

Appendix C: Infrastructure and Assessment Estimates

C.1 BACKBONE INFRASTRUCTURE COSTS

Estimated infrastructure costs by development phase (at the time of Specific Plan adoption) are detailed in Table C.1, Specific Plan Preliminary Phasing Cost Estimates and are subject to final engineering and city approval.

TABLE C.1 Specific Plan Preliminary Phasing Cost Estimates					
Phase 1	Casa Grande Ave.	Duncan Canyon Rd.	Citrus Ave.	Cypress Ave.	Total
Street Improvements	\$748,352	\$849,651	\$1,549,060	\$1,012,734	\$4,159,797
Sewer Improvements	\$262,250	\$203,000	\$164,000	\$260,350	\$889,600
Water Improvements	-	-	-	\$298,688	\$298,688
Storm Drain Improvements	\$155,000	\$1,944,100	-	\$926,455	\$3,025,555
Dry Utilities	\$497,310	\$622,150	\$547,880	\$607,200	\$2,274,540
Landscaping	\$537,983	\$1,299,133	\$369,526	\$1,102,417	\$3,309,058
Total Phase 1	\$2,200,895	\$4,918,895	\$2,630,466	\$4,207,843	\$13,957,237
Phase 2	Casa Grande Ave.	Duncan Canyon Rd.	Sierra Ave.	Arboretum Collector	Total
Street Improvements	\$748,352	\$849,651	\$617,121	\$165,174	\$2,380,299
Sewer Improvements	\$264,782	\$203,000	-	\$55,500	\$523,282
Water Improvements	-	-	-	\$39,600	\$39,600
Storm Drain Improvements	\$155,000	\$1,944,100	\$1,666,775	\$219,500	\$3,985,375
Dry Utilities	\$497,310	\$622,150	\$621,000	\$207,000	\$1,947,460
Landscaping	\$537,983	\$1,299,133	\$404,498	\$166,154	\$2,407,767
Total Phase 2	\$2,203,427	\$4,918,034	\$3,309,394	\$852,928	\$11,283,782
Phase 3	Sierra Ave.	Grapeland St.	Cypress Ave.	Arboretum Collector	Total
Street Improvements	\$617,121	\$405,877	\$1,012,734	\$165,174	\$2,035,732
Sewer Improvements	-	-	\$260,350	\$55,500	\$260,350
Water Improvements	-	\$304,800	\$298,688	\$39,600	\$603,488
Storm Drain Improvements	\$1,666,775	-	\$926,455	\$219,500	\$2,593,230
Dry Utilities	\$621,000	\$446,760	\$607,200	\$207,000	\$1,674,960
Landscaping	\$404,498	\$354,915	\$1,102,417	\$166,154	\$1,861,829
Total Phase 3	\$3,309,394	\$1,512,352	\$4,207,843	\$852,928	\$9,029,588



C.2 HOMEOWNER ASSESSMENTS

At the time of the Specific Plan adoption, the annual Community Facility District (CFD) costs for all 3,526 units in the project area are estimated to be \$428.37 per unit. Actual fees will be identified after final engineering has been completed and are subject to City approval. Following are estimated monthly Homeowners' Association (HOA) fees (by village). Fees do not include sub-association costs: Meadows Village—\$61.75, Gardens Village—\$92.50, Resort Village—\$140.75.