

Villa Ticino West Unit 1 & 2

Area of Benefit

Prepared For:

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February, 2023

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1. Introduction

Villa Ticino West Unit 1 and 2 are proposed subdivisions that will consist of single-family residential users with 100 lots for unit 1 and 119 lots for unit 2. Construction includes the development of Meadow Villa Park and storm drainage basin. The project area is located within the city of Manteca, CA and is bounded to the east by Airport Way, north by Louise Avenue, and west by French Camp Outlet Canal. The purpose of this Area of Benefit is to provide guidance and procedure for cost allocation associated with the project that will benefit from the Basin/Park improvements.

The Basin will serve the entire Villa Ticino West development including the high-density residential and commercial parcels adjacent to the property. Refer to reference 1: Villa Ticino West Unit 1 & 2 Basin & Storm Drain Areas of Benefit for the overall boundary map and Table 1 For the listing of parcels.

Beneficiaries are to pay their fair share for the Improvements and associated fees for the said improvements.

2. Improvement Costs

All improvements contained in this reimbursement agreement are essential for the following:

- I. Basin/Park and Storm Drain, refer to Reference 2 "Area of Benefit Improvement Costs (Villa Ticino West 1 & 2 Basin)" and Reference 4 "Area of Benefit Improvement Costs (Villa Ticino West 1 & 2 Park Landscape/Irrigation)" for the list of improvements and costs. Improvement costs are based on contract costs dated Jan 26, 2022, Marques General Engineering "Subcontract (Villa Ticino West Grading & Improvements of Unit 1 & 2).

The basin designed to accommodate all the beneficiary's stormwater and have a controlled to discharge safely to French Camp Outlet Canal. The basin will have a pump station which will function as a storage and collection chamber. It will lift and distribute the stormwater from the basin to the storm drain force main pipeline and convey storm water through a city approved infiltration system (Contech Vortechs 3000 vault) before discharging to the FCOC.

A landscape irrigation well and meter is to be installed at the Basin/Park to provide irrigation water to the park landscaping.

- II. Villa Ticino West Utility Upsizing improvements refer to Reference 7 "Area of Benefit Improvement Costs (Villa Ticino West Unit 1 & 2 Utility Upsizing)" for the list of the improvements and costs.

3. Methodology

I. Basin/Park & Storm drain

Villa Ticino West Unit 1 & 2 Basin/Park resides on the middle of unit 1 & 2 which is to be developed by Jen California 23 LLC. The Parcel is located southwest of the intersection of Airport Way and Louise Avenue. The park/basin will consist of 3 areas: the upland park, accounting for 0.95 acres, and 0.04 acres for the pump station and 5.85 acres for the basin. The basin will be improved with an outfall structure, pump station, primary treatment structure, and a storm drain force main pipeline that will discharge to French Camp Outlet Canal.

The Basin/Park is adjacent to several other parcels which inherit the prior mentioned benefits, refer to Reference 1 “Villa Ticino West Unit 1 & 2 Basin & Storm Drain Areas of Benefit”. To summarize, the benefiting parcels are as follows:

Table 1

Site #	APN / Description	Total Acreage (AOB)	Address
1	198-160-270 (HDR)	12.40	2298 W Louise Ave
2	198-160-280 (COM)	18.70	995 N Airport Way
3	LOT 1 44-M&P-8 (Total) • LDR • Basin / Park	29.43 • 22.19 • -7.24 (R)	
4	LOT 2 44-M&P-8 (LDR)	24.77	
5	LOT 3 44-M&P-8 (LDR)	22.33	
6	LOT 2 44-M&P-59B	16.59	
7	LOT 3 44-M&P-59B	11.96	
8	LOT 1 44-M&P-59B • LDR • Basin / Park	42.43 • 35.55 • -6.88 (R)	
9	LOT 5 44-M&P-59C	20.17	
10	LOT 4 44-M&P-59C	22.08	

**(R) represents parcel acreage removed from area of benefit.

The storm drainage basin and all relevant appurtenances are designed to fully accommodate all the surrounding parcels; therefore, all parcels are to be allocated by a single methodology, see Reference 1 “Villa Ticino West Unit 1 & 2 Basin & Storm Drain Areas of Benefit”. The sizing of the basin and storm drain outfall appurtenances are calculated by the total stormwater runoff; therefore, the costs will be allocated based on each parcel’s stormwater runoff contribution. This contribution is represented by the “Cx A” column, see Reference 3 “Area of Benefit Allocation (Villa Ticino West 1 & 2 Basin)” and Reference 5 “Area of Benefit Allocation (Villa Ticino West 1 & 2 Basin Landscape/Irrigation)”. The commercial property APN 198-160-280 is not subject to park fee, therefore reimbursement for park improvements is not applicable to reimbursement for said parcel.

