

Creekside Village Specific Plan

DRAFT

Fiscal Impact Analysis

El Dorado County
May 2025

Prepared by:



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SCENARIO 1:

Creekside Village Specific Plan

Fiscal Impact Analysis

Assumptions:

1. Land Use
 - a. 668 Single Family Low Density (Conventional)
 - b. 250 Single Family Medium Density (Conventional)
 - c. 5,400 square feet of Commercial
2. Public Agencies
 - a. County of El Dorado
 - i. Open Space Maintenance (HOA)
 - ii. Roadway Maintenance (County & HOA)(i)
 - b. El Dorado Hills Community Service District
 - i. Park Maintenance
 - c. El Dorado Hills Water/Fire
 - i. Fire Service

(i) Royal Oaks Drive to be publicly maintained.

EXECUTIVE SUMMARY

This report and fiscal impact analysis ("FIA") was prepared by the Development & Financial Advisory ("DFA") team to assist Winn Communities ("Developer") with understanding the fiscal impacts of the Creekside Village Specific Plan ("Project") on the County of El Dorado ("County") general fund and road fund. The report provides detailed general fund and road fund revenue and expenditure projections in order to evaluate the impacts of growth and development from the Project.

The Project is anticipated to deliver approximately \$2,268,755 and \$388,822 in General Fund and Road Fund revenues and incur \$2,622,739 and \$116,185 in General Fund and Road Fund expenditures to the County at buildout. These General Fund revenues will be supplemented by special tax revenue estimated at \$353,984 to mitigate the minor fiscal deficit generated at Project buildout.

I. INTRODUCTION

A. Purpose of the Report

The purpose of the report is to evaluate the annual recurring revenue and expenditure impacts placed upon the County by development of the Project. The FIA was prepared consistent with the County's Fiscal Impact Analysis and Public Facilities Financing Plan Process Manuel and Guidelines ("Guidelines") which was approved by the Board of Supervisors on December 2, 2020. The FIA is a comprehensive analysis to ensure municipal services and operational costs are appropriately funded in order to meet County General plan policies.

B. Organization of the Report

The report is organized into the following sections:

- Section II: Project Description
- Section III: Methodology & Assumptions
- Section IV: Fiscal Impact Analysis
- Section V: Conclusions
- Section VI: Funding Sources to Mitigate Fiscal Results

II. PROJECT DESCRIPTION

A. Land Use & Related Assumptions

The Project includes the County area generally located in the El Dorado Hills area. The entire Project area includes approximately 208 acres, of which 138 acres are currently proposed for single family residential uses. The Project area will be developed with approximately 668 single family low density and 250 single family medium density homes. Home prices range from approximately \$1,200,000 to \$750,000 depending on the density classification. ***See Table 1 below for more detailed information on land use assumptions.***

DFA has estimated the project population and assessed value based primarily on data collected from various County resources and based on information provided by the Developer. In the FIA, future



household sizes were estimated at persons per household (PPH) of 2.84 PPH for low density and 2.89 PPH for medium density. Additionally, the FIA assumed 500 commercial building square feet per employee. Based on these factors, DFA estimates the Project will house 2,621 residents and 11 employees when fully developed.

The Project assessed value is estimated to be approximately \$817.3 million at buildout, based on recent market values provided by the Developer.

Table 1
Land Use & Assumptions Summary

Land Use Assumptions & Estimated Valuation		Build Out	Price	Total
Product Type		Units	Per Unit	Valuation
Residential				
Single Family - 55 x 105 (Low density)		177	\$ 1,200,000	\$ 212,400,000
Single Family - 50 x 100 (Low density)		87	\$ 950,000	\$ 82,650,000
Single Family - 50 x 90 (Low density)		177	\$ 855,000	\$ 151,335,000
Single Family - 45 x 105 (Low density)		227	\$ 800,000	\$ 181,600,000
Single Family - 50/60x65 (Clstr)(Medium density)		250	\$ 750,000	\$ 187,500,000
	Sub-Total	918		\$ 815,485,000
Non-Residential				
Neighborhood Commercial		5,400	\$ 350	\$ 1,890,000
	Total			\$ 817,375,000

B. Project Phasing/ Absorption

The Project is anticipated to be developed in multiple phases over several years. For purposes of the fiscal analysis, Project absorption is estimated at 4 homes per month by lot size designation. At this level of Project absorption, full buildout is anticipated to take 5 plus years.

III. METHODOLOGY & ASSUMPTIONS

County FIA Requirements: In accordance with the El Dorado County Fiscal Impact Analysis Process Manual, *“the FIA is required to be prepared by the applicant for 50+ unit residential developments and larger commercial developments, to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project, while complying with General Plan Policy 10.2.5.1. Although FIA’s do not approve or deny a project, they inform the decisions makers when deliberating on the project.”*

The County General Plan policy 10.2.5.2 states that new development *“amend the discretionary development review process to require the identification of economic factors derived from a project such as sales tax, property tax, potential job creation, wage structures, and multiplier effects in the local economy”*.

For preparation of the FIA and report, the following procedures and methodologies are utilized to determine the buildup fiscal results.

A. Scope & Methodology:

The FIA provides a comprehensive analysis comparing projected County General Fund revenues to estimated County General Fund expenditures and will include anticipated impacts to public agencies that provide fire protection and park or open space maintenance services.

The FIA employs two general methodologies to determine the recurring Project revenue and expenditure impacts to the County General Fund and Road Fund; the multiplier method and the case study method.

The per capita or multiplier method calculates per person, or per service unit revenues and expenses for line items within the County general fund and road fund budget. The per capita method utilizes current budget numbers to forecast fiscal impacts by new residents and employees generated by the Project based on per capita factor basis, continuing the existing level of service enjoyed by existing residents and employees.

The case study method is utilized to estimate recurring revenues and expenditures under situations when the per capita method would not accurately reflect the fiscal impacts. These situations can include adjustments to service level standards or changes to property values based on development activities.

B. General and/or Major Assumptions

The methodology used in calculating the FIA General and/or Major assumptions are identified by line item in the below Table 2. The FIA assumes that revenues and expenditures in the fiscal year 2023/2024 reflect future fiscal conditions and service levels in the County. All revenues and expenditures are presented in 2024 dollars.

A more detailed summary of the assumptions used in the FIA can be found in Appendix A.

**Table 2 – General Fund Revenues
 General / Major Assumptions**

General Fund Revenues	Countywide vs. Municipal (Estimating Procedure)	Impacted by New Development (Y/N)
Property Tax	Case Study	Y
Property Tax in Lieu of VLF	Case Study	Y
Property Transfer Tax	Case Study	Y
Sales and Use Tax	Case Study	Y
Transient Occupancy Tax	NA	N
Other Taxes	NA	N
Prop. 172 Public Safety Sales Tax	Case Study	Y
Licenses, Permits and Franchises	Unincorp Co. - Person Served	Y
Fine, Forfeitures, & Penalties	Countywide Persons Served	Y
Use of Money & Property	NA	N
Charges for Services	Countywide Persons Served	Y
Intergovernmental Revenues	NA	N
Miscellaneous Revenues	NA	N
Operating Transfers In	NA	N
Fund Balance Appropriation	NA	N
<hr/>		
Road Fund Revenues		
Taxes	NA	N
Licenses, Permits and Franchise Fees	Countywide Persons Served	Y
Charges for Service	NA	N
Use of Money and Property	NA	N
State Highway Users (Gas) Tax	Unincorp Co. - Per Capita	Y
Intergovernmental	NA	N
Miscellaneous Revenues	NA	N
Road District Tax	Case Study	Y
Operating Transfer In	NA	N
Fund Balance	NA	N

General Fund Expenditures	Countywide vs. Municipal (Estimating Procedure)	Impacted by New Development	Adjustment Factor
		(Y/N)	(%)
General Government			
Legislative and Administrative	Countywide Persons Served	Y	75%
Finance	Countywide Persons Served	Y	75%
County Counsel	Countywide Persons Served	Y	75%
Human Resources	Countywide Persons Served	Y	100%
Other General	Countywide Persons Served	Y	100%
Public Protection (Serving Countywide Residents)			
Judicial	Countywide Residents	Y	100%
Probation	Countywide Residents	Y	100%
Recorder/Clerk	Countywide Residents	Y	100%
Public Protection (Serving Countywide Residents)			
Protection Inspection & Other	Countywide Residents	Y	100%
Public Protection (Sheriff Patrol - Unincorporated County Only)			
Sheriff / Police Protection	Unincorp Co. - Person Served	Y	100%
Health and Sanitation			
Health / Environ Mgmt	Countywide Persons Served	Y	100%
Public Assistance			
Veterans Services	Countywide Residents	Y	100%
Social Services - Admin / Aid / General Relief	Countywide Residents	Y	100%
Education			
Library	Countywide Residents	Y	100%
Non-Departmental and General Fund Contributions			
Non-Departmental Costs	Countywide Persons Served	Y	100%
Community Services for County's Aging Programs	Countywide Persons Served	Y	100%
Appropriations for Contingencies	Countywide Persons Served	Y	100%
		Y	100%
Not Included in Budget			
GF Share of CalPERS employer costs	Countywide Persons Served	Y	100%
Public Safety Facility Loan Payments	Countywide Persons Served	Y	100%
Jail Expansion increased operating costs	Countywide Persons Served	Y	100%
Subtotal General Fund Expenditures			
Charges in Reserves		N	
Road Fund Expenditures			

See Appendix A for detailed notes for expenditure categories.

IV. FISCAL IMPACT ANALYSIS

A. Impacts to the County

i. County Revenues

- Case Study Method:** As detailed in the above Table 2, County revenue categories include a number of Case Study applications to evaluate revenue impacts on the County General Fund. These include various property tax and sales tax revenue categories as detailed below.

Secured and Unsecured Property Tax

The Project is estimated to have an assessed value of approximately \$817.3 million at buildout. Please see assessed value in attached Table A-3. The base property tax generated from the Project, equal to one percent of assessed value under Proposition 13, is allocated to a wide range of taxing agencies. Property tax generated by the Project is distributed based on the percentages shown for Tax Rate Area (TRA) 076-017 shown in Table A-6.

