

“Rancho Vista”

- 85 Homes on 28.3 Acres, 3 units per acre Gross Density
- Construction Planned in 7 phases
- San Juan Bautista style homes similar to “Creekbridge”
- Ranch Style white split rail fence theme
- Heritage style street lighting and signage
- 10 foot wide walking/ fitness trail with exercise stations
- 8 foot wide bicycle lane connecting San Juan Hwy to 3rd Street
- Open space/ detention area with picnic tables and benches
- Bridge connecting 3rd Street to San Juan Hwy
- Traffic-slowing roundabout at entrance on San Juan Hwy

FINANCIAL IMPACT TO SAN JUAN BAUTISTA

- Development Impact Fees **\$1,858,440**
- Building Fees **\$ 286,775**
- Rancho Vista Voluntary Contribution to the City **\$ 510,000**

Total One Time Contribution \$2,665,215

Annual Revenues to San Juan Bautista \$236,000

(Estimated Water Fees, Sewer Fees, Taxes)