II. Utility Upsizing.

Villa Ticino West 1 & 2 utility upsizing will encompass sanitary sewer improvements along Moscato Drive to Geneva Way. This includes the installation of various sizes of sewer pipes and manholes. A strategic cost allocation approach, based on wastewater average accumulated flow (GPD), has been incorporated to ensure a fair distribution of costs. For further details, please refer to Reference 6: “Villa Ticino West Unit 1 & 2 Utility Upsizing Areas of Benefit”. To summarize, the benefiting parcels are as follows:

Table 2

Site #	APN / Description	Lots	Flow/Lot (GPD)	Ave. Accu Flow (GPD)	Address
HDR only					
1	198-160-270 (HDR)	1	46,984	46,984	2298 W Louise Ave
Segment 1					
1	198-160-270 (HDR)	1	46,984	46,984	2298 W Louise Ave
2	198-160-280 (COM)	-	-	-	995 N Airport Way
3	UNIT 1 - LOT 1 44-M&P-8 (LDR)	3	160	480	
4	UNIT 2 - LOT 2 44-M&P-8 (LDR)	56	160	8,960	
5	UNIT 6 - LOT 3 44-M&P-8 (LDR)	28	160	4,480	
Segment 2					
1	198-160-270 (HDR)	1	46,984	46,984	2298 W Louise Ave
2	198-160-280 (COM)	-	-	-	995 N Airport Way
3	UNIT 1 - LOT 1 44-M&P-8 (LDR)	100	160	16,000	
4	UNIT 2 - LOT 2 44-M&P-8 (LDR)	119	160	19,040	
5	UNIT 6 - LOT 3 44-M&P-8 (LDR)	118	160	18,880	

The sanitary sewer improvements are designed to fully accommodate all the areas of benefit; therefore, all parcels are to be allocated by a single methodology. The proposed methodology provides a structured approach to upsize the sanitary sewer at Villa Ticino West Unit 1 & 2, ensuring efficient cost allocation based on wastewater average accumulated flow from each parcel that contribute to each segment of sanitary sewer improvements. This contribution is represented by the “GPD” column, see Reference 8 “Area of Benefit Allocation Cost (Villa Ticino West Unit 1 & 2 Utility Upsizing)”.

4. Cost Adjustment

The assessments provided herein shall be adjusted on January 1st of each year, based upon the change in the 20-City U.S. Average Engineering News Record Construction Index (ENR-Index). The adjusted cost shall be calculated by the City of Manteca Community Development Department using the formula:

- New adjusted assessment is equal to the initial assessment multiplied by ENR-Index for January 1st of the year the assessment is paid, divided by the ENR-Index for January 2023. The adjusted cost shall be rounded to the nearest dollar (\$1.00).

5. Distribution

Payments are required upon the issuance of any government permit or approval to a benefiting parcel, which results in actual connection to, benefit from, or usage of the facilities specified in this Area of Benefit. The following are list of how much to be collected from each property table entitled:

- I. Reference 3 “Area of Benefit Allocation (Villa Ticino West 1 & 2 Basin)”
- II. Reference 5 “Area of Benefit Allocation (Villa Ticino West 1 & 2 Park Landscape/Irrigation)”
- III. Reference 8 “Area of Benefit Allocation Cost (Villa Ticino West Unit 1 & 2 Utility Upsizing)”

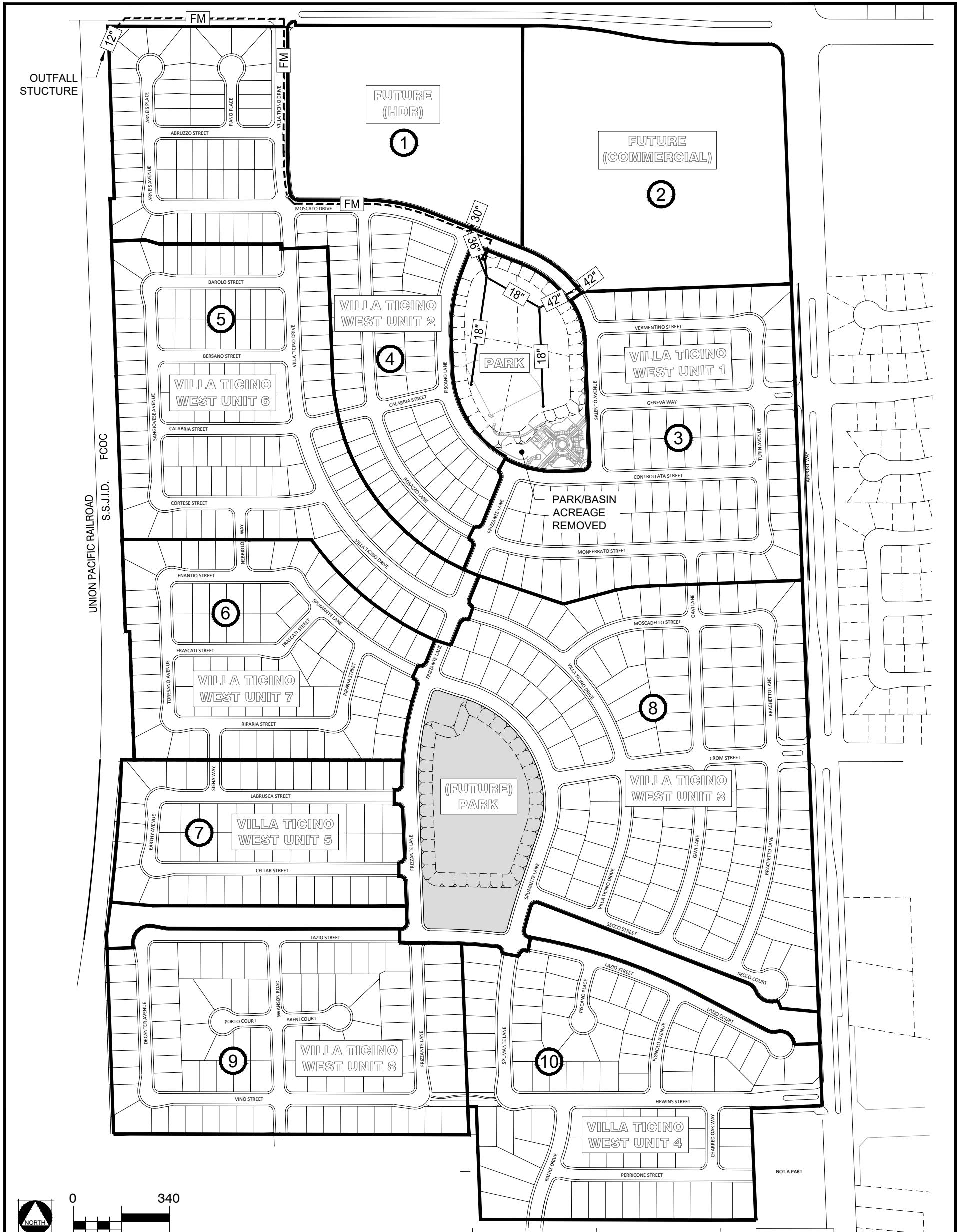
In all cases, these amounts are in February, 2023 dollars and must be adjusted in accordance with Section 4 Cost Adjustment.