Table A6
Tax Rate Area
(Appendix Table A-6)

Fund/Agency	Pre-ERAF Distribution	% of Shift to ERAF [2]	Post ERAF Distribution	[2] Per 2023/24 County Revenue Estimates Letters.			
	TRA 076-017 [1]			Pre	ERAF	Post	ERAF %
Distribution of Property Tax Allocation Before Tax Sharing							
Taxing Entities for Analysis							
County General Fund [3]	19.66%	28.34%	14.09%	126,776,068	35,925,275	90,850,793	28.34%
Road District Tax	3.00%	7.14%	2.79%	9,741,202	695,874	9,045,328	7.14%
Other Taxing Industries							
Accum Capital Outlay	0.62%	25.42%	0.46%	2,679,116	680,966	1,998,150	25.42%
CSA #7	2.01%	25.64%	1.50%	6,032,782	1,546,814	4,485,968	25.64%
EDH County Wtr/Fire	20.53%	0.43%	20.44%	24,742,247	105,581	24,636,666	0.43%
Cnty Water Agency	0.98%		0.98%	4,242,155	412,111	3,830,044	9.71%
EID	6.68%	0.00%	6.68%	16,461,594		16,461,594	0.00%
El Dorado Hills CSD [4]	10.23%	22.21%	7.96%				22.21%
Latrobe Elementary	14.81%	0.00%	14.81%	2,945,301		2,945,301	0.00%
El Dorado High	13.90%	0.00%	13.90%	41,007,509		41,007,509	0.00%
Los Rios Community	4.97%	0.00%	4.97%	16,013,383		16,013,383	0.00%
Office of Education	2.61%	0.00%	2.61%	8,787,555		8,787,555	0.00%
Subtotal Property Tax	100.00%		91.18%				
Educational Revenue Relief Fund (ERAF)				Pre	ERAF	Post	
				8.82%	488,475,996	48,511,668	439,964,328
						39,366,621	9.93%
Total Gross Property Tax			100.00%				

Source: El Dorado County Auditor-Collector

Notes:

- [1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).
- [2] Based on DFA Estimates, per 2023/24 County Revenue Estimates Letters.
- [3] Property tax share reduced due to allocation to El Dorado Hills CSD.
- [4] Review of previous fiscals show El Dorado Hills CSD receives approximately 7.9% of the property tax allocation.



After property tax revenue is collected at the County-level, a percentage of the revenue is shifted from the County to the State as part of the Educational Revenue Augmentation Funds (ERAF I & II) shifts. The ERAF amount is estimated in Table A-6 above.

At Project buildout, the County would receive approximately \$1,163,288 per year in property taxes.

Property Tax in Lieu of Vehicle License Fee

The FIA calculates Property Tax in lieu of Vehicle License Fee based on the formula provided by the State Controller's Office. Property Tax in Lieu of Vehicle License Fee is calculated by taking the percentage increase in the County's assessed value resulting from the Project and applying that percentage increase to the County's current allocation of revenue. The Project is estimated to provide the County with \$509,016 at buildout as shown in the attached Table 1.

Sales and Use Tax

The Project will generate additional sales and use tax for the County from retail spending by new residents and new employees. Additionally, the neighborhood commercial will generate annual sales tax opportunities for the County. Sales tax revenue is based on the 1-percent local sales tax rate (Bradley-Burns). The FIA utilized the Case Study methodology for estimating taxable sales generated by the Project.

The FIA estimates Project resident and employee expenditures captured at existing retail land uses within the County. Retail expenditures by residents typically depend on household income levels. Based on the assumed home prices within the Project, the FIA estimated household income ranges and corresponding estimates of taxable retail spending. Retail expenditures by employees are based on an estimation of daily spending captured at retail land uses. The FIA utilizes a County retail capture rate of 65%. The Project is estimated to provide the County with \$20.9 million in taxable sales from new households and new employees while generating \$209,730 of sales tax revenue at buildout as shown in the attached Table A-4.

The FIA estimates Project neighborhood commercial land uses will produce an estimated \$1.4 million in taxable sales while generating \$14,580 of sales tax revenue at buildout as shown in the attached Table A-4.

Property Transfer Tax

The County has a property transfer tax that applies to the sale of real property at a rate of \$1.10 per \$1,000 of sales price. Market rate residential units are expected to turn over at a rate of approximately 14.3 percent in any given year. The neighborhood commercial land uses are anticipated to turn over at a rate of 6.7 percent in any given year. Based on these estimates, the Project will generate approximately \$128,414 annually in property transfer tax for the County at buildout as shown in the attached Table A-3.

Prop. 172 Public Safety Sales Tax

The one-half percent sales tax imposed by Proposition 172 is collected by the State Board of Equalization and apportioned to each county based on its proportionate share of statewide taxable sales. The FIA calculates the Prop 172 Tax Revenue at 0.5% of total taxable sales from new households. The county receives 93.5% of all Prop 172 Sales Tax revenues generated in the County. Based on these estimates, the Project will generate approximately \$104,865 annually in public safety sales tax for the County at buildout as shown in the attached Table A-4.

2. **Multiplier Revenues** The remaining general fund revenue categories are estimated based on per capita factors. Revenue categories evaluated under this methodology (persons served, population, per capita) include, License Permits and Franchises, Fines Forfeitors and Penalties, and Charges for Services. The Project is estimated to generate approximately (\$55.69) per service population or (\$138,861) annually at buildout. *See attached Appendix A, Table A-1 for results summary.*

The County generates countywide revenues and unincorporated (municipal) revenues. These two fundamental revenue sources are utilized to estimate the impact of the Project on the County. These two sources are generally described as: (i) countywide are revenue sources generated by residents and employees located within the unincorporated and incorporated cities while (ii) municipal revenues are generated within the unincorporated portions of the County.

- ii. County Expenses
 1. **Case Study:** The Project homeowner's association will privately own and maintain the roadways and open space, except Royal Oaks Drive. *See attached Appendix A, Table A-8 and Table A-9 for results summary.*
 2. **Multiplier Method:** As detailed in the above Table 2, the majority of County expenditure categories are exclusive to use of the Multiplier methodology. Additionally, the Case Study has been utilized to calculate expenditures for park maintenance as described in Section IV. C. below. County service cost expenditures have been allocated on a per capita basis. The cost factors take into account the demands created by the resident population and the number of employees. As mentioned before, each new resident is assigned 1.0 service unit. Portions of these general fund expenditures are not impacted by new development. As such, the FIA has applied a variable cost component or adjustment factor to the per capita cost estimates. The Project is estimated to generate approximately \$1,052.75 per service population or \$2,622,739 annually at buildout. *See attached Appendix A, Table A-2 for results summary.*

The County generates countywide expenses and unincorporated (municipal) expenses. These two fundamental expenditure categories are utilized to estimate the impact of the Project on the County. These two expenditure categories are generally described as: (i) countywide are expenditures or services generated by residents and employees located within the unincorporated and incorporated cities while (ii) municipal expenditures or services are generated within the unincorporated portions of the County.

There are direct correlations between the increase in service population and providing municipal services. Service population is both resident population and employment population but these two groups impact municipal services at different rates. Employees tend to place a lower per capita burden on County services as compared to residents. The FIA assigns a value of 1.0 service unit to new residents compared to a value of .50 to employees.

The County's 2023 resident service population, based on the recent Census data, is estimated at 224,281, inclusive of Cities. The unincorporated County population is 157,720.

Table 3
El Dorado County Service Population

Total Countywide	
El Dorado County Population	187,727
El Dorado County Employees	73,107
El Dorado County Persons Served	(i) 224,281
Unincorporated County	
El Dorado County Unincorporated Population	157,720
El Dorado County Unincorporated Employees	45,523
El Dorado County Unincorporated Persons Served	(i) 180,482

(i) *Service Population = 100% of Residents + 50% of Employees*

This section summarizes population and economic data for the County and establishes the per capita multipliers based on the County's budget. These multipliers are applied to estimate Project buildout General Fund and Road Fund revenues and expenditures. Additionally, certain municipal costs fluctuate more based on development activities than others. In order to take this into account, the analysis of expenditure includes a fixed versus variable cost allocation for each major budget line item.

The attached Appendix - Table A-1 and Table A-2 summarizes revenues and expenditures drawn from the County's 2023/24 budget. The tables also identify the forecasting method used for each budget line item and present a per capita service multiplier estimate where applicable.

B. Impacts to Fire Protection District

The Project site lies within the El Dorado Hills Water/Fire District ("Fire District"). A review of the existing tax rate areas indicates that there is 20.53% of the 1% ad-valorem tax allocated to the Fire District, before ERAF. The post ERAF split results in a 20.44% allocation to the Fire District.

The attached Appendix, Table A-7 analyzes the Project's fiscal impact to the Fire District. Expenditures were estimated by using the pro rata cost per household based on the Fire District's service population

and budget while revenues were estimated based on the traditional allocation of the 1% ad valorem tax. It is estimated that the Project will generate approximately \$1,671,122 in tax revenue for the Fire District corresponding to \$1,820 in revenue per new residential unit compared to only \$1,458 in estimated costs per new residential unit. This results in a net positive fiscal impact of \$362 per new residential unit.

C. Impacts on El Dorado Hills Community Services District

The Project may consider annexing into the El Dorado Hills Community Services District (“CSD”) as the service provider for park and recreational facilities. As such, the FIA assumes a shift in property tax revenues from the County to the CSD. A review of the existing tax rate areas indicates CSD receives 10.23% of the 1% ad-valorem tax allocated before ERAF. The post ERAF split results in a 7.96% allocation to the CSD.

The attached Appendix, Table A.8-1 analyzes the Project’s fiscal impact to the CSD. Expenditures were estimated by using annual maintenance costs from CSD while revenues were estimated based on the traditional allocation of the 1% ad valorem tax. It is estimated that the Project will generate approximately \$650,582 in tax revenue for the CSD corresponding to \$709 in revenue per new residential unit compared to only \$674 in estimated costs per new residential unit. This results in a net positive fiscal impact of \$35 per new residential unit.

D. Impacts on Open Space & Roadway Maintenance

The Project contains 44.8 acres of open space and 7.63 lane miles of roadways which will be maintained by a homeowner’s association. Approximately .81 lane miles of roadway will be maintained by the County. See Section V.A. below for impacts on the Road Fund.

See attached Appendix A, Table A-8 and Table A-9 for results summary.

V. CONCLUSIONS

A. Annual Net Fiscal Impacts to County at Buildout

The FIA indicates the Project would produce a small negative fiscal result to the General Fund but a positive fiscal impact on the Road Fund at buildout. The annual net fiscal impact deficit to the General Fund at Project buildout is estimated at \$353,984. The Project will generate \$2,268,755 in General Fund revenues compared to \$2,622,739 in General Fund expenditures. The Project will supplement the general fund revenue pursuant to an additional funding mechanism described in greater detail in Section VII below. Additionally, the annual net fiscal impact surplus to the Road Fund at Project buildout is estimated at \$296.99. The Project will generate \$388,822 in Road Fund revenues compared to \$116,185 in Road Fund expenditures. *See attached Appendix A, Table 1 and Table 2 for results summary.*

B. Annual Net Fiscal Impacts to Fire District at Buildout

It is estimated that the Project will generate approximately \$1,671,122 in tax revenue for the Fire District corresponding to \$1,820 in revenue per new residential unit as opposed to \$1,458 in estimated costs per new residential unit.

C. Annual Net Fiscal Impacts to the CSD at Buildout

It is estimated that the Project will generate approximately \$650,582 in tax revenue for the CSD corresponding to \$709 in revenue per new residential unit as opposed to \$674 in estimated costs per new residential unit.

VII. FUNDING SOURCES TO MITIGATE FISCAL RESULTS

The results of this FIA estimate that the Project would generate a slightly negative fiscal impact to the County's General Fund. To mitigate these results, the Project is anticipated to establish an ongoing annual funding mechanism to mitigate projected costs to the County General Fund. The funding mechanism is envisioned to provide revenue for the operation and maintenance cost associated with parks, open space, and County services.

