEM	QTY.	UNIT	UNIT PRICE	Exhibit 3 COST
A	01000-PERMITS AND FEES				
	Plan Check and Permit	1	JOB	NIC	
B	01510-TEMPORARY STRUCTURES				
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$4,000.00	\$4,000.00
C	02000-SERVICES				
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$1,500.00	\$1,500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONENCTION	1	AC	\$2,500.00	\$2,500.00
D	02210-EARTHWORK				
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	6.00	AC	\$12,000.00	\$72,000.00
E	02310-FINISH GRADING				
	FINISH GRADING	209,088	SF	\$0.15	\$31,363.20
F	02340-EROSION CONTROL				
	SITE EROSION CONTROL	209,088	JOB	\$0.06	\$11,499.84
G	02715-SITE DRAINAGE				
	DRAIN LINE AND DRAINS	6.00	AC	\$10,000.00	\$60,000.00
H	02600-SITE PAVING				
	PARKING LOT	0	SF	\$3.25	\$0.00
I	02800-PLAY FURNISHINGS				
	CHILDREN'S AREA PLAY APPARATUS	1	EA	\$115,000.00	\$115,000.00
	CHILDREN'S AREA SURFACING	5,500	SF	\$25.00	\$137,500.00
J	02810-IRRIGATION				
	SYSTEM	169,884	SF	\$1.45	\$246,331.80
K	02825-SITE FURNISHINGS				
	TABLES PICNIC	8	EA	\$1,300.00	\$10,400.00
	PEDESTAL MOUNT BBQ	2	EA	\$450.00	\$900.00
	BENCH	12	EA	\$500.00	\$6,000.00
	BIKE RACK	1	EA	\$400.00	\$400.00
	TRASH RECEPTACLES	9	EA	\$600.00	\$5,400.00
	DRINKING FOUNTAIN	2	EA	\$6,000.00	\$12,000.00
	COMMUNITY GARDEN	1	EA	\$65,000.00	\$65,000.00
	BOCCE COURT	1	EA	\$48,000.00	\$48,000.00
	BASKETBALL COURT	1	EA	\$80,000.00	\$80,000.00
L	02900-PLANTING				
	TURF (HYDROSEEDDED)	93,436	SF	\$0.35	\$32,702.67
	TURF (SODDED)	0	SF	\$0.35	\$0.00
	SHRUB AND GROUNDCOVER	33,977	SF	\$1.55	\$52,664.04
	TREES - 15 GAL	190	EA	\$120.00	\$22,800.00
	TOP DRESSING 3"	60,113	SF	\$0.29	\$17,432.71
	02920-SOIL PREPARATION				
	SOIL PREPARATION TURF AREAS	93,436	SF	\$0.14	\$12,613.89
	SOIL PREPARATION SHRUB AREAS	33,977	SF	\$0.14	\$4,586.87
	02970-LANDSCAPE MAINTENANCE				
	90 DAY MAINTENANCE	6.00	AC	\$2,100.00	\$12,600.00
	03100-CONCRETE				
	D.G. TRAILS	9,148	SF	\$3.00	\$27,442.80
	CONCRETE WALKS	15,682	SF	\$7.50	\$117,612.00
	PLAY AREA CONTAINMENT CURB	120	LF	\$22.00	\$2,640.00
	01310-PRE-ENGINEERED STRUCTURES				
	RESTROOM	1	JOB	\$100,000.00	\$100,000.00
	30X40 SHADE STRUCTURE	1	JOB	\$45,000.00	\$45,000.00
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
	01610-LIGHTING				
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	8	JOB	\$3,000.00	\$24,000.00
	SUBTOTAL				\$1,403,889.82
	CONTINGENCY 10%				\$140,388.98
	TOTAL BUDGET				\$1,544,278.80
				<i>COST PER ACRE</i>	<i>\$257,379.80</i>
				<i>COST PER S.F.</i>	<i>\$5.91</i>
	SOFT COSTS				
	A&E Design Fees -Soft Costs				
	A and E Design Fees (7.0%)	1	JOB	1,544,278.80	\$108,099.52
	Contractor Bonds and Insurance (1.5%)	1	JOB	1,544,278.80	\$23,164.18
	A&E Subtotal				\$131,263.70
	Entitlements / Utilities				
	Advanced Planning & City Staff Project Management	1,544,279	JOB	0.025	\$38,606.97
	City Permit and Plan Check	1,544,279	JOB	0.020	\$30,885.58
	City Field Inspections and Approvals	1,544,279	JOB	0.035	\$54,049.76
	Entitlement Subtotal				\$123,542.30
	TOTAL SOFT COSTS				\$254,806.00
	TOTAL BUDGET				\$1,799,084.80