6. Appendix

a) Runoff Coefficients "C" Per City of Manteca Storm Drain Master Plan 2013

Land Use Type	Runoff Coefficient (C)	Minimum Overland Flow Time (Minutes)
Residential⁽¹⁾		
Very Low Density Residential (VLDR)	0.30	25
Low Density Residential (LDR)	0.30	25
Medium Density Residential (MDR)	0.50	20
High Density Residential	0.65	15
Business and Commercial⁽¹⁾		
Business Professional (BP)	0.90	15
Commercial Mixed Use (CMU)		
General Commercial (GC)		
Neighborhood Commercial (NC)		
Industrial⁽¹⁾		
Heavy Industrial (HI)	0.70	15
Light Industrial (LI)		
Business Industrial Park		
Other⁽¹⁾		
Parks	0.10	30
Schools	0.25	28
Agriculture	0.30	25

⁽¹⁾ In lieu of using this table, composite coefficients may be determined for land uses within a development by using the typical coefficients in Table 3-2.



LEGEND

DESCRIPTION	PLAN	DESCRIPTION	PLAN
SITE #	#	STORM DRAIN BUBBLER	●
A.O.B BOUNDARY	—	IRRIGATION WELL STRUCTURE	□
STORM DRAIN	— # —	PUMP STATION	■
STORM DRAIN FORCE MAIN	— FM —	CONTECH VORTECHS 3000	□ □
48" MANHOLE	○		