A. Description of Funding Sources

The County allows for the use of special districts to fund annual municipal services and the operational and maintenance costs of public facilities associated with new development. The Project envisions the creation of a new special district or the annexation into an existing special district to fund the municipal services and operation and maintenance needs of public facilities serving the Project. The mechanism to mitigate the impacts on the General Fund is anticipated to be a Community Facilities District ("CFD") or similar mechanism as approved by the County.

B. Estimate of Annual or One Time Burdens by Land Use

The proposed CFD will be structured to provide sufficient revenues on an annual basis to fund the anticipated shortfall to the General Fund of \$353,984. In addition to funding the General Fund shortfall the CFD will fund any administrative costs of the County estimated at \$20,000. The CFD will be structured to deliver \$406,478 in annual revenue to the County based on an estimated special tax of \$443.00 per residential unit to mitigate for anticipated interim deficits at the end of Year 5.

APPENDICES:

Appendix A:

- Table 1 General Fund Summary**
- Table 2 Road Fund Summary**
- Table A-1 General Fund Revenue**
- Table A-2a General Fund Expenditures**
- Table A-2b General Fund Expenditures Breakdown**
- Table A-3 Case Study Revenues – Property Tax**
- Table A-4 Case Study Revenues – Sales Tax**
- Table A-5 General Assumptions**
- Table A-6 Property Tax Allocations**
- Table A-7 Fire District Analysis**
- Table A-8 Case Study Expenditures (Open Space)**
- Table A-8.1 Case Study Expenditures (Parks)**
- Table A-9 Case Study Expenditures (Roadways)**

APPENDIX A

Table 1
Creekside Village Specific Plan
Fiscal Impact Analysis
General Fund Summary

Item	Table Reference								Annual Project Revenue/Expenditure	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total	
General Fund Revenues										
Property Tax	Table A-3	\$ 289,448	\$ 289,448	\$ 289,448	\$ 289,887	\$ 5,058	\$ -	\$ -	\$ 1,163,288	
Property Tax in Lieu of VLF	Table A-3	\$ 126,679	\$ 126,679	\$ 126,679	\$ 126,766	\$ 2,214	\$ -	\$ -	\$ 509,016	
Property Transfer Tax	Table A-3	\$ 31,998	\$ 31,998	\$ 31,998	\$ 31,861	\$ 559	\$ -	\$ -	\$ 128,414	
Sales and Use Tax	Table A-4	\$ 52,260	\$ 52,260	\$ 52,260	\$ 66,618	\$ 912	\$ -	\$ -	\$ 224,310	
Transient Occupancy Tax	Table A-1									
Other Taxes	Table A-1									
Prop. 172 Public Safety Sales Tax	Table A-4	\$ 24,432	\$ 24,432	\$ 24,432	\$ 31,144	\$ 426	\$ -	\$ -	\$ 104,865	
Licenses, Permits and Franchises	Table A-1	\$ 7,567	\$ 7,567	\$ 7,567	\$ 7,561	\$ 133	\$ -	\$ -	\$ 30,395	
Fine, Forfeitures, & Penalties	Table A-1	\$ 2,522	\$ 2,522	\$ 2,522	\$ 2,519	\$ 44	\$ -	\$ -	\$ 10,128	
Use of Money & Property	Table A-1									
Charges for Services	Table A-1	\$ 24,482	\$ 24,482	\$ 24,482	\$ 24,461	\$ 429	\$ -	\$ -	\$ 98,338	
Intergovernmental Revenues	Table A-1									
Miscellaneous Revenues	Table A-1									
Operating Transfers In	Table A-1									
Subtotal General Fund Revenues		\$ 559,387	\$ 559,387	\$ 559,387	\$ 580,817	\$ 9,776	\$ -	\$ -	\$ 2,268,755	
Fund Balance Appropriation	Table A-1									
Total General Fund Revenues		\$ 559,387	\$ 559,387	\$ 559,387	\$ 580,817	\$ 9,776	\$ -	\$ -	\$ 2,268,755	
General Fund Expenditures										
General Government	Table A-2	\$ 182,973	\$ 182,973	\$ 182,973	\$ 182,815	\$ 3,209	\$ -	\$ -	\$ 734,944	
Public Protection	Table A-2	\$ 189,853	\$ 189,853	\$ 189,853	\$ 188,203	\$ 3,330	\$ -	\$ -	\$ 761,093	
Public Protection - Protection Inspection	Table A-2	\$ 77,525	\$ 77,525	\$ 77,525	\$ 76,851	\$ 1,360	\$ -	\$ -	\$ 310,787	
Public Protection - Sheriff	Table A-2	\$ 164,566	\$ 164,566	\$ 164,566	\$ 164,424	\$ 2,886	\$ -	\$ -	\$ 661,008	
Health and Sanitation	Table A-2	\$ 8,177	\$ 8,177	\$ 8,177	\$ 8,170	\$ 143	\$ -	\$ -	\$ 32,846	
Public Assistance	Table A-2	\$ 15,233	\$ 15,233	\$ 15,233	\$ 15,100	\$ 267	\$ -	\$ -	\$ 61,066	
Education	Table A-2	\$ 11,055	\$ 11,055	\$ 11,055	\$ 10,959	\$ 194	\$ -	\$ -	\$ 44,319	
Non-Departmental and General Fund Contributions/Not										
Included in FY 2023-24 Budget	Table A-2	\$ 4,152	\$ 4,152	\$ 4,152	\$ 4,148	\$ 73	\$ -	\$ -	\$ 16,677	
Public Works - Case Study (Open Space Maint)	Table A-8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal General Fund Expenditures		\$ 653,535	\$ 653,535	\$ 653,535	\$ 650,672	\$ 11,461	\$ -	\$ -	\$ 2,622,739	
Charges in Reserves		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total General Fund Expenditures		\$ 653,535	\$ 653,535	\$ 653,535	\$ 650,672	\$ 11,461	\$ -	\$ -	\$ 2,622,739	
General Fund Surplus/(Deficit)		\$ (94,148)	\$ (94,148)	\$ (94,148)	\$ (69,855)	\$ (1,685)	\$ -	\$ -	\$ (353,984)	
General Fund Surplus/(Deficit) per Residential Unit		\$ (411)	\$ (411)	\$ (411)	\$ (308)	\$ (421)			\$ (386)	
CFD Special Tax Revenue (Developed & Undeveloped)		\$ 94,148	\$ 94,148	\$ 94,148	\$ 69,855	\$ 1,685	\$ -	\$ -		
Cumulative General Fund Surplus/(Deficit)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Cumulative General Fund Surplus/(Deficit) per Residential Unit		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Source: El Dorado FY 2023-24 Adopted Budget

Table 2

Creekside Village Specific Plan

Fiscal Impact Analysis

Road Fund Summary

Road Fund Revenues	Table Reference								Annual Project Revenue/Expenditure	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total	
Taxes	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Licenses, Permits and Franchise Fees	Table A-1	\$ 2,768	\$ 2,768	\$ 2,768	\$ 2,766	\$ 49	\$ -	\$ -	\$ -	11,118
Charges for Service	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Use of Money and Property	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
State Highway Users (Gas) Tax	Table A-1	\$ 37,343	\$ 37,343	\$ 37,343	\$ 37,311	\$ 655	\$ -	\$ -	\$ -	149,994
Intergovernmental	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Revenues	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Road District Tax	Table A-3	\$ 56,670	\$ 56,670	\$ 56,670	\$ 56,709	\$ 990	\$ -	\$ -	\$ -	227,711
Operating Transfer In	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Road Fund Revenues		\$ 96,781	\$ 96,781	\$ 96,781	\$ 96,785	\$ 1,694	\$ -	\$ -	\$ -	388,822
Fund Balance	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Road Fund Revenues		\$ 96,781	\$ 96,781	\$ 96,781	\$ 96,785	\$ 1,694	\$ -	\$ -	\$ -	388,822
Road Fund Expenditures	Table A-2	\$ 27,132	\$ 27,132	\$ 27,132	\$ 27,109	\$ 476	\$ -	\$ -	\$ -	108,980
Road Fund Expenditures - Case Study	Table A-9	\$ -	\$ 2,882	\$ -	\$ 2,161	\$ -	\$ 2,161	\$ -	\$ -	7,205
Total Road Fund Expenditures		\$ 27,132	\$ 30,014	\$ 27,132	\$ 29,270	\$ 476	\$ 2,161	\$ -	\$ -	116,185
Road Fund Surplus/(Deficit)		\$ 69,649	\$ 66,767	\$ 69,649	\$ 67,515	\$ 1,218	\$ (2,161)	\$ -	\$ -	272,637
Road Fund Surplus/(Deficit) per Residential Unit		\$ 304.14	\$ 291.56	\$ 304.14	\$ 297.42	\$ 304.50				\$ 296.99
CFD Special Tax Revenue (Developed & Undeveloped)										
Cumulative Road Fund Surplus/(Deficit)		\$ 69,649	\$ 136,416	\$ 206,065	\$ 273,580	\$ 274,798	\$ 272,637	\$ 272,637		
Cumulative Road Fund Surplus/(Deficit) per Residential Unit		\$ 304.14	\$ 297.85	\$ 299.95	\$ 299.32	\$ 299.34	\$ 296.99	\$ 296.99		

Source: El Dorado FY 2023-24 Adopted Budget

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

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Table A-1
Creekside Village Specific Plan
Fiscal Impact Analysis
General Fund Revenue