* Can included with "In track" construction

VILLAGE I - PARK SITE COST BUDGETS
 STATEMENT OF PROBABLE COST NEIGHBORHOOD PARK GREATER THAN 2 ACRES
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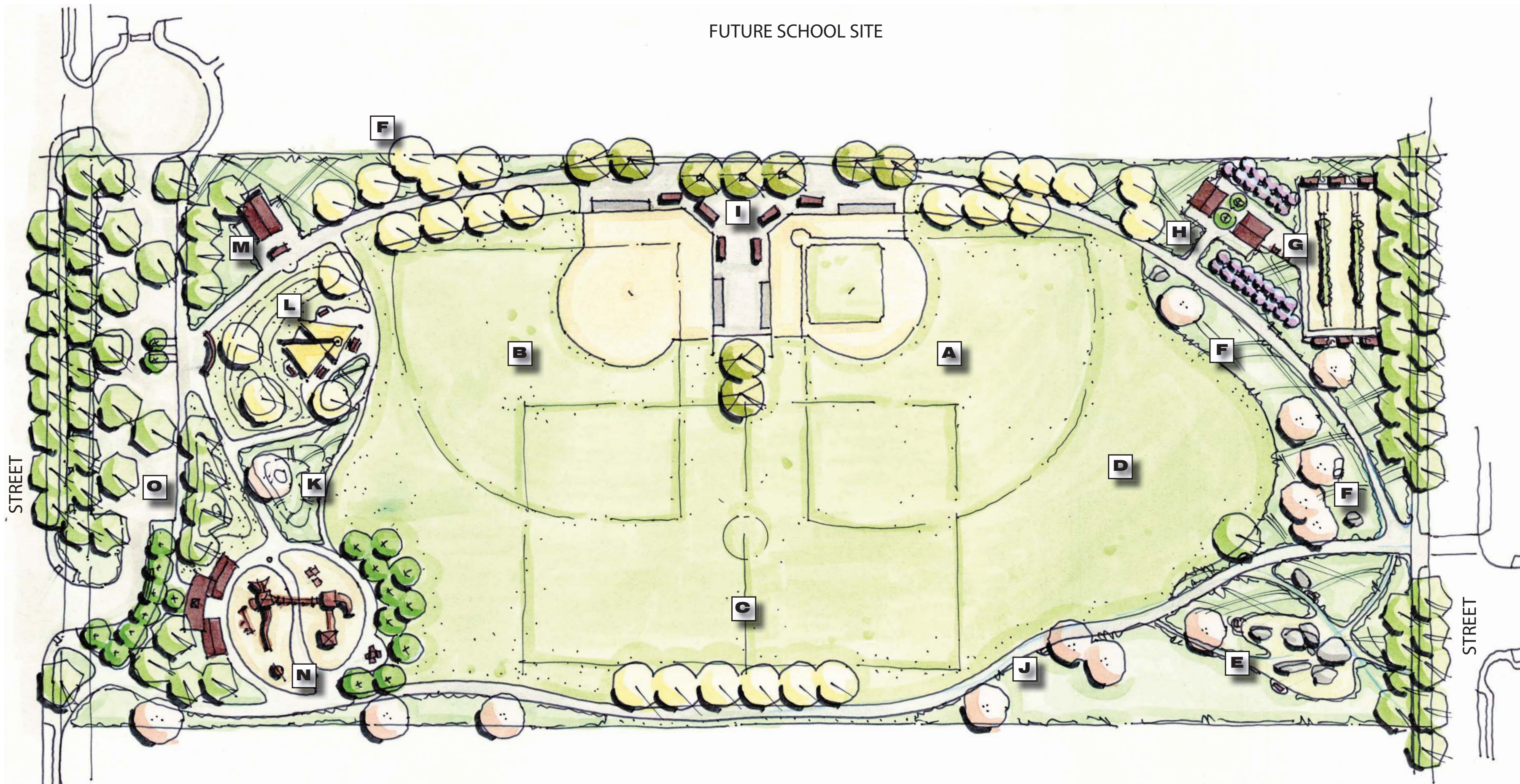