**VILLA TICINO WEST UNIT 1 & 2 BASIN & STORM
DRAIN AREAS OF BENEFIT**

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ENGINEERING
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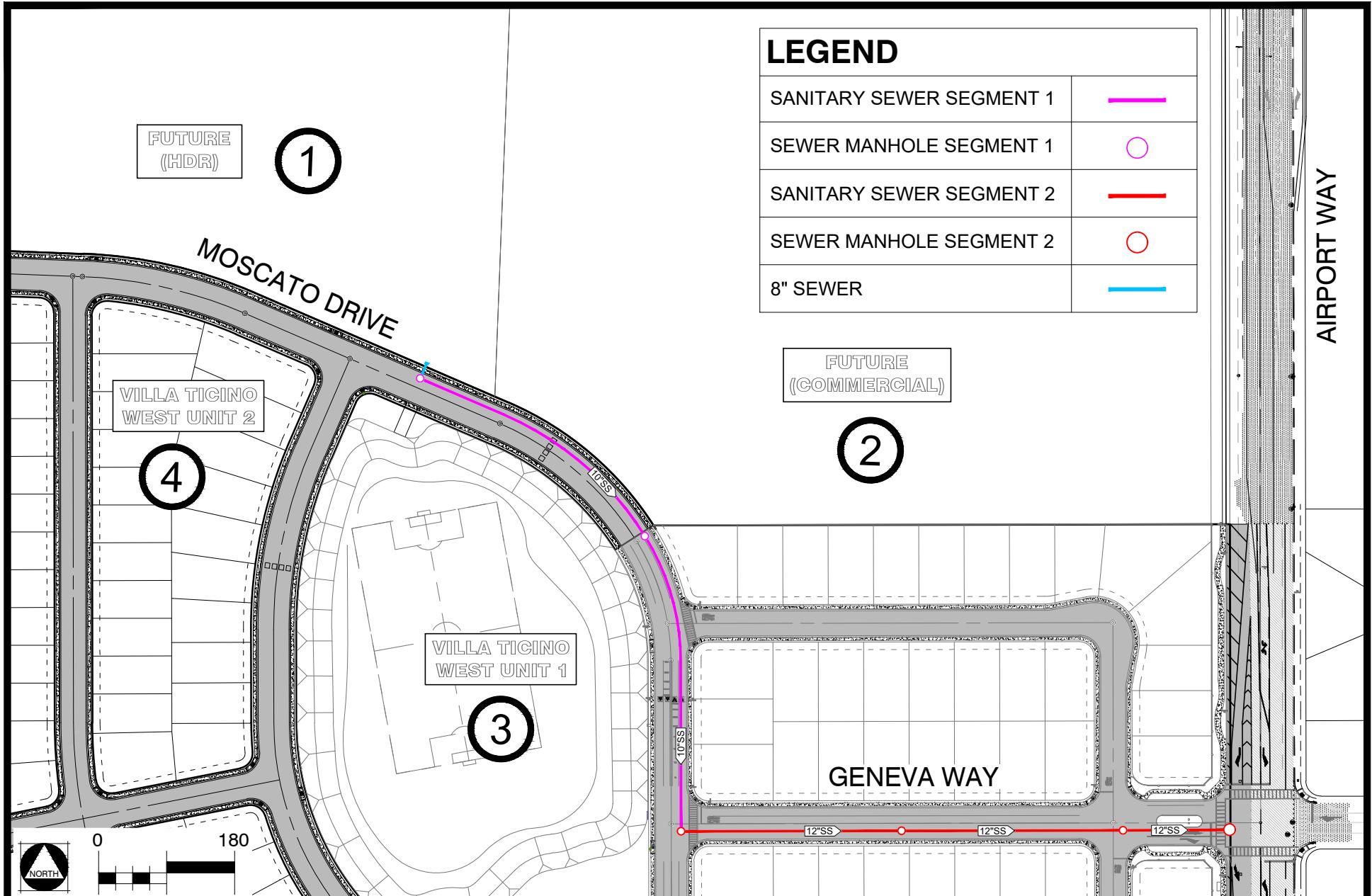
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AREA OF BENEFIT IMPROVEMENT COSTS Villa Ticino West Unit 1 & 2 Basin & Storm Drain				Date: 2/12/2024		
				Jen California 23 Contracted Costs		
#	Description	UM	Qty	Unit Price ENR 13175	Improvement Cost	
A.) Site Preparation						
1	Mobilization	LS	1	\$8,000.00	\$8,000.00	
2	Site Clearing and Grubbing	AC	7.24	\$510.00	\$3,692.40	
3	Rough Grade	CY	31,000	\$3.60	\$111,600.00	
4	Finish Grade	LS	1	\$57,000.00	\$57,000.00	
				SUBTOTAL	\$180,292.40	
B.) Storm Drain & Outfall Improvements						
1	12" Storm Drain	LF	82	\$54.00	\$4,408.56	
2	18" Storm Drain	LF	1015	\$120.00	\$121,807.20	
3	30" Storm Drain	LF	30	\$125.00	\$3,750.00	
4	36" Storm Drain	LF	169	\$135.00	\$22,815.00	
5	42" Storm Drain	LF	165	\$175.00	\$28,876.23	
6	12" Storm Drain Force Main	LF	2030	\$72.00	\$146,147.04	
7	48" Storm Drain Manhole	EA	2	\$5,500.00	\$11,000.00	
8	48" Storm Drain Bubbler	EA	1	\$6,500.00	\$6,500.00	
9	60" Storm Drain Bubbler	EA	3	\$9,500.00	\$28,500.00	
10	Temporary Stub & Plug	EA	1	\$750.00	\$750.00	
11	Storm Drain Pump Station	LS	1	\$560,000.00	\$560,000.00	
12	Contech Vortechs 3000	EA	1	\$67,500.00	\$67,500.00	
13	Storm Drain Structure w/ Flap Gate, Grate, Level Sensor	LS	1	\$10,000.00	\$10,000.00	
14	Basin Regrade, Additional Drain and Bubbler	LS	1	\$100,000.00	\$100,000.00	
				SUBTOTAL	\$1,112,054.03	
				IMPROVEMENT TOTAL:	\$1,292,346.43	
C.) Community Development Department Fees						
1	Engineering Plan Check Fee	%	2.00%	\$1,292,346.43	\$25,846.93	
2	City Construction Inspection Fee	%	1.81%	\$1,292,346.43	\$23,391.47	
				SUBTOTAL	\$49,238.40	
D.) Engineering & Bonding Costs						
1	Design Engineering	%	2.00%	\$1,292,346.43	\$25,846.93	
2	Construction Staking	%	3.00%	\$1,292,346.43	\$38,770.39	
3	Bonding	%	2.00%	\$1,292,346.43	\$25,846.93	
4	Assessment Engineering	LS	1	\$3,300.00	\$3,300.00	
				SUBTOTAL	\$93,764.25	
E.) Construction Management & Administration Costs						
1	Jen California 23 Management & Administration Costs	%	5.00%	\$1,292,346.43	\$64,617.32	
				SUBTOTAL	\$64,617.32	
F.) City Administration Costs						
1	City Administration Costs	%	5.00%	\$1,292,346.43	\$64,617.32	
				SUBTOTAL	\$64,617.32	
F.) SJCOG Fees						
1	SJCOG Fees	AC	7	\$17,363.00	\$125,708.12	
				SUBTOTAL	\$125,708.12	
H.) Land Cost						
1	Northern Park Basin	AC	7.24	\$221,332.21	\$1,602,445.19	
				SUBTOTAL	\$1,602,445.19	
				TOTAL FEES:	\$2,000,390.60	
				REIMBURSMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES):	\$3,292,737.03	