Item	Estimating Procedure	Case Study Reference	FY 2023-24 BOS Adopted Revenues [1]	Offsetting Revenues [2]	Net Annual General Fund Revenues [3]	Service Population [4]	Revenue Multiplier	Year 1 Service Population	Year 2 Service Population	Year 3 Service Population	Year 4 Service Population	Year 5 Service Population	Year 6 Service Population	Year 7 Service Population
General Fund Revenues														
Property Tax	Case Study	Table A-3	\$ 90,637,000	\$ 166,686	\$ 90,470,314	NA	-							
Property Tax in Lieu of VLF	Case Study	Table A-3	\$ 27,501,300		\$ 27,501,300	NA	-							
Property Transfer Tax	Case Study	Table A-3	\$ 2,600,000		\$ 2,600,000	NA	-							
Sales and Use Tax	Case Study	Table A-4	\$ 18,561,000		\$ 18,561,000	NA	-							
Transient Occupancy Tax	[5]	-	NA	NA	NA	NA	-							
Other Taxes	[5]	-	NA	NA	NA	NA	-							
Prop. 172 Public Safety Sales Tax	Case Study	Table A-4	\$ 16,804,826	\$ 16,804,826	\$ -	NA	-							
Licenses, Permits and Franchises	Unincorp. Co. Persons Served	-	\$ 13,521,270	\$ 11,321,270	\$ 2,200,000	180,482	\$ 12.19	621	621	621	620	11	-	-
Fine, Forfeitures, & Penalties	Countywide Persons Served	-	\$ 1,202,000	\$ 291,000	\$ 911,000	224,281	\$ 4.06	621	621	621	620	11	-	-
Use of Money & Property	[5]	-	NA	NA	NA	NA	-							
Charges for Services	Countywide Persons Served	-	\$ 23,532,130	\$ 14,686,994	\$ 8,845,136	224,281	\$ 39.44	621	621	621	620	11	-	-
Intergovernmental Revenues	[5]	-	NA	NA	NA	NA	-							
Miscellaneous Revenues	[5]	-	NA	NA	NA	NA	-							
Operating Transfer In	[5]	-	NA	NA	NA	NA	-							
Subtotal General Fund Revenues			\$ 194,359,526	\$ 43,270,776	\$ 151,088,750		\$ 55.69	621	621	621	620	11	-	-
Fund Balance Appropriation	[5]	-	NA	NA	-	-	-							
Total General Fund Revenues			\$ 194,359,526	\$ 43,270,776	\$ 151,088,750		\$ 55.69	621	621	621	620	11	-	-
Road Fund Revenues														
Taxes	[5]	-	NA	NA	NA	NA	-							
Licenses, Permits and Franchise Fees	Countywide Persons Served	-	\$ 1,000,000		\$ 1,000,000	224,281	\$ 4.46	621	621	621	620	11	-	-
Charges for Service	[5]	-	NA	NA	NA	NA	-							
Use of Money and Property	[5]	-	NA	NA	NA	NA	-							
State Highway Users (Gas) Tax	Unincorp. Co. Per Capita	-	\$ 9,487,472		\$ 9,487,472	157,720	\$ 60.15	621	621	621	620	11	-	-
Intergovernmental	[5]	-	NA	NA	NA	NA	-							
Miscellaneous Revenues	[5]	-	NA	NA	NA	NA	-							
Road District Tax	Case Study	Table A-3	\$ 8,798,327		\$ 8,798,327	NA	-							
Operating Transfer In	[5]	-	NA	NA	NA	NA	-							
Subtotal Road Fund Revenues			\$ 19,285,799	\$ -	\$ 19,285,799	NA	\$ 64.61	621	621	621	620	11	-	-
Fund Balance	[5]	-	NA	NA	NA	NA	-							
Total Road Fund Revenues			\$ 19,285,799	\$ -	\$ 19,285,799		\$ 64.61	621	621	621	620	11	-	-
Additional Fund Revenues														
Road District Tax	Case Study	Table A-3	-	-	-	NA	-							

Source: El Dorado FY 2023-24 Adopted Budget

[1] BOS Revenues are being taken from Budget Schedule 6/Schedule 9

[2] Represents revenues dedicated to specific department functions.

These are deducted from corresponding General Fund Departments.

[3] Net Annual General Fund Revenues from Budget.

[4] Calculated in Table A.5

[5] This revenue source is not expected to be affected by the Project and therefore is not evaluated in this analysis.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-1

Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Revenue

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Item	Estimating Procedure	Project Service Population (Table A.5)	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Project Total
General Fund Revenues										
Property Tax	Case Study									
Property Tax in Lieu of VLF	Case Study									
Property Transfer Tax	Case Study									
Sales and Use Tax	Case Study									
Transient Occupancy Tax	[5]									
Other Taxes	[5]									
Prop. 172 Public Safety Sales Tax	Case Study									
Licenses, Permits and Franchises	Unincorp. Co. Persons Served	2,493	\$ 7,567	\$ 7,567	\$ 7,567	\$ 7,561	\$ 133	\$ -	\$ -	\$ 30,395
Fine, Forfeitures, & Penalties	Countywide Persons Served	2,493	\$ 2,522	\$ 2,522	\$ 2,522	\$ 2,519	\$ 44	\$ -	\$ -	\$ 10,128
Use of Money & Property	[5]									
Charges for Services	Countywide Persons Served	2,493	\$ 24,482	\$ 24,482	\$ 24,482	\$ 24,461	\$ 429	\$ -	\$ -	\$ 98,338
Intergovernmental Revenues	[5]									
Miscellaneous Revenues	[5]									
Operating Transfers In	[5]									
Subtotal General Fund Revenues		2,493	\$ 34,571	\$ 34,571	\$ 34,571	\$ 34,541	\$ 606	\$ -	\$ -	\$ 138,861
Fund Balance Appropriation	[5]									
Total General Fund Revenues		2,493	\$ 34,571	\$ 34,571	\$ 34,571	\$ 34,541	\$ 606	\$ -	\$ -	\$ 138,861
Road Fund Revenues										
Taxes	[5]									
Licenses, Permits and Franchise Fees	Countywide Persons Served	2,493	\$ 2,768	\$ 2,768	\$ 2,768	\$ 2,766	\$ 49	\$ -	\$ -	\$ 11,118
Charges for Service	[5]									
Use of Money and Property	[5]									
State Highway Users (Gas) Tax	Unincorp. Co. Per Capita	2,493	\$ 37,343	\$ 37,343	\$ 37,343	\$ 37,311	\$ 655	\$ -	\$ -	\$ 149,994
Intergovernmental	[5]									
Miscellaneous Revenues	[5]									
Road District Tax	Case Study									
Operating Transfer In	[5]									
Subtotal Road Fund Revenues		2,493	\$ 40,111	\$ 40,111	\$ 40,111	\$ 40,076	\$ 703	\$ -	\$ -	\$ 161,111
Fund Balance	[5]									
Total Road Fund Revenues		2,493	\$ 40,111	\$ 40,111	\$ 40,111	\$ 40,076	\$ 703	\$ -	\$ -	\$ 161,111
Additional Fund Revenues										
Road District Tax	Case Study									

Source: El Dorado FY 2023-24 Adopted Budget

[1] BOS Revenues are being taken from Budget Schedule 6/Schedule 9

[2] Represents revenues dedicated to specific department functions.

These are deducted from corresponding General Fund Departments.

[3] Net Annual General Fund Revenues from Budget .

[4] Calculated in Table A.5

[5] This revenue source is not expected to be affected by the Project and therefore is not evaluated in this analysis.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

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Table A-2a
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Expenditures

Function/Category	Estimating Procedure	FY 2023-24 BOS Adopted Expenditures [1]	Non General Fund / Offsetting Revenue See Table A-2b	FY 2023-24 Net County Expenditures	Population or Persons Served [2]	FY 2020-21 Avg. Cost	Adjust Factor [10]	Adjusted Avg. Cost	Year 1 Service Population (Table A.5)	Year 2 Service Population (Table A.5)	Year 3 Service Population (Table A.5)	Year 4 Service Population (Table A.5)	Year 5 Service Population (Table A.5)	Year 6 Service Population (Table A.5)	Year 7 Service Population (Table A.5)
General Fund Expenditures															
General Government															
Legislative and Administrative [3]	Countywide Persons Served	\$ 7,562,296	\$ 1,390,451	\$ 6,171,845	224,281	\$ 27.52	0.75	\$ 20.64	621	621	621	620	11	-	-
Finance [4]	Countywide Persons Served	\$ 14,124,665	\$ 700,760	\$ 13,423,905	224,281	\$ 59.85	0.75	\$ 44.89	621	621	621	620	11	-	-
County Counsel	Countywide Persons Served	\$ 4,175,413	\$ -	\$ 4,175,413	224,281	\$ 18.62	0.75	\$ 13.96	621	621	621	620	11	-	-
Human Resources	Countywide Persons Served	\$ 2,921,781	\$ -	\$ 2,921,781	224,281	\$ 13.03	1.00	\$ 13.03	621	621	621	620	11	-	-
Other General [5]	Countywide Persons Served	\$ 52,827,062	\$ 7,471,872	\$ 45,355,190	224,281	\$ 202.23	1.00	\$ 202.23	621	621	621	620	11	-	-
General Government Total		\$ 81,611,217	\$ 9,563,083	\$ 72,048,134	224,281	\$ 321.24		\$ 294.74	621	621	621	620	11	-	-
Public Protection (Serving Countywide Res)															
Judicial [6]	Countywide Residents	\$ 29,401,713	\$ 10,822,910	\$ 18,578,803	187,727	\$ 98.97	1.00	\$ 98.97	621	621	621	615	11	-	-
Detention & Correction [7]	Countywide Residents	\$ 56,303,143	\$ 31,627,104	\$ 24,676,039	187,727	\$ 131.45	1.00	\$ 131.45	621	621	621	615	11	-	-
Probation	Countywide Residents	\$ 23,531,208	\$ 10,068,749	\$ 13,462,459	187,727	\$ 71.71	1.00	\$ 71.71	621	621	621	615	11	-	-
Recorder/Clerk	Countywide Residents	\$ 1,663,695	\$ 969,000	\$ 694,695	187,727	\$ 3.70	1.00	\$ 3.70	621	621	621	615	11	-	-
Public Protection Total		\$ 110,899,759	\$ 53,487,763	\$ 57,411,996	187,727	\$ 305.83		\$ 305.83	621	621	621	615	11	-	-
Public Protection (Serving Countywide Residents)															
Protection Inspection & Other [8]	Countywide Residents	\$ 29,004,948	\$ 5,561,160	\$ 23,443,788	187,727	\$ 124.88	1.00	\$ 124.88	621	621	621	615	11	-	-
Public Protection Total		\$ 29,004,948	\$ 5,561,160	\$ 23,443,788	187,727	\$ 124.88		\$ 124.88	621	621	621	615	11	-	-
Public Protection (Sheriff Patrol - Unincorporated County Only)															
Sheriff / Police Protection [9]	Unincorp. Co. Persons Served	\$ 69,002,581	\$ 21,158,265	\$ 47,844,316	180,482	\$ 265.09	1.00	\$ 265.09	621	621	621	620	11	-	-
Public Protection Total		\$ 69,002,581	\$ 21,158,265	\$ 47,844,316	180,482	\$ 265.09		\$ 265.09	621	621	621	620	11	-	-
Health and Sanitation															
Health/Environ Mgmt	Countywide Persons Served	\$ 5,738,309	\$ 2,783,970	\$ 2,954,339	224,281	\$ 13.17	1.00	\$ 13.17	621	621	621	620	11	-	-
Health and Sanitation Total		\$ 5,738,309	\$ 2,783,970	\$ 2,954,339	224,281	\$ 13.17		\$ 13.17	621	621	621	620	11	-	-
Public Assistance															
Veterans Services	Countywide Residents	\$ 880,872	\$ 133,584	\$ 747,288	187,727	\$ 3.98	1.00	\$ 3.98	621	621	621	615	11	-	-
Social Services	Countywide Residents	\$ 74,095,487	\$ 70,236,356	\$ 3,859,131	187,727	\$ 20.56	1.00	\$ 20.56	621	621	621	615	11	-	-
Public Assistance Total		\$ 74,976,359	\$ 70,369,940	\$ 4,606,419	187,727	\$ 24.54		\$ 24.54	621	621	621	615	11	-	-
Education															
Library	Countywide Residents	\$ 6,385,833	\$ 3,042,727	\$ 3,343,106	187,727	\$ 17.81	1.00	\$ 17.81	621	621	621	615	11	-	-
Education Total		\$ 6,385,833	\$ 3,042,727	\$ 3,343,106	187,727	\$ 17.81		\$ 17.81	621	621	621	615	11	-	-
Non-Departmental and General Fund Contributions [11]															
Non-Departmental Costs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Community Services for County's Aging Programs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Appropriations for Contingency	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Not Included in FY 2023-24 Budget [12]															
GF Share of CalPERS employer costs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Public Safety Facility Loan Payments	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Jail Expansion increased operating costs	Countywide Persons Served	\$ 1,500,000	\$ -	\$ 1,500,000	-	-	-	-	-	-	-	-	-	-	-
Non-Departmental and General Fund Contributions Total		\$ 1,500,000	\$ -	\$ 1,500,000	224,281	\$ 6.69	1.00	\$ 6.69	621	621	621	620	11	-	-
Subtotal General Fund Expenditures		\$ 379,119,006	\$ 165,966,908	\$ 213,152,098		-	-	-	\$ 579.70	621	621	620	11	-	-
									\$ 473.06	621	621	615	11	-	-
									\$ 1,052.75						
Road Fund Expenditures	Countywide Persons Served	\$ 143,709,421	\$ 133,907,075	\$ 9,802,346	224,281	\$ 43.71	1.00	\$ 43.71	621	621	621	620	11	-	-