#	ITEM	QTY.	UNIT	UNIT PRICE	Exhibit 4 COST
A 01000-PERMITS AND FEES					
	Plan Check and Permit	1	JOB	NIC	
B 01510-TEMPORARY STRUCTURES					
	SITE SECURITY FENCING MOBILIZATION	1	JOB	\$4,000.00	\$4,000.00
C 02000-SERVICES					
	STORM STUB	1	EA	\$2,000.00	\$2,000.00
	DOMESTIC WATER	1	EA	\$1,500.00	\$1,500.00
	RECYCLED WATER CONNECTION	1	AC	\$1,500.00	\$1,500.00
	SEWER CONENCTION	1	AC	\$2,500.00	\$2,500.00
D 02210-EARTHWORK					
	ROUGH GRADING AND MOUNDING SITE ENGINEERING	8.00	AC	\$12,000.00	\$96,000.00
E 02310-FINISH GRADING					
	FINISH GRADING	348,480	SF	\$0.15	\$52,272.00
F 02340-EROSION CONTROL					
	SITE EROSION CONTROL	348,480	JOB	\$0.06	\$19,166.40
G 02715-SITE DRAINAGE					
	DRAIN LINE AND DRAINS	8.00	AC	\$10,000.00	\$80,000.00
H 02600-SITE PAVING					
	PARKING LOT	31,363	SF	\$3.25	\$101,930.40
I 02800-PLAY FURNISHINGS					
	CHILDREN'S AREA TOT LOT	1	EA	\$88,000.00	\$88,000.00
	CHILDREN'S AREA SURFACING	5,500	SF	\$25.00	\$137,500.00
J 02810-IRRIGATION					
	SYSTEM	226,512	SF	\$1.45	\$328,442.40
K 02825-SITE FURNISHINGS					
	TABLES PICNIC	12	EA	\$1,300.00	\$15,600.00
	PEDESTAL MOUNT BBQ	5	EA	\$450.00	\$2,250.00
	BENCH	9	EA	\$500.00	\$4,500.00
	BIKE RACK	1	EA	\$400.00	\$400.00
	TRASH RECEPTACLES	9	EA	\$600.00	\$5,400.00
	DRINKING FOUNTAIN	2	EA	\$6,000.00	\$12,000.00
	BALL DIAMOND	2	EA	\$88,000.00	\$176,000.00
	SOCCER FIELD	1	EA	\$35,000.00	\$35,000.00
	BASKETBALL COURT	0	EA	\$65,000.00	\$0.00
L 02900-PLANTING					
	TURF (HYDROSEEEDED)	67,954	SF	\$0.35	\$23,783.76
	TURF (SODDED)	87,120	SF	\$0.35	\$30,492.00
	SHRUB AND GROUNDCOVER	56,628	SF	\$1.55	\$87,773.40
	TREES - 15 GAL	190	EA	\$120.00	\$22,800.00
	TOP DRESSING 3"	56,628	CYD	\$0.29	\$16,422.12
M 02920-SOIL PREPARATION					
	SOIL PREPARATION TURF AREAS	67,954	SF	\$0.14	\$9,173.74
	SOIL PREPARATION SHRUB AREAS	56,628	SF	\$0.14	\$7,644.78
N 02970-LANDSCAPE MAINTENANCE					
	90 DAY MAINTENANCE	8.00	AC	\$2,100.00	\$16,800.00
O 03100-CONCRETE					
	CONCRETE WALKS	34,848	SF	\$7.50	\$261,360.00
	PLAY AREA CONTAINMENT CURB	180	LF	\$22.00	\$3,960.00
P 01310-PRE-ENGINEERED STRUCTURES					
	RESTROOM	1	JOB	\$100,000.00	\$100,000.00
	30X40 SHADE STRUCTURE	2	JOB	\$45,000.00	\$90,000.00
	PARK SIGN PRE FAB CITY STD.	1	JOB	\$8,500.00	\$8,500.00
Q 01610-LIGHTING					
	ELECTRICAL SERVICE	1	JOB	\$10,000.00	\$10,000.00
	LIGHTING	8	JOB	\$3,000.00	\$24,000.00
	SUBTOTAL				\$1,878,671.00
	CONTINGENCY 10%				\$187,867.10
	TOTAL BUDGET				\$2,066,538.10
			<i>COST PER ACRE</i>		\$258,317.26
			<i>COST PER S.F.</i>		\$5.93
SOFT COSTS					
A&E Design Fees -Soft Costs					
	A and E Design Fees (7.0%)	1	JOB	2,066,538.10	\$144,657.67
	Contractor Bonds and Insurance (1.5%)	1	JOB	2,066,538.10	\$30,998.07
	A&E Subtotal				\$175,655.74
Entitlements / Utilities					
	Advanced Planning & City Staff Project Management	2,066,538	JOB	0.025	\$51,663.45
	City Permit and Plan Check	2,066,538	JOB	0.020	\$41,330.76
	City Field Inspections and Approvals	2,066,538	JOB	0.035	\$72,328.83
	Entitlement Subtotal				\$165,323.05
	TOTAL SOFT COSTS				\$340,978.79
	TOTAL BUDGET				\$2,407,516.88

* Can Included with "In track" construction

VILLAGE 1

PARKS



LEGEND

- A YOUTH BASEBALL
- B YOUTH SOFTBALL
- C SOCCER FIELD
- D OPEN TURF AREA
- E ROCK OUTCROPPING AREA WITH DG PATHWAYS
- F DROUGHT TOLERANT PLANTING
- G BOCCIE/HORSESHOE
- H PICNIC AREA WITH SHADE STRUCTURE
- I PLAZA
- J CLASS I TRAIL
- K MOUNDED TURF AREA
- L PICNIC AREA WITH SHADE SAILS
- M RESTROOM
- N PLAYGROUND
- O PARKING LOT