AREA OF BENEFIT ALLOCATION											
Villa Ticino West 1 & 2 Basin - Allocated by Parcel Runoff											
Site #	APN / DESCRIPTION	Address	Owner	Land Use Description	C	A acre	Cx A	Percentage %	Allocation \$	Reimbursement \$	
1	198-160-270	2298 W Louise Ave	A Rossi Inc	Future (HDR)	0.65	12.40	8.06	10.39%	\$342,082.71	\$342,082.71	
2	198-160-280	995 N Airport Way	A Rossi Inc	Future (Commercial)	0.90	18.70	16.83	21.69%	\$714,299.25	\$714,299.25	
3	LOT 1 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 1 (LDR)	0.30	22.19	6.66	8.58%	\$282,536.55	-	
4	LOT 2 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 2 (LDR)	0.30	24.77	7.43	9.58%	\$315,386.67	-	
5	LOT 3 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 6 (LDR)	0.30	22.33	6.70	8.63%	\$284,319.11	-	
6	LOT 2 44-M&P-59B		Jen California 23 LLC	Villa Ticino West Unit 7 (LDR)	0.30	16.59	4.98	6.42%	\$211,233.95	-	
7	LOT 3 44-M&P-59B		Jen California 23 LLC	Villa Ticino West Unit 5 (LDR)	0.30	11.96	3.59	4.62%	\$152,281.98	-	
8	LOT 1 44-M&P-59B		Jen California 23 LLC	Villa Ticino West Unit 3 (LDR)	0.30	35.55	10.67	13.75%	\$452,644.18	-	
9	LOT 5 44-M&P-59C		Jen California 23 LLC	Villa Ticino West Unit 8 (LDR)	0.30	20.17	6.05	7.80%	\$256,816.68	-	
10	LOT 4 44-M&P-59C		Jen California 23 LLC	Villa Ticino West Unit 4 (LDR)	0.30	22.08	6.62	8.54%	\$281,135.96	-	
					Totals:	0.375	206.74	77.58	100.00%	\$3,292,737.03	\$1,056,381.95

AREA OF BENEFIT IMPROVEMENT COSTS				Date: 2/12/2024	
Villa Ticino West Unit 1 & 2 Park Landscape/Irrigation				Jen California 23 Contracted Costs	
#	Description	UM	Qty	Unit Price ENR 13175	Improvement Cost
A.) Grading & Park Improvements					
1	Turf Pop-up Rotor Irrigation	SF	255,184	\$0.823	\$210,079.94
2	Hydro Seed	SF	255,184	\$0.150	\$38,277.60
3	Clear Weeds & Spray	SF	255,184	\$0.04	\$10,207.36
4	Rough Grade (Regrade after Pipe Installation)	SF	255,184	\$0.35	\$89,314.40
5	Soil Amendments	SF	255,184	\$0.190	\$48,484.96
6	Additional Soil Amendments	EA	1	\$7,000.00	\$7,000.00
7	Fine Grade (Finish Grading & Prep. For Hydroseed)	SF	255,184	\$0.120	\$30,622.08
8	90 Day Maintenance	EA	3	\$8,700.00	\$26,100.00
				SUBTOTAL	\$460,086.34
B.) Irrigation Well Improvements					
1	Irrigation Well	EA	1	\$325,000.00	\$325,000.00
2	PG&E Phase transformer and equipment	EA	2	\$21,944.75	\$43,889.50
				SUBTOTAL	\$368,889.50
					IMPROVEMENT TOTAL: \$828,975.84
C.) Community Development Department Fees					
1	Engineering Plan Check Fee	%	2.00%	\$828,975.84	\$16,579.52
2	City Construction Inspection Fee	%	1.81%	\$828,975.84	\$15,004.46
3	2" Irrigation Well Meter Fees	LS	1	\$44,662.00	\$44,662.00
4	<u>Park & Rec Plan Check Fees</u>				
a.)	Plan Check 0 - \$500,000	LS	0	\$1,138.00	\$0.00
b.)	Plan Check \$500,000 - \$1,000,000	LS	1	\$2,065.00	\$2,065.00
c.)	Plan Check \$1,000,000 & Greater	LS	0	\$3,969.00	\$0.00
5	<u>Park & Rec Inspection Fees</u>				
a.)	Inspection 0 - \$500,000	LS	0	\$669.00	\$0.00
b.)	Inspection \$500,000 - \$1,000,000	LS	1	\$1,072.00	\$1,072.00
c.)	Inspection \$1,000,000 & Greater	LS	0	\$1,774.00	\$0.00
				SUBTOTAL	\$79,382.98
D.) Engineering & Bonding Costs					
1	Design Engineering	%	2.00%	\$828,975.84	\$16,579.52
2	Construction Staking	%	3.00%	\$828,975.84	\$24,869.28
3	Bonding	%	2.00%	\$828,975.84	\$16,579.52
4	Assessment Engineering	LS	1	\$3,300.00	\$3,300.00
				SUBTOTAL	\$61,328.31
E.) Construction Management & Administration Costs					
1	Jen California 23 Management & Administration Costs	%	5.00%	\$828,975.84	\$41,448.79
				SUBTOTAL	\$41,448.79
F.) City Administration Costs					
1	City Administration Costs	%	5.00%	\$828,975.84	\$41,448.79
				SUBTOTAL	\$41,448.79
					TOTAL FEES: \$223,608.87
REIMBURSMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES):					
					\$1,052,584.72