Source: El Dorado County FY 2023-24 Adopted Budget

Notes:

- [1] BOS expenditures are being taken from Budget Schedule 6/Schedule 9
- [2] Calculated in Table A.5
- [3] Includes Boards of Supervisors & Administration
- [4] Includes Auditor-Controller, Treasurer-Tax Collector & Assessor
- [5] Includes Central Services, Information Technology, Elections, Surveyor, Development Services, Parks/Trails, Engineer & HHS Admin.
- [6] Includes Superior Court, Grand Jury, District Attorney, Public Defender, Child Support Services
- [7] Includes Public Protection expenditures that serve the entire countywide population. Assume to include Custody, Bailiff, Commissary, Board of Corrections, Custody Services & SLESF - Jail.
- [8] Includes Agricultural Commissioner, Planning & Building, Animal Services & Public Guardian.
- [9] Includes Sheriff (Budget Unit 24) expenditures that serve the entire unincorporated population.
- [10] This analysis applies an efficiency factor of 75% to general government expenditure multipliers. This factor assumes that economies of scale are realized within these department functions that lessen the incremental costs of serving new growth (residents and persons served).
- [11] All FAs will include expenses associated with non-department costs and General Fund Contributions to programs that may be affected by new development. Net county expenditures to be evaluated in this FIA have been specified in the County's Draft General Guidelines for Fiscal Impact Analysis dated February 18, 2015, with updates for fiscal year 2023-24.
- [12] Expenses not included in the 2023-24 budget, but anticipated to be recurring expenses going forward.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-2a
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Expenditures

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Function/Category	Estimating Procedure	Project Service Population (Table A.5)	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Project Total
General Fund Expenditures										
General Government										
Legislative and Administrative [3]	Countywide Persons Served	2493 \$	12,812 \$	12,812 \$	12,812 \$	12,801 \$	225 \$	- \$	- \$	51,463
Finance [4]	Countywide Persons Served	2493 \$	27,867 \$	27,867 \$	27,867 \$	27,843 \$	489 \$	- \$	- \$	111,933
County Counsel	Countywide Persons Served	2493 \$	8,668 \$	8,668 \$	8,668 \$	8,660 \$	152 \$	- \$	- \$	34,816
Human Resources	Countywide Persons Served	2493 \$	8,087 \$	8,087 \$	8,087 \$	8,080 \$	142 \$	- \$	- \$	32,484
Other General [5]	Countywide Persons Served	2493 \$	125,539 \$	125,539 \$	125,539 \$	125,430 \$	2,202 \$	- \$	- \$	504,249
General Government Total		2493 \$	182,973 \$	182,973 \$	182,973 \$	182,815 \$	3,209 \$	- \$	- \$	734,944
Public Protection (Serving Countywide Res)										
Judicial [6]	Countywide Residents	2489 \$	61,438 \$	61,438 \$	61,438 \$	60,903 \$	1,077 \$	- \$	- \$	246,293
Detention & Correction [7]	Countywide Residents	2489 \$	81,600 \$	81,600 \$	81,600 \$	80,891 \$	1,431 \$	- \$	- \$	327,123
Probation	Countywide Residents	2489 \$	44,518 \$	44,518 \$	44,518 \$	44,132 \$	781 \$	- \$	- \$	178,468
Recorder/Clerk	Countywide Residents	2489 \$	2,297 \$	2,297 \$	2,297 \$	2,277 \$	40 \$	- \$	- \$	9,209
Public Protection Total		2489 \$	189,853 \$	189,853 \$	189,853 \$	188,203 \$	3,330 \$	- \$	- \$	761,093
Public Protection (Serving Countywide Residents)										
Protection Inspection & Other [8]	Countywide Residents	2489 \$	77,525 \$	77,525 \$	77,525 \$	76,851 \$	1,360 \$	- \$	- \$	310,787
Public Protection Total		2489 \$	77,525 \$	77,525 \$	77,525 \$	76,851 \$	1,360 \$	- \$	- \$	310,787
Public Protection (Sheriff Patrol - Unincorporated County Only)										
Sheriff / Police Protection [9]	Unincorp. Co. Persons Served	2493 \$	164,566 \$	164,566 \$	164,566 \$	164,424 \$	2,886 \$	- \$	- \$	661,008
Public Protection Total		2493 \$	164,566 \$	164,566 \$	164,566 \$	164,424 \$	2,886 \$	- \$	- \$	661,008
Health and Sanitation										
Health/Environ Mgmt	Countywide Persons Served	2493 \$	8,177 \$	8,177 \$	8,177 \$	8,170 \$	143 \$	- \$	- \$	32,846
Health and Sanitation Total		2493 \$	8,177 \$	8,177 \$	8,177 \$	8,170 \$	143 \$	- \$	- \$	32,846
Public Assistance										
Veterans Services	Countywide Residents	2489 \$	2,471 \$	2,471 \$	2,471 \$	2,450 \$	43 \$	- \$	- \$	9,907
Social Services	Countywide Residents	2489 \$	12,762 \$	12,762 \$	12,762 \$	12,651 \$	224 \$	- \$	- \$	51,159
Public Assistance Total		2489 \$	15,233 \$	15,233 \$	15,233 \$	15,100 \$	267 \$	- \$	- \$	61,066
Education										
Library	Countywide Residents	2489 \$	11,055 \$	11,055 \$	11,055 \$	10,959 \$	194 \$	- \$	- \$	44,319
Education Total		2489 \$	11,055 \$	11,055 \$	11,055 \$	10,959 \$	194 \$	- \$	- \$	44,319
Non-Departmental and General Fund Contributions [11]										
Non-Departmental Costs	Countywide Persons Served									
Community Services for County's Aging Programs	Countywide Persons Served									
Appropriations for Contingency	Countywide Persons Served									
Not Included in FY 2023-24 Budget [12]										
GF Share of CalPERS employer costs	Countywide Persons Served									
Public Safety Facility Loan Payments	Countywide Persons Served									
Jail Expansion increased operating costs	Countywide Persons Served									
Non-Departmental and General Fund Contributions Total		2493 \$	4,152 \$	4,152 \$	4,152 \$	4,148 \$	73 \$	- \$	- \$	16,677
Subtotal General Fund Expenditures		2493 \$	359,869 \$	359,869 \$	359,869 \$	359,558 \$	6,311 \$	- \$	- \$	1,445,475
		2489 \$	293,667 \$	293,667 \$	293,667 \$	291,114 \$	5,150 \$	- \$	- \$	1,177,265
		\$	653,535 \$	653,535 \$	653,535 \$	650,672 \$	11,461 \$	- \$	- \$	2,622,739
Charges in Reserves										
Total General Fund Expenditures		2493 \$	359,869 \$	359,869 \$	359,869 \$	359,558 \$	6,311 \$	- \$	- \$	1,445,475
		2489 \$	293,667 \$	293,667 \$	293,667 \$	291,114 \$	5,150 \$	- \$	- \$	1,177,265
		\$	653,535 \$	653,535 \$	653,535 \$	650,672 \$	11,461 \$	- \$	- \$	2,622,739
Road Fund Expenditures	Countywide Persons Served	2493 \$	27,132 \$	27,132 \$	27,132 \$	27,109 \$	476 \$	- \$	- \$	108,980

Source: El Dorado County FY 2023-24 Adopted Budget

Notes:

[1] BOS expenditures are being taken from Budget Schedule 6/Schedule 9

[2] Calculated in Table A.5.

[3] Includes Boards of Supervisors & Administration.

[4] Includes Auditor-Controller, Treasurer-Tax Collector & Assessor.

[5] Includes Central Services, Information Technology, Elections, Surveyor, Development Service

[6] Includes Superior Court, Grand Jury, District Attorney, Public Defender, Child Support Service

[7] Includes Public Protection expenditures that serve the entire countywide population. Assum

[8] Includes Agricultural Commissioner, Planning & Building, Animal Services & Public Guardian.

[9] Includes Sheriff (Budget Unit 24) expenditures that serve the entire unincorporated populat

[10] This analysis applies an efficiency factor of 75% to general government expenditure multipli

department functions that lesson the incremental costs of serving new growth (residents and po

[11] All FAs will include expenses associated with non-department costs and General Fund Cont

Net county expenditures to be evaluated in this FIA have been specified in the County's Draft Ge

with updates for fiscal year 2023-24.

[12] Expenses not included in the 2023-24 budget, but anticipated to be recurring expenses goin

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-2b
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Expenditures Breakdown