**NEIGHBORHOOD
PARK
GREATER THAN 2 ACRES**

SCHEMATIC SITE PLAN

LAKE DEVELOPMENT-LINCOLN, LLC

DATE: 7.20.16

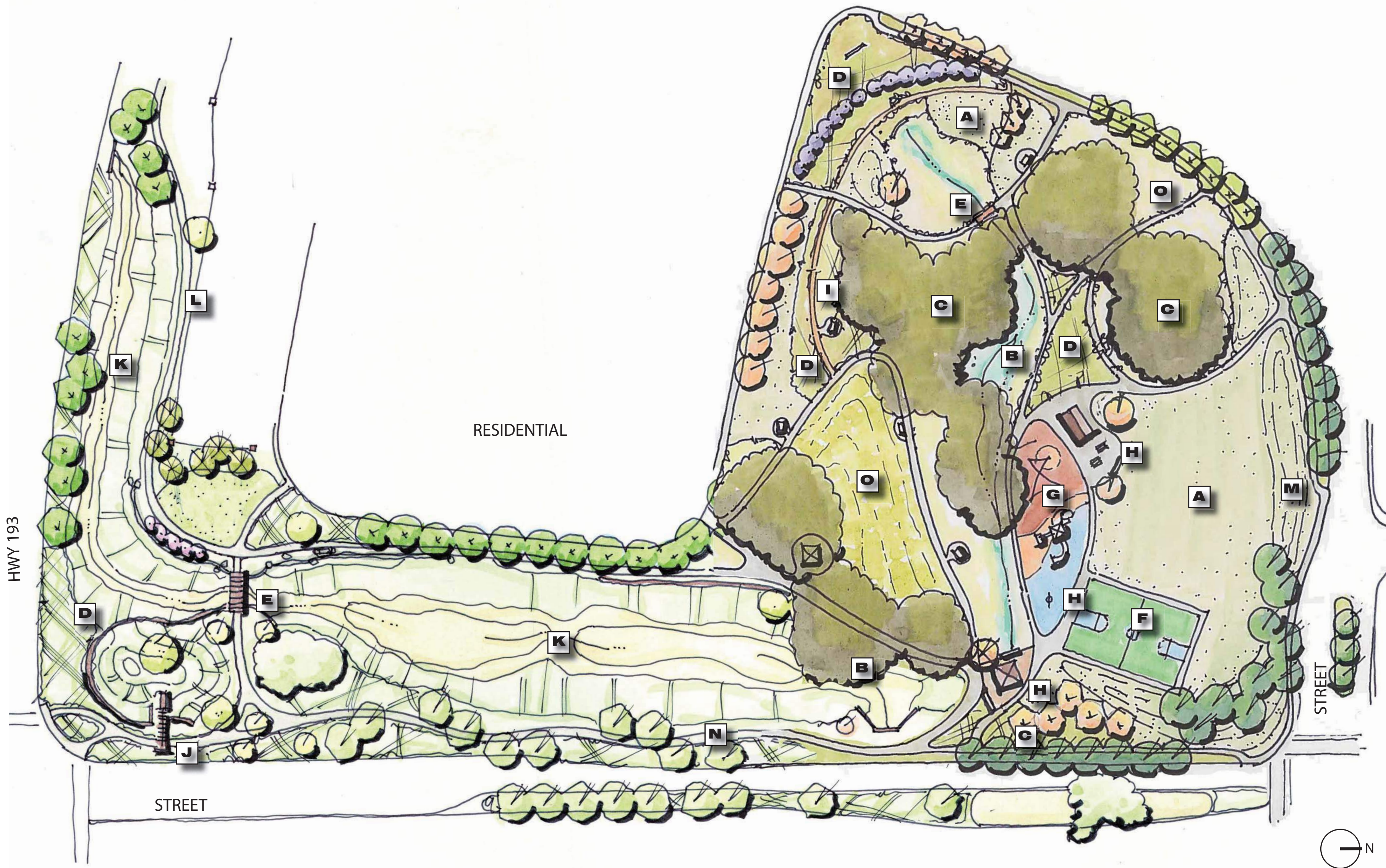
LDI.15114



SD 1

VILLAGE 1

PARKS



LEGEND

- A OPEN TURF AREA
- B EXISTING NATURAL DRAINAGE CORRIDOR
- C EXISTING OAK TREES TO REMAIN
- D DROUGHT-TOLERANT PLANTING
- E PEDESTRIAN BRIDGE
- F FULL-COURT BASKETBALL
- G PLAYGROUND
- H PICNIC AREA WITH SHADE STRUCTURE
- I D.G. PATHS AND PICNIC TABLES
- J PROJECT ENTRY
- K DRAINAGE SWALE
- L PERIMETER FENCING
- M MOUNDED TURF
- N CLASS 1 TRAIL
- O UNDISTURBED, NATIVE CONDITION TO REMAIN

NEIGHBORHOOD PARK GREATER THAN 2 ACRES

SCHEMATIC SITE PLAN

LAKE DEVELOPMENT-LINCOLN, LLC

DATE: 7.20.16

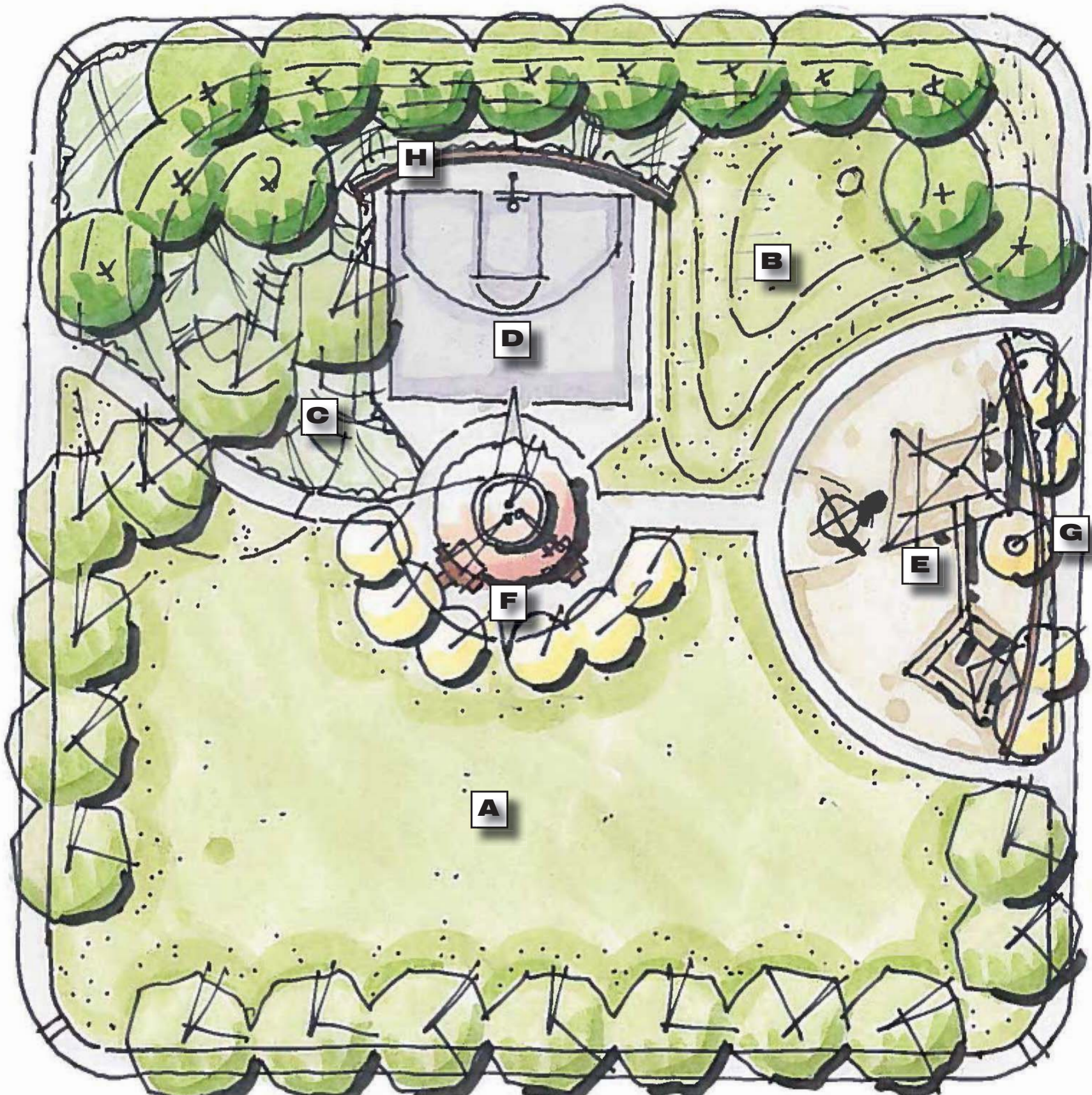
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SD2