AREA OF BENEFIT ALLOCATION											
Villa Ticino West 1 & 2 Park Landscape/Irrigation - Allocated by Parcel Runoff											
Site #	APN / DESCRIPTION	Address	Owner	Land Use Description	C	A acre	CxA	Percentage %	Allocation \$	Reimbursement \$	
1	198-160-270	2298 W Louise Ave	A Rossi Inc	Future (HDR)	0.65	12.40	8.06	10.39%	\$109,353.11	\$109,353.11	
2	198-160-280	995 N Airport Way	A Rossi Inc	Future (Commercial)	0.90	18.70	16.83	21.69%	\$228,339.06	\$228,339.06	
3	LOT 1 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 1 (LDR)	0.30	22.19	6.66	8.58%	\$90,318.07	-	
4	LOT 2 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 2 (LDR)	0.30	24.77	7.43	9.58%	\$100,819.22	-	
5	LOT 3 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 6 (LDR)	0.30	22.33	6.70	8.63%	\$90,887.90	-	
6	LOT 2 44-M&P-59B		Jen California 23 LLC	Villa Ticino West Unit 7 (LDR)	0.30	16.59	4.98	6.42%	\$67,524.87	-	
7	LOT 3 44-M&P-59B		Jen California 23 LLC	Villa Ticino West Unit 5 (LDR)	0.30	11.96	3.59	4.62%	\$48,679.77	-	
8	LOT 1 44-M&P-59B		Jen California 23 LLC	Villa Ticino West Unit 3 (LDR)	0.30	35.55	10.67	13.75%	\$144,696.14	-	
9	LOT 5 44-M&P-59C		Jen California 23 LLC	Villa Ticino West Unit 8 (LDR)	0.30	20.17	6.05	7.80%	\$82,096.24	-	
10	LOT 4 44-M&P-59C		Jen California 23 LLC	Villa Ticino West Unit 4 (LDR)	0.30	22.08	6.62	8.54%	\$89,870.35	-	
					Totals:	0.38	206.74	77.58	100.00%	\$1,052,584.72	\$337,692.17



VILLA TICINO WEST UNIT 1 & 2 UTILITY UPSIZING AREA OF BENEFIT



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AREA OF BENEFIT IMPROVEMENT COSTS					Date: 2/12/2024
Villa Ticino West Unit 1 & 2 - Utility Upsizing					Jen California 23 Contracted Costs
#	Description	UM	Qty	Unit Price ENR 13175	Improvement Cost
HDR only					
A.) Sanitary Sewer					
1	8" Sewer (PVC)	LF	22	\$68.00	\$1,496.00
2	Temporary Stub & Plug	EA	1	\$500.00	\$500.00
				SUBTOTAL	\$1,996.00
				IMPROVEMENT TOTAL:	\$1,996.00
B.) Community Development Department Fees					
1	Engineering Plan Check Fee	%	2.00%	\$1,996.00	\$39.92
2	City Construction Inspection Fee	%	1.81%	\$1,996.00	\$36.13
				SUBTOTAL	\$76.05
C.) Engineering & Bonding Costs					
1	Design Engineering	%	2.00%	\$1,996.00	\$39.92
2	Construction Staking	%	3.00%	\$1,996.00	\$59.88
3	Bonding	%	2.00%	\$1,996.00	\$39.92
4	Assessment Engineering	%	2.00%	\$1,996.00	\$39.92
				SUBTOTAL	\$179.64
D.) Construction Management & Administration Costs					
1	Jen California 23 Management & Administration Costs	%	5.00%	\$1,996.00	\$99.80
				SUBTOTAL	\$99.80
E.) City Administration Costs					
1	City Administration Costs	%	5.00%	\$1,996.00	\$99.80
				SUBTOTAL	\$99.80
				TOTAL FEES:	\$455.29
				REIMBURSMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES):	\$2,451.29

SEGMENT 1					
A.) Sanitary Sewer					
1	10" Sewer (PVC)	LF	770	\$72.00	\$55,440.00
2	Lamphole	EA	1	\$1,500.00	\$1,500.00
3	48" Sewer Manhole	EA	2	\$6,950.00	\$13,900.00
				SUBTOTAL	\$70,840.00
				IMPROVEMENT TOTAL:	\$70,840.00
B.) Community Development Department Fees					
1	Engineering Plan Check Fee	%	2.00%	\$70,840.00	\$1,416.80
2	City Construction Inspection Fee	%	1.81%	\$70,840.00	\$1,282.20
				SUBTOTAL	\$2,699.00
C.) Engineering & Bonding Costs					
1	Design Engineering	%	2.00%	\$70,840.00	\$1,416.80
2	Construction Staking	%	3.00%	\$70,840.00	\$2,125.20
3	Bonding	%	2.00%	\$70,840.00	\$1,416.80
4	Assessment Engineering	%	2.00%	\$70,840.00	\$1,416.80
				SUBTOTAL	\$6,375.60
D.) Construction Management & Administration Costs					
1	Jen California 23 Management & Administration Costs	%	5.00%	\$70,840.00	\$3,542.00
				SUBTOTAL	\$3,542.00
E.) City Administration Costs					
1	City Administration Costs	%	5.00%	\$70,840.00	\$3,542.00
				SUBTOTAL	\$3,542.00
				TOTAL FEES:	\$16,158.60
				REIMBURSMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES):	\$86,998.60