Function/Category	Budget Unit	FY 2023-24 BOS Adopted Expenditures	Revenue Sources													Intergovernmental Revenue - State Other	Intergovernmental Revenue - State Prop 172	Intergovernmental Revenue - Federal	Offsetting Revenue Table A.2a
			A	B	C	D	E	F	G	H	I	J	K	L	M				
General Fund Expenditures																			
General Government																			
Legislative and Administrative	01 - Board of Supervisors	\$ 2,390,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -
Legislative and Administrative	02 - Chief Administrative Office	\$ 5,171,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 1,000	\$ -	\$ 66,883	\$ -	\$ 1,270,768	\$ 1,270,768	\$ 1,388,651	\$ 1,388,651	
		\$ 7,562,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ 50,000	\$ 2,800	\$ -	\$ 66,883	\$ -	\$ 1,270,768	\$ 1,270,768	\$ 1,390,451	\$ 1,390,451	
Finance	03 - Auditor-Controller	\$ 5,262,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,200	\$ -	\$ -	\$ 38,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,824	\$ -
Finance	04 - Treasurer/Tax Collector	\$ 3,402,406	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 226,000	\$ 919,507	\$ -	\$ 262,560	\$ 140,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,812	\$ -
Finance	05 - Assessor	\$ 5,459,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,000	\$ -	\$ 15,000	\$ 244,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,124	\$ -
		\$ 14,124,665	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 226,000	\$ 1,636,707	\$ -	\$ 277,560	\$ 423,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,760	\$ -
County Counsel	07 - County Counsel	\$ 4,175,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 4,175,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Personnel	08 - Human Resources	\$ 2,921,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 2,921,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other General	06 - Central Services	\$ 16,256,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,844	\$ 23,500	\$ -	\$ 429,169	\$ -	\$ 54,094	\$ -	\$ -	\$ -	\$ -	\$ 506,763	\$ -
	10 - Information Technologies	\$ 13,934,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	14 - Parks/River/Trails	\$ 10,351,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ 4,034,437	\$ -	\$ -	\$ 1,360,872	\$ -	\$ 9,200	\$ 5,404,509	\$ -
	19 - Elections	\$ 2,996,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635,600	\$ -	\$ 1,500	\$ 637,100	\$ -
	30 - Surveyor	\$ 2,022,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	35 - CDS Admin & Finance	\$ 398,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,000	\$ -
	36 - Transpiration	\$ 1,905,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 869,491	\$ -	\$ 2,000	\$ 902,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904,500	\$ -
	50 - HHSA Administration	\$ 4,960,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,743,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 52,827,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,405,148	\$ 23,500	\$ 21,000	\$ 5,366,106	\$ -	\$ 2,050,566	\$ -	\$ 10,700	\$ 7,471,872	\$ -	\$ -	\$ -
Public Protection																			
Judicial	20 - Alternate Public Defender	\$ 1,942,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500	\$ -
	21 - Grand Jury	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 20,050	\$ -	\$ 1,000	\$ 879,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	22 - District Attorney	\$ 16,481,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 349,992	\$ -	\$ 800,255	\$ -	\$ 222,000	\$ 1,372,247	\$ -	
	23 - Public Defender	\$ 6,288,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,572,381	\$ -	\$ 3,052,271	\$ 4,624,652	\$ -
	40 - Child Support Services	\$ 4,629,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 40,050	\$ -	\$ 1,000	\$ 1,246,997	\$ -	\$ 4,799,531	\$ -	\$ 4,775,382	\$ 10,822,910	\$ -
		\$ 29,401,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,084,000	\$ 11,000	\$ 2,796,065	\$ 200	\$ 124,750	\$ 2,456,443	\$ 1,052,851	\$ 1,716,403	\$ -	\$ 210,513	\$ 5,561,160	\$ -
Detention & Correction	24 - Sheriff	\$ 56,303,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,000	\$ -	\$ 5,000	\$ 6,507,104	\$ -	\$ -	\$ 25,040,000	\$ -	\$ 75,000	\$ 31,627,104	\$ -
		\$ 56,303,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,000	\$ -	\$ 5,000	\$ 6,507,104	\$ -	\$ -	\$ 25,040,000	\$ -	\$ 75,000	\$ 31,627,104	\$ -	
Probation	25 - Probation	\$ 23,531,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 500	\$ 6,870,824	\$ -	\$ -	\$ 3,077,425	\$ -	\$ 120,000	\$ 10,068,749	\$ -
		\$ 23,531,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 500	\$ 6,870,824	\$ -	\$ -	\$ 3,077,425	\$ -	\$ 120,000	\$ 10,068,749	\$ -	
Recorder/Clerk	18 - Recorder/Clerk	\$ 1,663,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 665,000	\$ -	\$ 200,000	\$ 769,000	\$ -	\$ -	\$ -	\$ -	\$ 969,000	\$ -
		\$ 1,663,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 665,000	\$ -	\$ 200,000	\$ 769,000	\$ -	\$ -	\$ -	\$ -	\$ 969,000	\$ -
Public Protection																			
Protection Inspection	31 - Agricultural Commissioner	\$ 2,180,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,000	\$ -	\$ 23,703	\$ 200	\$ 250	\$ -	\$ 71,148	\$ 831,403	\$ -	\$ 49,223	\$ 952,224	\$ -
Protection Inspection	37 - Planning & Building	\$ 20,093,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,731,500	\$ -	\$ 2,521,762	\$ -	\$ 63,500	\$ 1,999,000	\$ -	\$ 885,000	\$ -	\$ 2,947,500	\$ 1,581,436	\$ -
Protection Inspection	55 - Animal Services	\$ 4,437,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,500	\$ 11,000	\$ 170,600	\$ -	\$ 11,000	\$ 457,443	\$ 981,703	\$ -	\$ 131,290	\$ 80,000	\$ 30,000	\$ 80,000
Protection Inspection	56 - Public Guardian	\$ 2,293,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 29,004,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,084,000	\$ 11,000	\$ 2,796,065	\$ 200	\$ 124,750	\$ 2,456,443	\$ 1,052,851	\$ 1,716,403	\$ -	\$ 210,513	\$ 5,561,160	\$ -
Sheriff / Police Protection	24 - Sheriff	\$ 69,002,581	\$ 166,686	\$ -	\$ -	\$ -	\$ -	\$ 282,500	\$ 50,000	\$ 607,000	\$ -	\$ 21,000	\$ 5,026,100	\$ 500,000	\$ 14,264,165	\$ -	\$ 1,347,000	\$ 21,158,265	\$ -
		\$ 69,002,581	\$ 166,686	\$ -	\$ -	\$ -	\$ -	\$ 282,500	\$ 50,000	\$ 607,000	\$ -	\$ 21,000	\$ 5,026,100	\$ 500,000	\$ 14,264,165	\$ -	\$ 1,347,000	\$ 21,158,265	\$ -
Health and Sanitation																			
Environmental Mgmt	38 - Environmental Management	\$ 2,945,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,314,770	\$ -	\$ 1,241,124	\$ -	\$ 600	\$ 388,942	\$ -	\$ -	\$ -	\$ -	\$ 389,542	\$ -
Health & Sanitation	12 - EMS Administration	\$ 2,792,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 250	\$ 2,394,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,394,428	\$ -
		\$ 5,738,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,334,770	\$ -	\$ 1,241,124	\$ -	\$ 850	\$ 2,783,120	\$ -	\$ -	\$ -	\$ -	\$ 2,783,970	\$ -
Public Assistance																			
Veterans Affairs	42 - Veterans Affairs	\$ 880,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,384	\$ -	\$ 73,000	\$ -	\$ 4,200	\$ 133,584	\$ -	\$ -	\$ -
Administration	51 - Social Services	\$ 74,095,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,050	\$ 28,787,288	\$ -	\$ 15,000	\$ 12,310,670	\$ 28,618,348	\$ 70,236,356	\$ -	\$ -	\$ -
		\$ 74,976,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,050	\$ 28,843,672	\$ -	\$ 15,000	\$ 12,383,670	\$ -	\$ 28,622,548	\$ 70,369,940	\$ -	\$ -	\$ -
Education																			
Library	43 - Library	\$ 6,385,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,600	\$ -	\$ 117,502	\$ 1,861,960	\$ -	\$ 1,063,265	\$ -	\$ -	\$ -	\$ 3,042,727	\$ -
		\$ 6,385,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,600	\$ -	\$ 117,502	\$ 1,861,960	\$ -	\$ 1,063,265	\$ -	\$ -	\$ -	\$ 3,042,727	\$ -	\$ -
Road Fund																			
	36 - Transportation	\$ 143,709,421	\$ 318,723	\$ -	\$ 1,000,000	\$ -	\$ 2,350,135	\$ 148,627	\$ 206,000	\$ 50,012,591	\$ -	\$ -	\$ 23,912,934	\$ -	\$ 59,626,923	\$ 133,907,075	\$ -	\$ -	\$ -

Source: El Dorado County FY 2023-24 Adopted Budget

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-3
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 Case Study Analysis - Property Tax

Land Use Assumptions and Estimated Valuation										
Item	Build Out Units	Price Per Unit	Year 1 Valuation	Year 2 Valuation	Year 3 Valuation	Year 4 Valuation	Year 5 Valuation	Year 6 Valuation	Year 7 Valuation	Total Valuation
Residential										
Single Family - 55 x 105 (Low density)	177	\$ 1,200,000	\$ 52,800,000	\$ 52,800,000	\$ 52,800,000	\$ 52,800,000	\$ 1,200,000	\$ -	\$ -	\$ 212,400,000
Single Family - 50 x 100 (Low density)	87	\$ 950,000	\$ 20,900,000	\$ 20,900,000	\$ 20,900,000	\$ 19,950,000	\$ -	\$ -	\$ -	\$ 82,650,000
Single Family - 50 x 90 (Low density)	177	\$ 855,000	\$ 37,620,000	\$ 37,620,000	\$ 37,620,000	\$ 37,620,000	\$ 855,000	\$ -	\$ -	\$ 151,335,000
Single Family - 45 x 105 (Low density)	227	\$ 800,000	\$ 45,600,000	\$ 45,600,000	\$ 45,600,000	\$ 44,800,000	\$ -	\$ -	\$ -	\$ 181,600,000
Single Family - 50/60x65 (Clstr)(Medium density)	250	\$ 750,000	\$ 46,500,000	\$ 46,500,000	\$ 46,500,000	\$ 46,500,000	\$ 1,500,000	\$ -	\$ -	\$ 187,500,000
	918		\$ 203,420,000	\$ 203,420,000	\$ 203,420,000	\$ 201,670,000	\$ 3,555,000	\$ -	\$ -	\$ 815,485,000
Non-Residential										
Neighborhood Commercial	5,400	\$ 350	\$ -	\$ -	\$ -	\$ 1,890,000	\$ -	\$ -	\$ -	\$ 1,890,000
Total			\$ 203,420,000	\$ 203,420,000	\$ 203,420,000	\$ 203,560,000	\$ 3,555,000	\$ -	\$ -	\$ 817,375,000
A. Estimated Annual Property Tax Case Study										
Basic Rate			1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Total Residential Secured Property Tax			\$2,034,200	\$2,034,200	\$2,034,200	\$2,016,700	\$35,550	\$0	\$0	\$8,154,850
Total Non-Residential Secured Property Tax			\$0	\$0	\$0	\$18,900	\$0	\$0	\$0	\$18,900
Percent Allocated to County General Fund			14.09%	14.09%	14.09%	14.09%	14.09%	14.09%	14.09%	14.09%
Annual Property Tax Allocated to County General Fund			\$286,582	\$286,582	\$286,582	\$286,779	\$5,008	\$0	\$0	\$1,151,533
Unsecured Property Tax										
Residential (1.0%)		1%	\$2,866	\$2,866	\$2,866	\$2,841	\$50	\$0	\$0	\$11,489
Non-Residential		10%	\$0	\$0	\$0	\$266	\$0	\$0	\$0	\$266
			\$289,448	\$289,448	\$289,448	\$289,887	\$5,058	\$0	\$0	\$1,163,288
B. Estimated Document Transfer Tax Case Study										
Single Family - 55 x 105 (Low density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 50 x 100 (Low density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 50 x 90 (Low density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 45 x 105 (Low density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 50/60x65 (Clstr)(Medium density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Neighborhood Commercial			6.67%	6.67%	6.67%	6.67%	6.67%	6.67%	6.67%	6.67%
Single Family - 55 x 105 (Low density)		\$ 52,800,000	\$ 52,800,000	\$ 52,800,000	\$ 52,800,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 212,400,000
Single Family - 50 x 100 (Low density)		\$ 20,900,000	\$ 20,900,000	\$ 20,900,000	\$ 19,950,000	\$ -	\$ -	\$ -	\$ -	\$ 82,650,000
Single Family - 50 x 90 (Low density)		\$ 37,620,000	\$ 37,620,000	\$ 37,620,000	\$ 37,620,000	\$ 855,000	\$ -	\$ -	\$ -	\$ 151,335,000
Single Family - 45 x 105 (Low density)		\$ 45,600,000	\$ 45,600,000	\$ 45,600,000	\$ 44,800,000	\$ -	\$ -	\$ -	\$ -	\$ 181,600,000
Single Family - 50/60x65 (Clstr)(Medium density)		\$ 46,500,000	\$ 46,500,000	\$ 46,500,000	\$ 46,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 187,500,000
Neighborhood Commercial		\$ -	\$ -	\$ -	\$ 1,890,000	\$ -	\$ -	\$ -	\$ -	\$ 1,890,000
Estimated Assessed Valuation Turnover Amount		\$ 29,089,060	\$ 29,089,060	\$ 29,089,060	\$ 28,964,810	\$ 508,365	\$ -	\$ -	\$ -	\$ 116,740,355
Rate per \$1,000 of Assessed Value (\$1.1/1,000)			0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%
Total Estimate Property Transfer Tax		\$ 31,998	\$ 31,998	\$ 31,998	\$ 31,861	\$ 559	\$ -	\$ -	\$ -	\$ 128,414
C. Estimated Property Tax in Lieu of VLF Case Study										
FY 2023-24 El Dorado County Assessed Valuation [1]		\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916
Assessed Valuation of Project		\$ 203,420,000	\$ 203,420,000	\$ 203,420,000	\$ 203,560,000	\$ 3,555,000	\$ -	\$ -	\$ -	\$ 817,375,000
Total Assessed Value		\$ 44,364,848,916	\$ 44,364,848,916	\$ 44,364,848,916	\$ 44,364,988,916	\$ 44,164,983,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,978,803,916
Percent Change in Assessed Value		0.46%	0.46%	0.46%	0.46%	0.01%	0.00%	0.00%	0.00%	1.85%
Total FY 2023-24 Property Tax in Lieu of VLF Adopted Revenue [2]		\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300
Estimated Increase in Property Tax in Lieu of VLF		\$ 126,679	\$ 126,679	\$ 126,679	\$ 126,766	\$ 2,214	\$ -	\$ -	\$ -	\$ 509,016
D. Estimated Road District Tax										
Property Tax Revenue (1% of Assessed Value)		\$ 2,034,200	\$ 2,034,200	\$ 2,034,200	\$ 2,035,600	\$ 35,550	\$ -	\$ -	\$ -	\$ 8,173,750
County Road District Tax Rate (Post ERAF)		2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%
Estimated County Road District Tax Revenue		\$ 56,670	\$ 56,670	\$ 56,670	\$ 56,709	\$ 990	\$ -	\$ -	\$ -	\$ 227,711