VILLAGE 1

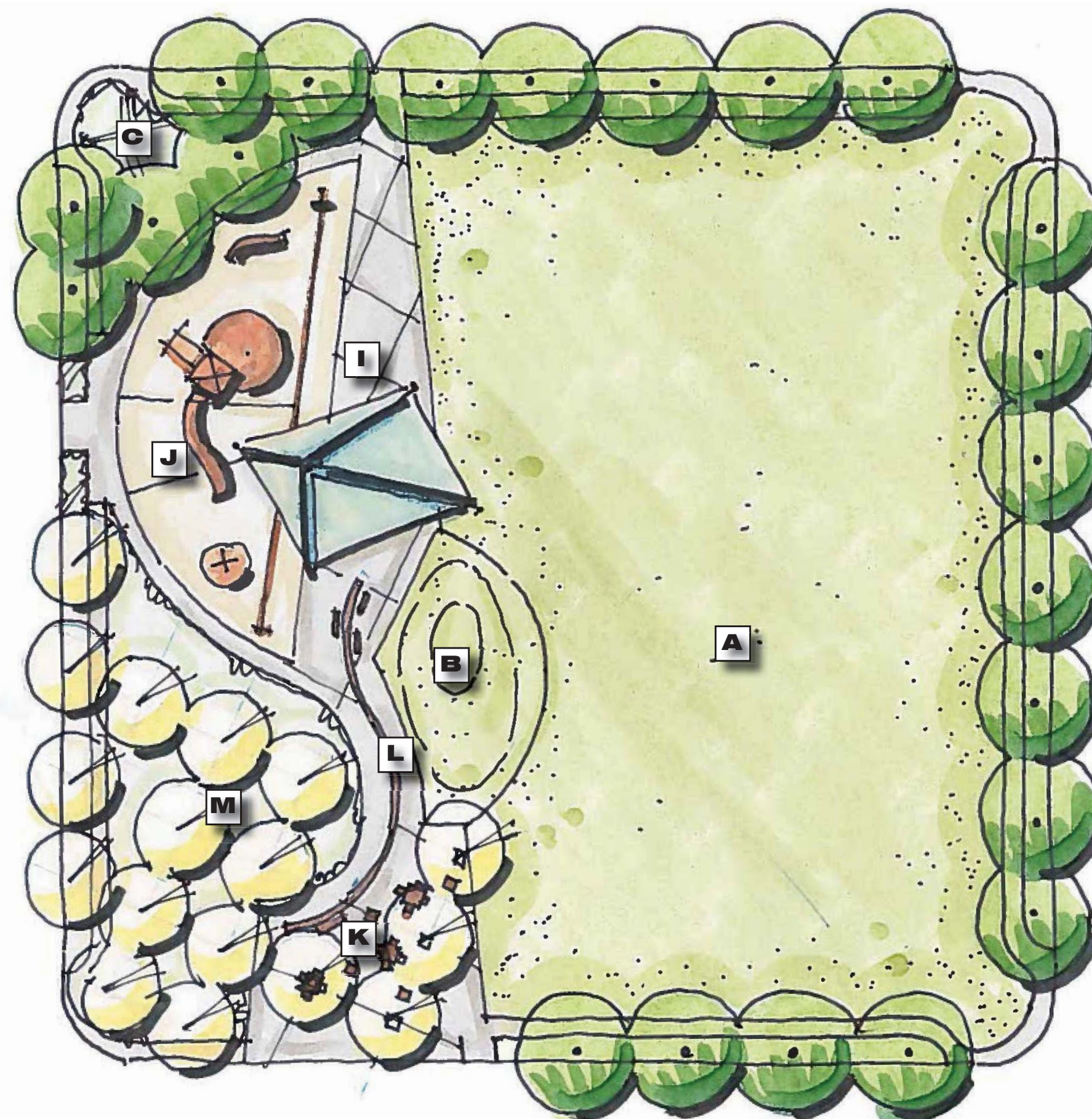
PARKS



NEIGHBORHOOD PARK - OPTION A



NEIGHBORHOOD PARK - LESS THAN 1 ACRE



NEIGHBORHOOD PARK - OPTION B

LEGEND

- A OPEN TURF AREA
- B MOUNDED TURF AREA
- C DROUGHT TOLERANT PLANTING
- D HALF-COURT BASKETBALL
- E PLAYGROUND
- F PICNIC AREA AND BBQ
- G LOW BUFFER WALL
- H RETAINING WALL 36" MAX.
- I SHADE SAIL AND BBQ'S
- J TOT LOT
- K PICNIC AREA AND GAME TABLES
- L SEAT WALL
- M TREE GROVE
- N SMALL GARDEN FEATURE
- O PLAZA SPACE
- P SMALL GAZEBO

NEIGHBORHOOD PARKS

1 TO 2 ACRES IN SIZE

SCHEMATIC SITE PLAN

LAKE DEVELOPMENT-LINCOLN, LLC

DATE: 7.20.16

LDI.15114



SD3

APPENDIX 28
Lincoln Village 1 Specific Plan
Infrastructure Finance Plan
Concurrence of Village 1 Backbone
Infrastructure Definition

The Village 1 Owners agreed, after deliberation, meetings and coordination with City of Lincoln Staff, on what would encompass the Village 1 Finance Plan. This included coming to a consensus on the definition of Backbone Infrastructure. Enclosed is a copy of the agreement reached by the Village 1 Owners, along with a copy of the correspondence received in concurrence with the agreement.

There have been minor edits and changes to The Concurrence of Village 1 Backbone Infrastructure Definition Agreement that was accepted back in February 15th, 2016. Slight modifications were a result of coordination and meetings held between the Village 1 Owners and City of Lincoln Staff. But in general, the principal agreement remains intact and unchanged.

2-15-2016

Lincoln Village 1 Specific Plan

Concurrence of Village 1 Backbone Infrastructure Definition:

The Village 1 Owners Group desires to provide a consistent voice to the City of Lincoln regarding the infrastructure that should be included in the Lincoln Village 1 Infrastructure and Financing Plan. Additionally, some of the items in the backbone infrastructure would be Public Facilities Elements, and will be reimbursed by the impact fees or other method. These items are also identified in the Infrastructure Analysis for reference.

Backbone Infrastructure to Include

The Infrastructure and Financing Plan for Village 1 should include the costs associated with the backbone improvements, as delineated below in each of the following areas:

- Water – Exhibit 1
- Raw Water – Exhibit 2
- Drainage – Exhibit 3
- Wastewater – Exhibit 4
- Circulation (With Walls and Landscaping, as applicable.) – Exhibit 5
- Village Trails (Off-street) – Exhibit 6
- Local Parks
- Regional Park
- Land Acquisition

WATER:

The backbone **Water** portion of the infrastructure plan includes most of the backbone water system shown in the specific plan, including the new City Transmission Mains, as shown in Exhibit 1. The water system is sized according to the Village 1 Potable Water Distribution Modeling Report prepared by Frayji Design Group for the City of Lincoln in July 2011 and the

most recent information obtained from the Citywide Lincoln Water Supply analysis by Tully & Young from December 2015.