#	Description	UM	Qty	Unit Price ENR 13175	Improvement Cost
SEGMENT 2					
A) Sanitary Sewer					
1	12" Sewer (PVC)	LF	726	\$100.00	\$72,600.00
2	48" Sewer Manhole	EA	3	\$6,950.00	\$20,850.00
3	60" Eccentric Manhole - Outside drop with cleanout	EA	1	\$25,000.00	\$25,000.00
				SUBTOTAL	\$118,450.00
					IMPROVEMENT TOTAL: \$118,450.00
B.) Community Development Department Fees					
1	Engineering Plan Check Fee	%	2.00%	\$118,450.00	\$2,369.00
2	City Construction Inspection Fee	%	1.81%	\$118,450.00	\$2,143.95
				SUBTOTAL	\$4,512.95
C.) Engineering & Bonding Costs					
1	Design Engineering	%	2.00%	\$118,450.00	\$2,369.00
2	Construction Staking	%	3.00%	\$118,450.00	\$3,553.50
3	Bonding	%	2.00%	\$118,450.00	\$2,369.00
4	Assessment Engineering	%	2.00%	\$118,450.00	\$2,369.00
				SUBTOTAL	\$10,660.50
D.) Construction Management & Administration Costs					
1	Jen California 23 Management & Administration Costs	%	5.00%	\$118,450.00	\$5,922.50
				SUBTOTAL	\$5,922.50
E.) City Administration Costs					
1	City Administration Costs	%	5.00%	\$118,450.00	\$5,922.50
				SUBTOTAL	\$5,922.50
					TOTAL FEES: \$27,018.45
					REIMBURSMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES): \$145,468.45

AREA OF BENEFIT ALLOCATION

Improvement cost - Allocated by Average Accumulated Flow (GPD)

Site #	APN	Address	Owner	Land Use Description	Ave Accu Flow GPD	Percentage %	Allocation \$	Reimbursement \$
1	198-160-270	2298 W Louise Ave	A Rossi Inc	Future (HDR)	46,984	100.00%	\$2,451.29	\$2,451.29
2	198-160-280	995 N Airport Way	A Rossi Inc	Future (Commercial)	-	-	-	-
3	LOT 1 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 1 (LDR)	-	-	-	-
4	LOT 2 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 2 (LDR)	-	-	-	-
5	LOT 3 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 6 (LDR)	-	-	-	-
					Totals:	46,984	100.00%	\$2,451.29
								\$2,451.29

Improvement cost Segment 1 - Allocated by Average Accumulated Flow (GPD)

Site #	APN	Address	Owner	Land Use Description	Ave Accu Flow GPD	Percentage %	Allocation \$	Reimbursement \$
1	198-160-270	2298 W Louise Ave	A Rossi Inc	Future (HDR)	46,984	77.14%	\$67,114.51	\$67,114.51
2	198-160-280	995 N Airport Way	A Rossi Inc	Future (Commercial)	-	-	-	-
3	LOT 1 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 1 (LDR)	480	0.79%	\$685.66	-
4	LOT 2 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 2 (LDR)	8,960	14.71%	\$941.47	-
5	LOT 3 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 6 (LDR)	4,480	7.36%	\$6,399.48	-
					Totals:	60,904	100.00%	\$86,998.60
								\$67,114.51

Improvement cost Segment 2 - Allocated by Average Accumulated Flow (GPD)

Site #	APN	Address	Owner	Land Use Description	Ave Accu Flow GPD	Percentage %	Allocation \$	Reimbursement \$
1	198-160-270	2298 W Louise Ave	A Rossi Inc	Future (HDR)	46,984	46.56%	\$67,734.57	\$67,734.57
2	198-160-280	995 N Airport Way	A Rossi Inc	Future (Commercial)	-	-	-	-
3	LOT 1 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 1 (LDR)	16,000	15.86%	\$23,066.43	-
4	LOT 2 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 2 (LDR)	19,040	18.87%	\$5,135.95	-
5	LOT 3 44-M&P-8		Jen California 23 LLC	Villa Ticino West Unit 6 (LDR)	18,880	18.71%	\$27,218.39	-
					Totals:	100,904	100.00%	\$145,468.45
								\$67,734.57

REIMBURSEMENT COST SUMMARY

Villa Ticino West Unit 1 & 2 - Utility Upsizing		
Description	Sub Total Improvement Costs	
A.) Sanitary Sewer	\$1,996.00	
Improvements Total Before Fees		\$1,996.00
SEGMENT 1		
A.) Sanitary Sewer	\$70,840.00	
Improvements Total Before Fees		\$70,840.00
SEGMENT 2		
A) Sanitary Sewer	\$118,450.00	
Improvements Total Before Fees		\$118,450.00
FEES	Sub Total Fees	
A.) Sanitary Sewer	\$455.29	
SEGMENT 1		
A.) Sanitary Sewer	\$16,158.60	
SEGMENT 2		
A) Sanitary Sewer	\$27,018.45	
Total Fees Associated with Reimbursement Application		\$43,632.34