Notes:

[1] Total FY 2023-24 secured value for El Dorado County per Auditor's Office.

[2] El Dorado County FY 2023-24 Adopted Budget.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-4
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 Case Study Analysis - Sales Tax

Average Income and Retail Expenditures for Residential Units (2023\$)

Residential Land Use	Assumption	Household Income and Retail Expenditures							Total Annual Mortgage, Ins., & Tax Payments [2]	Estimated Household Income [3]
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		
Average Household Income										
Avg. Home Value [1]										
Single Family - 55 x 105 (Low density)	\$ 1,200,000								\$ 88,943	\$ 222,357
Single Family - 50 x 100 (Low density)	\$ 950,000								\$ 70,413	\$ 176,033
Single Family - 50 x 90 (Low density)	\$ 855,000								\$ 63,372	\$ 158,430
Single Family - 45 x 105 (Low density)	\$ 800,000								\$ 59,295	\$ 148,238
Single Family - 50/60x65 (Clstr)(Medium density)	\$ 750,000								\$ 55,589	\$ 138,973
Average Retail Expenditures [4]										
Taxable Exp. As % of Income										
Single Family - 55 x 105 (Low density)	22%								\$ 48,919	
Single Family - 50 x 100 (Low density)	22%								\$ 38,727	
Single Family - 50 x 90 (Low density)	22%								\$ 34,855	
Single Family - 45 x 105 (Low density)	23%								\$ 34,095	
Single Family - 50/60x65 (Clstr)(Medium density)	23%								\$ 31,964	
Total Retail Expenditures (Occupied)										
Vacancy Factor	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		Units	Retail Expenditures
Single Family - 55 x 105 (Low density)	5.00%	42	42	42	42	1	0	0	168	\$ 8,225,667
Single Family - 50 x 100 (Low density)	5.00%	21	21	21	20	0	0	0	83	\$ 3,200,807
Single Family - 50 x 90 (Low density)	5.00%	42	42	42	42	1	0	0	168	\$ 5,860,788
Single Family - 45 x 105 (Low density)	5.00%	54	54	54	53	0	0	0	216	\$ 7,352,543
Single Family - 50/60x65 (Clstr)(Medium density)	5.00%	59	59	59	59	2	0	0	238	\$ 7,591,420
Total	218	218	218	216	4	0	0		872	\$32,231,225
Taxable Sales from New Households										
Est. Retail Capture Rate within Unincorp. El Dorado County [5]		65%	65%	65%	65%	65%	65%	65%		65%
Total Taxable Sales from New Households		\$ 5,226,015	\$ 5,226,015	\$ 5,226,015	\$ 5,181,047	\$ 91,205	\$ -	\$ -		\$ 20,950,296
Taxable Sales from Employees										
Employees		-	-	-	10	-	-	-		10
Taxable Sales from Employees[6]	\$ 4,800	\$ -	\$ -	\$ -	\$ 46,656	\$ -	\$ -	\$ -	\$ 46,656	\$ 46,656
Adjusted Employee Taxable Sales	75% \$	- \$	- \$	- \$	\$ 34,992	\$ -	\$ -	\$ -	\$ 34,992	\$ 34,992
Est. Retail Capture Rate within Unincorp. El Dorado County [5]	65%	65%	65%	65%	65%	65%	65%	65%		65%
Total Taxable Sales from New Employees		\$ -	\$ -	\$ -	\$ 22,745	\$ -	\$ -	\$ -		\$ 22,745
Non-Residential Land Use										
Neighborhood Commercial	Vacancy Factor	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		
	10%	-	-	-	4,860	-	-	-		4,860
Taxable Sales per BSF	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300		
Total Taxable Sales - Non-Residential		\$ -	\$ -	\$ -	\$ 1,458,000	\$ -	\$ -	\$ -		\$ 1,458,000
Estimated Tax Revenue										
F. Estimated Sales Tax Revenue										
F. Estimated Sales Tax Revenue	1.00%	\$52,260	\$52,260	\$52,260	\$66,618	\$912	\$0	\$0	1.00%	\$224,310
G. Estimated Prop 172 Public Safety Sales Tax Revenue										
Gross Prop 172 Public Safety Sales Tax Revenue	0.50%	\$26,130	\$26,130	\$26,130	\$33,309	\$456	\$0	\$0	0.50%	\$112,155
El Dorado County Allocation [7]		\$24,432	\$24,432	\$24,432	\$31,144	\$426	\$0	\$0		\$104,865

Notes:

- [1] Estimated home values based on market study performed by the Gregory Group and Developer estimates.
- [2] Based on a 6.0%, 30 year fixed rate mortgage with a 20% down payment and 2% for annual taxes and insurance.
- [3] Assumes mortgage lending guidelines allow no more than 40% of income dedicated to mortgage payments, taxes, and insurance.
- [4] Average retail expenditures per household used to estimate annual sales tax revenue.
- [5] A factor of 65% was used to estimate retail capture rate within unincorporated El Dorado County to be consistent with other El Dorado County FIA's.
- [6] Assumes average daily taxable ales of \$20 per employee and 240 work days. Assumes 25% of employees are residents and previously captured with resident sales tax.
- [7] According to El Dorado County, the County receives 93.5% of all Prop. 172 Sales Tax revenues generated in the County.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-5
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Assumptions

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2023-24
Property Turnover Rate (% per year) [2]	
Single Family - 55 x 105 (Low density)	14.30%
Single Family - 50 x 100 (Low density)	14.30%
Single Family - 50 x 90 (Low density)	14.30%
Single Family - 45 x 105 (Low density)	14.30%
Single Family - 50/60x65 (Cistr)(Medium density)	14.30%
Neighborhood Commercial	6.67%
Vacancy Rate	
Residential	5.00%
Neighborhood Commercial	10.00%
Taxable Sales per BSF - Neighborhood Commercial	\$ 300.00
Project Phasing (4 per month)	
Residential	
Single Family - 55 x 105 (Low density)	44 44 44 44 1 177
Single Family - 50 x 100 (Low density)	22 22 22 21 87
Single Family - 50 x 90 (Low density)	44 44 44 44 1 177
Single Family - 45 x 105 (Low density)	57 57 57 56 227
Single Family - 50/60x65 (Cistr)(Medium density)	62 62 62 62 2 250
Total	229 229 229 227 4 0 0 918
Non-Residential	
	- - - 5,400 5,400
Persons per Dwelling Unit [2]	
Dwelling Unit	Year 1 Year2 Year 3 Year 4 Year 5 Year 6 Year 7 Total Persons
Single Family - 55 x 105 (Low density)	2.84 125 125 125 125 3 0 0 503
Single Family - 50 x 100 (Low density)	2.84 62 62 62 60 0 0 0 247
Single Family - 50 x 90 (Low density)	2.84 125 125 125 125 3 0 0 503
Single Family - 45 x 105 (Low density)	2.84 162 162 162 159 0 0 0 645
Single Family - 50/60x65 (Cistr)(Medium density)	2.89 179 179 179 179 6 0 0 723
Total	653 653 653 648 11 0 0 2,621
Employee / BSF	
Non-Residential	500 11 11
Persons per Dwelling Unit (Occupied) [2]	
Dwelling Unit	Year 1 Year2 Year 3 Year 4 Year 5 Year 6 Year 7 Total Persons
Single Family - 55 x 105 (Low density)	2.84 119 119 119 119 3 0 0 478
Single Family - 50 x 100 (Low density)	2.84 59 59 59 57 0 0 0 235
Single Family - 50 x 90 (Low density)	2.84 119 119 119 119 3 0 0 478
Single Family - 45 x 105 (Low density)	2.84 154 154 154 151 0 0 0 612
Single Family - 50/60x65 (Cistr)(Medium density)	2.89 170 170 170 170 5 0 0 686
Total	621 621 621 615 11 0 0 2489
Employee / BSF	
Non-Residential	500 10 10
Total Person Served (Residents + 50% Employees)	621 621 621 620 11 0 0 2,493
General Demographic Characteristics	
Total Countywide	
El Dorado County Residents [2]	187,727
El Dorado County Employees [2]	73,107
El Dorado County Persons Served [3]	224,281
Unincorporated County	
El Dorado County Unincorporated Residents [2]	157,720
El Dorado County Unincorporated Employees [2]	45,523
El Dorado County Unincorporated Persons Served [3]	180,482

Source: California Department of Finance

Notes:

[1] Reflects El Dorado County budget adopted by the board of Supervisors. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] Based on data provided by County consultant from California DOF for Jan 1, 2024 and Claritas.

[3] Defined as total County population plus half of total County employees.