We are also under the understanding that the City is still looking to provide us the final water line size needed and to determine if the interim water line we have included is needed or it could be eliminated. We would like to get these answers prior the finalization of the infrastructure agreement. The costs shown include valves and fire hydrants for the backbone network. **Water system lines within individual subdivisions were excluded.** Additionally, the cost of a temporary water line from the water tanks to the new water transmission main has been included to allow for additional interim capacity for Village 1 until the water transmission main is extended by the development entirely to the water tanks.

RAW WATER:

The backbone **Raw Water** System includes the grading and lining of a large raw water lake along Oak Tree Lane on the Walkup Ranch parcel in the Village 1 Phase 1 Area, intake and pumping structure and the primary large (” “purple pipe” network along the major roads. A booster pump is also identified for the higher elevations at the southeastern portion of the plan. The Raw Water Plan is shown in Exhibit 2. The Raw Water System offsets the need to utilize potable water for major Village 1 landscaping where reasonably accessible, such as landscape corridors and parks, and also potentially to add fill water to the lake on North Ingram Slough when incorporated into the Regional Park. **Irrigation lines beyond the main distribution network are excluded.**

DRAINAGE:

The backbone **Drainage** System considers primarily the drainage network needed to facilitate drainage of the major roads. The backbone drainage network for Lincoln Village 1 is identified in Exhibit 3. The drainage section also includes the needed grading within Auburn Ravine, the rerouting of the Nevada Irrigation District Canal, and the bank and channel stabilization of North Ingram Slough. **Individual Subdivision drainage is excluded.**

WASTEWATER:

The backbone **Wastewater** System analysis includes all of the backbone sewer delineated in the Village 1 Specific Plan, as shown in Exhibit 4. The costs include connections across McBean Park Drive / Highway 193 and under Auburn Ravine to facilitate a primary gravity sewer network. The wastewater system is sized according to the Village 1 Sewer Collection Modeling Report prepared by Frayji Design Group for the City of Lincoln in July 2011. The Infrastructure

cost estimate has been updated with the feedback we got from the City regarding the elimination of the gravity sewer serving village 2 and being replaced with future force main stubs and the sewer line in Ferrari Ranch Road serving village 2 has been reduced in size and redesigned to minimize the depth. **Wastewater pipes within individual subdivisions were excluded**, except where a backbone sewer is specifically shown to traverse a parcel/ open space. The City selected a hybrid 30-inch Ferrari Ranch Road Option with 24-inch and twin 14-inch force mains to provide surplus capacity for Villages 2 and 3, and these costs will be reflected in the Infrastructure-analysis.