SITE INFORMATION						ALLOCATION BEFORE FEES			FEES		
Site #	APN / DESCRIPTION	A acre	Ave Accu Flow GPD	Ave Accu Flow GPD	Ave Accu Flow GPD	Basin & Storm Drain Improvements	Park Improvements (Landscape/Irrigation)	Villa Ticino West Unit 1 & 2 - Utility Upsizing	Basin & Storm Drain Improvement Fees	Park Improvements (Landscape/Irrigation) Fees	Utility Upsizing Fees
1	198-160-270 Future (HDR)	12.4	46,984	46,984	46,984	\$134,261.97	\$86,122.36	\$111,799.02	\$207,820.74	\$23,230.74	\$25,501.36
2	198-160-280 Future (Commercial)	18.7	0	0	0	\$280,350.99	\$179,831.19	-	\$433,948.26	\$48,507.87	-
3	LOT 1 44-M&P-8 Villa Ticino West Unit 1 (LDR)	22.19	0	480	16,000	\$110,891.06	\$71,131.09	\$19,340.52	\$171,645.49	\$19,186.98	\$4,411.57
4	LOT 2 44-M&P-8 Villa Ticino West Unit 2 (LDR)	24.77	0	8,960	19,040	\$123,784.21	\$79,401.40	\$32,772.58	\$191,602.47	\$21,417.82	\$7,475.43
5	LOT 3 44-M&P-8 Villa Ticino West Unit 6 (LDR)	22.33	0	4,480	18,880	\$111,590.69	\$71,579.87	\$27,373.88	\$172,728.42	\$19,308.03	\$6,243.98
6	LOT 2 44-M&P-59B Villa Ticino West Unit 7 (LDR)	16.59	-	-	-	\$82,905.93	\$53,180.03	-	\$128,328.01	\$14,344.84	-
7	LOT 3 44-M&P-59B Villa Ticino West Unit 5 (LDR)	11.96	-	-	-	\$59,768.23	\$38,338.34	-	\$92,513.75	\$10,341.43	-
8	LOT 1 44-M&P-59B Villa Ticino West Unit 3 (LDR)	35.55	-	-	-	\$177,655.57	\$113,957.20	-	\$274,988.60	\$30,738.94	-
9	LOT 5 44-M&P-59C Villa Ticino West Unit 8 (LDR)	20.17	-	-	-	\$100,796.42	\$64,655.88	-	\$156,020.26	\$17,440.35	-
10	LOT 4 44-M&P-59C Villa Ticino West Unit 4 (LDR)	22.08	-	-	-	\$110,341.35	\$70,778.48	-	\$170,794.61	\$19,091.87	-
	TOTAL	206.74	46,984	60,904	100,904	\$1,292,346.43	\$828,975.84	\$191,286.00	\$2,000,390.60	\$223,608.87	\$43,632.34

SITE INFORMATION						ALLOCATION + FEES				REIMBURSEMENT
Site #	APN / DESCRIPTION	A acre	Ave Accu Flow (HDR only) GPD	Ave Accu Flow Segment 1 GPD	Ave Accu Flow Segment 2 GPD	Basin & Storm Drain Improvement	Park Improvements (Landscape/Irrigation)	Villa Ticino West Unit 1 & 2 - Utility Upsizing	Total Allocation + Fees	Total Reimbursement
1	198-160-270 Future (HDR)	12.4	46,984	46,984	46,984	\$342,082.71	\$109,353.11	\$137,300.38	\$588,736.19	\$588,736.19
2	198-160-280 Future (Commercial)	18.7	0	0	0	\$714,299.25	\$228,339.06	-	\$942,638.31	\$942,638.31
3	LOT 1 44-M&P-8 Villa Ticino West Unit 1 (LDR)	22.19	0	480	16,000	\$282,536.55	\$90,318.07	\$23,752.09	\$396,606.71	-
4	LOT 2 44-M&P-8 Villa Ticino West Unit 2 (LDR)	24.77	0	8,960	19,040	\$315,386.67	\$100,819.22	\$40,248.01	\$456,453.90	-
5	LOT 3 44-M&P-8 Villa Ticino West Unit 6 (LDR)	22.33	0	4,480	18,880	\$284,319.11	\$90,887.90	\$33,617.87	\$408,824.88	-
6	LOT 2 44-M&P-59B Villa Ticino West Unit 7 (LDR)	16.59	-	-	-	\$211,233.95	\$67,524.87	-	\$278,758.81	-
7	LOT 3 44-M&P-59B Villa Ticino West Unit 5 (LDR)	11.96	-	-	-	\$152,281.98	\$48,679.77	-	\$200,961.75	-
8	LOT 1 44-M&P-59B Villa Ticino West Unit 3 (LDR)	35.55	-	-	-	\$452,644.18	\$144,696.14	-	\$597,340.32	-
9	LOT 5 44-M&P-59C Villa Ticino West Unit 8 (LDR)	20.17	-	-	-	\$256,816.68	\$82,096.24	-	\$338,912.92	-
10	LOT 4 44-M&P-59C Villa Ticino West Unit 4 (LDR)	22.08	-	-	-	\$281,135.96	\$89,870.35	-	\$371,006.31	-
	TOTAL	206.74	46,984	60,904	100,904	\$3,292,737.03	\$1,052,584.72	\$234,918.34	\$4,580,240.08	\$1,531,374.49