CIRCULATION:

The **Circulation** portion of the infrastructure plan includes all of the major delineated Roadways within Village 1. For the Specific Plan roadways, the entire cost of the cross section is included. Where existing roads are present, only the additional pavement costs were considered and included, except on Oak Tree Lane where the grades are expected to change also. Water crossings and joint trench costs, including undergrounding existing overhead lines on Highway 193, are also accounted for in this element. ***Only Collector and Arterial Roads from the specific plan with no lot fronting are considered in this estimate, subdivision in-tract roadways are not included.*** The Circulation Plan roads are provided as Exhibit 5.

The walls and landscaping element has been removed except as shown on exhibit 6. The cost of the walls (if required), median landscaping, hardscape, and lighting along the Village 1 developable frontages will be funded by the fronting development. Where non-participating or “Orphan” Properties front a Village 1 road, landscaping costs were included. (additional cross sections to illustrate the included improvements have been included in the cost estimate and exhibits)

VILLAGE TRAILS:

The **Village Trails** (Off-Street) element included the costs associated for some of those trails shown in the pedestrian circulation map of the Specific Plan not to be present on streets. Those trails along Village Roads have already been accounted for in the Circulation element. Exhibit 6 delineates the Specific Plan Trail system. Paseo, Ravine and Open Space Trails have been assumed to be asphalt.

REGIONAL PARK:

The Regional **Park** element of the analysis includes costs for the Acquisition of land designated as becoming the new regional park from the County of Placer to satisfy the City-wide Park requirement for Village 1. This element may be enacted through direct payments, providing an offset credit against entitlement of the conjoined Village Mixed Use Parcel, or a combination of the two. **The costs of *improvements* to this park, as well as acquisition and improvements of *other* parks within the Specific Plan Area, are not included in the infrastructure summary and are part of the Impact fees as discussed with the City.**

RIGHT-OF-WAY LAND ACQUISITION:

The **Land Acquisition** element of the analysis includes potential costs for land acquisition to fulfill the infrastructure for the Village 1 Specific Plan. The Infrastructure Plan anticipates construction of infrastructure across lands currently owned by non-participating, non-developing landowner along Auburn Ravine Bridge North of La Bella Rosa. The Infrastructure Plan will include funds to cover those land acquisition costs, as well as associated environmental mitigation costs, such as wetlands for roadway widening for the orphan properties.. If these non-participants develop, those costs could be assessed against the landowner at that time. Infrastructure phasing exhibits will be provided with the development phasing.

NEIGHBORHOOD PARKS:

At the direction of the City, the neighborhood parks will be addressed with the Impact Fees and individual D 's

Conclusions

This updated infrastructure costs and attached exhibits provide a clear consensus on which infrastructure should be included in the Village 1 Infrastructure Plan and be the basis for the financing plan being prepared by EPS.

APPENDIX 29
Lincoln Village 1 Specific Plan
Infrastructure Finance Plan
City Administration Fee Calculation

Appendix 29
Village 1
Infrastructure Finance Plan
1.5% City Administration Fee

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage					Village 1 Cost Share Percentage [4]	VIFP City Administration Fee [5] [6] [7]	
			VCE	VLDR	VMDR	VHDR	VMU			Total
021-231-026	Anderson	5		4.2				4.2	0.46%	\$5,511
021-231-055	Snyder	2.4		2.2				2.2	0.24%	\$2,887
021-231-056	Ramsdell	2.4		2.2				2.2	0.24%	\$2,887
021-231-058	Simmons & McDonald	0.6		0.5				0.5	0.05%	\$656
021-231-057	Darville	3.3		3.1				3.1	0.34%	\$4,068
021-231-023	Golden	1.1		0.9				0.9	0.10%	\$1,181
021-231-022	Montgomery	5.1		4.5				4.5	0.49%	\$5,905
021-231-059,60	Ryan	56		23.5				23.5	2.57%	\$30,836
021-231-019	City of Lincoln	6.3						0.0		
021-250-004	Turkey Ranch Golf Course	80.8	28.4					28.4		
021-250-005	Turkey Ranch Golf Course	40.1	23.5					23.5		
021-272-009	Turkey Ranch Golf Course	200.8						0.0		
	Golf Course Subtotal	321.7	51.9					51.9		
021-272-016	McEwen	2.7		2.5				2.5	0.27%	\$3,280
021-231-045	Leavell Ranch Partnership	6.4		6.4				6.4	0.70%	\$8,398
021-231-046	Blansett	1		1				1.0	0.11%	\$1,312
021-231-047	Williams	0.5		0.5				0.5	0.05%	\$656
021-231-048	Burns	0.5		0.5				0.5	0.05%	\$656
021-231-049	Burns	0.5		0.5				0.5	0.05%	\$656
021-231-050	Burns	0.5		0.5				0.5	0.05%	\$656
021-231-054	Thomas	2.1		1.1				1.1	0.12%	\$1,443
021-231-053	Haddox	0.9		0.9				0.9	0.10%	\$1,181
021-231-051	Maan	3.9		3.9				3.9	0.43%	\$5,117
021-231-052	Tello	0.9		0.9				0.9	0.10%	\$1,181
021-231-061	Ryan	1.1		1.1				1.1	0.12%	\$1,443
021-231-021	Squier	19.9		17.6				17.6	1.92%	\$23,094
021-272-010	Bella Rosa LLC	56.3		29.2				29.2	3.19%	\$38,315
021-272-014	Leavell Ranch Partnership	69.4		28.3				28.3	3.09%	\$37,134
	Leavell Ranch Partnership Subtotal	75.8		34.7				34.7	3.79%	\$45,532
021-272-013	Toffi	0.7		0.7				0.7		\$0
021-272-012	Leavell	22.5		22				22.0	2.40%	\$28,868
021-272-017	Duff	145		65.4	38.2			103.6	11.32%	\$135,940
021-272-023	East Lincoln Associates	141.1	94.5					94.5	10.32%	\$123,999
021-272-022	Sunset Tratesso LLC	106.6	7.5	67.5				75.0	8.19%	\$98,412
	Elliot Homes Subtotal	247.7	102	67.5				169.5	18.51%	\$222,411

Appendix 29
Village 1
Infrastructure Finance Plan
1.5% City Administration Fee

Village 1 APN [1]	Owner Name	Total Acreage [3]	Developable Acreage					Village 1 Cost Share Percentage [4]	VIFP City Administration Fee [5] [6] [7]	
			VCE	VLDR	VMDR	VHDR	VMU			Total
031-460-060 [2]	Kollenberg [2]	9.86	9.1					9.1	0.99%	\$11,941
021-274-033	Highmark Land LLC	18.2						10.9	1.19%	\$14,303
021-274-034	Ride to Walk	20.1						9.1	0.99%	\$11,941
021-274-035	Vanwagenen	16.2				3.6		8.8	1.35%	\$16,271
021-274-036	Leavell	18.5					13.6		1.49%	\$17,845
021-274-037	Leavell	19.3			8.3	2.3		10.6	1.16%	\$13,909
021-274-042	Leavell	325.9	76.8	129.2	38.4			244.4	26.70%	\$320,692
021-274-038	Sturzen	11.4	9.5					9.5	1.04%	\$12,466
021-274-039	Sturzen	0.6	0.2					0.2	0.02%	\$262
021-274-032	Highmark Land LLC	0.7						0.0		
021-274-031	Placer County	46.1						10.2	1.11%	\$13,384
021-274-030	Parkwood Holdings LLC	20.9			6.1	9.3		15.4	1.68%	\$20,207
021-274-040	Stardust 80	76.2	14.6	40.2				54.8	5.99%	\$71,906
021-274-041	Sacto Teen Challenge	21	13.9					13.9	1.52%	\$18,239
021-274-028	Silverado Hidden Hills LLC	11.1		6.4				6.4	0.70%	\$8,398
021-274-029	Silverado Hidden Hills LLC	9.9		8.7				8.7	0.95%	\$11,416
021-274-027.24	Silverado Hidden Hills LLC	35		22.6				22.6	2.47%	\$29,655
021-274-026	Deloach	9		5.7				5.7	0.62%	\$7,479
021-274-025	Silverado Hidden Hills LLC	20		18.8				18.8	2.05%	\$24,669
	Hidden Hill Subtotal	76		56.5				56.5	6.17%	\$74,137
031-420-004	Ewing	5	2.9					2.9	0.32%	\$3,805
031-420-023	Ewing	7.5	5.2					5.2	0.57%	\$6,823
031-420-024	Ewing	7.5	6.9					6.9		
031-101-001	Allen	91.3	42.8					42.8		
032-010-013	Allen	0.3	0.3					0.3		
032-010-015	Jmag Enterprises LLC	3.5	3.5					3.5		
032-010-017	Obrien	3.4	3.4					3.4		
032-010-014	Bennett	3	3					3.0		
	TOTALS	1366.5	234.2	522.5	91.0	28.8	39.0	915.5	100%	\$ 1,201,283

- [1] Excludes Parcels north of Turkey Creek Golf Course, Tofft and areas outside of the annexation boundary (i.e. Allen, Bennett, Ewing, Jmag Enterprises and O'Brien).
- [2] Includes APN: 021-450-029, 0.26 +/- acres.
- [3] The acreages shown are based on the assessor's parcel maps and are approximate. Final acreages will be obtained at the time each parcel is surveyed by a licensed Land Surveyor.
- [4] Percent share is subject to change. Based on properties within Village 1 that are identified as participating. Should properties, currently not identified as participating develop, the percent share shall be updated accordingly.
- [5] Village 1 Finance Plan City Administration Fee is equal to: \$1,201,283 and is based on 1.5% of the subtotal cost of: \$80,085,500
- [6] Subtotal cost as basis for Fee includes actual Construction Cost Estimate and excludes Neighborhood Park Land Acquisition and Neighborhood Park Construction.
- [7] Fee shall be payable based upon Percentage of parcel developable acreage included in the respective Phase Final Map, up to the cumulative total shown for final build-out of parcel.