Table A-6
Creekside Village Specific Plan
Fiscal Impact Analysis
Preliminary Property Tax Allocations

Fund/Agency	<u>Pre-ERAF Distribution</u>	% of Shift to ERAF [2]	Post ERAF Distribution					
	TRA 076-017 [1]			Pre	ERAF	Post	ERAF %	
<u>Distribution of Property Tax Allocation Before Tax Sharing</u>								
Taxing Entities for Analysis								
County General Fund [3]	19.66%	28.34%	14.09%	126,776,068	35,925,275	90,850,793	28.34%	
Road District Tax	3.00%	7.14%	2.79%	9,741,202	695,874	9,045,328	7.14%	
Other Taxing Industries								
Accum Capital Outlay	0.62%	25.42%	0.46%	2,679,116	680,966	1,998,150	25.42%	
CSA #7	2.01%	25.64%	1.50%	6,032,782	1,546,814	4,485,968	25.64%	
EDH County Wtr/Fire	20.53%	0.43%	20.44%	24,742,247	105,581	24,636,666	0.43%	
Cnty Water Agency	0.98%		0.98%	4,242,155	412,111	3,830,044	9.71%	
EID	6.68%	0.00%	6.68%	16,461,594		16,461,594	0.00%	
El Dorado Hills CSD [4]	10.23%	22.21%	7.96%				22.21%	
Latrobe Elementary	14.81%	0.00%	14.81%	2,945,301		2,945,301	0.00%	
El Dorado High	13.90%	0.00%	13.90%	41,007,509		41,007,509	0.00%	
Los Rios Community	4.97%	0.00%	4.97%	16,013,383		16,013,383	0.00%	
Office of Education	2.61%	0.00%	2.61%	8,787,555		8,787,555	0.00%	
Subtotal Property Tax	100.00%		91.18%					
Educational Revenue Relief Fund (ERAF)				8.82%	488,475,996	48,511,668	439,964,328	9.93%
Total Gross Property Tax			100.00%					
					39,366,621			

Source: El Dorado County Auditor-Collector

Notes:

- [1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).
- [2] Based on DFA Estimates, per 2023/24 County Revenue Estimates Letters.
- [3] Property tax share reduced due to allocation to El Dorado Hills CSD.
- [4] Review of previous fiscals show El Dorado Hills CSD receives approximately 7.9% of the property tax allocation.

Table A-7

Creekside Village Specific Plan

Fiscal Impact Analysis

Fire Coverage Impact Analysis

EDH County Wtr/Fire

Fire Protection Expenditures	Note	Assumptions
Estimated Service Population	[1]	49,617
Persons Per Household	[1]	2.748
Estimated Units Served		18,056
2023/24 Budget	[2]	
Wages & Benefits		\$ 22,758,397
Other Operating Expenditures		\$ 3,573,088
		<u>\$ 26,331,485</u>
Estimated Cost Per Unit		\$ 1,458

Estimated Fire Protection Revenues								
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Estimated Allocation of 1% Ad-Valorem	[3]	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%
Property Tax Revenue (1% of Assessed Value)		\$ 2,034,200	\$ 2,034,200	\$ 2,034,200	\$ 2,035,600	\$ 35,550	\$ -	\$ 8,173,750
Estimated Revenue		\$ 415,892	\$ 415,892	\$ 415,892	\$ 416,178	\$ 7,268	\$ -	\$ 1,671,122
Build Out of Units		229	229	229	227	4	0	0
Estimated Revenue per Unit		\$ 1,816.12	\$ 1,816.12	\$ 1,816.12	\$ 1,833.38	\$ 1,817.05		\$ 1,820

General Fund Surplus/(Deficit) per Residential Unit	\$ 362
--	---------------

Notes:

[1] Per discussion with district staff on 2/22/24.

[2] Total salaries and operating expense budget per the 2023/24 Final Budget.

[3] Estimate based on TRA allocation, post ERAF.

Table A-8

Creekside Village Specific Plan

Fiscal Impact Analysis

County Maintenance - Case Study

Estimated Maintenance Costs

Maintenance Item	Annual Cost												Annual cost to Maintain	Build Out Units	Annual Cost Per Unit	
	To Maintain				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7					
	Sq. Ft.	Acres	Private	Public												
Open Space (Preserve & Buffer)	1,951,488	44.80	44.80	-	\$ 1,500								\$ -	918	\$ -	
Subtotal					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	918	\$ -	

Table A-8.1

Creekside Village Specific Plan

Fiscal Impact Analysis

El Dorado Hills Community Services District

Fiscal Impact Analysis

Park Maintenance - Case Study

Estimated Maintenance Costs

	Acres	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Buildout
Parks [1]				4.40		2.20		7.00	13.60
Annual O&M Cost per Acre [2]	\$ 45,507	-	-	200,232	-	100,116	-	318,550	\$ 618,898
Project Units									918
Estimated Cost per Unit									\$ 674

Estimated El Dorado Hills CSD Revenues

	[3]	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Buildout
Estimated Allocation of 1% Ad-Valorem		7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%
Property Tax Revenue (1% of Assessed Value)	\$ 2,034,200	\$ 2,034,200	\$ 2,034,200	\$ 2,034,200	\$ 2,035,600	\$ 35,550	\$ -	\$ -	\$ 8,173,750
Estimated Revenue	\$ 161,910	\$ 161,910	\$ 161,910	\$ 161,910	\$ 162,022	\$ 2,830	\$ -	\$ -	\$ 650,582
Build Out of Units	229	229	229	227	4	0	0	0	918
Estimated Revenue per Unit	\$ 707.03	\$ 707.03	\$ 707.03	\$ 713.75	\$ 707.39				\$ 709

General Fund Surplus/(Deficit) per Residential Unit									\$ 35
--	--	--	--	--	--	--	--	--	-------

Notes:

[1] Per draft Master Plan.

[2] Consistent with Marble Valley cost estimates. Covers O&M (\$30,565/acre) and staffing (\$14,942 /acre).

[3] See Table A.6 for details.

Table A-9

Creekside Village Specific Plan

Fiscal Impact Analysis

County Maintenance - Case Study

Estimated Maintenance Costs

Maintenance Item	Annual Cost To Maintain / Lane										Annual cost to Maintain	Build Out Units	Annual Cost Per Unit		
	Sq. Ft.	Lane Miles	Private	Public	Mile [1]	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7			
Roadway	483,516	7.63	6.82	0.81	\$ 8,894.88	\$ 2,882	\$ -	\$ 2,161	\$ -	\$ 2,161	\$ -	\$ 7,205	918	\$ 7.85	
Subtotal						\$ -	\$ 2,882	\$ -	\$ 2,161	\$ -	\$ 2,161	\$ -	\$ 7,205	918	\$ 7.85

Notes:

[1] Roadway maintenance costs based on Operation Maintenance Level 4 worksheet from County website indicating cost per lane mile of \$7,517 escalated by CCI.

SCENARIO 2:

Creekside Village Specific Plan

Fiscal Impact Analysis

Assumptions:

1. Land Use
 - a. 150 Single family Low Density (Conventional)
 - b. 464 Single Family Low Density (Active Adult)
 - c. 149 Single Family Medium Density (Active Adult)
2. Public Agencies
 - a. County of El Dorado
 - i. Open Space Maintenance (HOA)
 - ii. Park Maintenance (HOA)
 - iii. Roadway Maintenance (County & HOA)(I)
 - b. El Dorado Hills Water/Fire
 - i. Fire Service

(I) Royal Oaks Drive to be publicly maintained.

SCENARIO 2 – REDUCED IMPACT ALTERNATIVE

Executive Summary

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APPENDICES

EXECUTIVE SUMMARY

This report and fiscal impact analysis (“FIA”) was prepared by the Development & Financial Advisory (“DFA”) team to assist Winn Communities (“Developer”) with understanding the fiscal impacts of the Creekside Village Specific Plan (“Project”) on the County of El Dorado (“County”) general fund and road fund. The report provides detailed general fund and road fund revenue and expenditure projections in order to evaluate the impacts of growth and development from the Project. This FIA scenario includes a sensitivity analysis resulting from Proposition 19 home value transfer. Please refer to Appendix B for details.

The Project is anticipated to deliver approximately \$2,407,217 and \$290,987 in General Fund and Road Fund revenues and incur \$1,529,576 and \$70,706 in General Fund and Road Fund expenditures to the County at buildout. These positive results do not require any supplemental fiscal mitigation.

I. INTRODUCTION

A. Purpose of the Report

The purpose of the report is to evaluate the annual recurring revenue and expenditure impacts placed upon the County by development of the Project. The FIA was prepared consistent with the County’s Fiscal Impact Analysis and Public Facilities Financing Plan Process Manual and Guidelines (“Guidelines”) which was approved by the Board of Supervisors on December 2, 2020. The FIA is a comprehensive analysis to ensure municipal services and operational costs are appropriately funded in order to meet County General plan policies.

B. Organization of the Report

The report is organized into the following sections:

- Section II: Project Description
- Section III: Methodology & Assumptions
- Section IV: Fiscal Impact Analysis
- Section V: Conclusions
- Section VI: Funding Sources to Mitigate Fiscal Results

II. PROJECT DESCRIPTION

A. Land Use & Related Assumptions

The Project includes the County area generally located in the El Dorado Hills area. The entire Project area includes approximately 208 acres, of which 138 acres are currently proposed for single family residential uses. The Project area will be developed with approximately 150 conventional market rate low density single family homes, 464 active adult low density single family homes and 149 active adult medium density single family homes. Home prices range from approximately \$1,200,000 to \$703,000 depending on the specific designation. *See Table 1 below for more detailed information on land use assumptions.*

DFA has estimated the project population and assessed value based primarily on data collected from various County resources and based on information provided by the Developer. In the FIA, future household sizes were estimated at persons per household (PPH) of 2.84 PPH for conventional and 1.80 PPH for active adult. Based on these factors, DFA estimates the Project will house 1,528 residents when fully developed.

The Project assessed value is estimated to be approximately \$707.5 million at buildout, based on recent market values provided by the Developer.

Table 1
Land Use & Assumptions Summary

Land Use Assumptions & Estimated Valuation		Build Out Units	Price Per Unit	Total Valuation
Product Type				
Residential - Conventional				
Single Family - 55 x 100 (Low density)		150	\$ 1,200,000	\$ 180,000,000
Residential - Active Adult				
Single Family - 65 x 105 (Single Family Low Density)		88	\$ 1,200,000	\$ 105,600,000
Single Family - 55 x 105 (Single Family Low Density)		153	\$ 910,000	\$ 139,230,000
Single Family - 45 x 105 (Single Family Low Density)		223	\$ 798,000	\$ 177,954,000
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)		149	\$ 703,000	\$ 104,747,000
	Total	763		\$ 707,531,000

B. Project Phasing/ Absorption

The Project is anticipated to be developed in multiple phases over several years. For purposes of the fiscal analysis, Project absorption is estimated at 4 homes per month by lot size designation. At this level of Project absorption, full buildout is anticipated to take 5 plus years.

III. METHODOLOGY & ASSUMPTIONS

County FIA Requirements: In accordance with the El Dorado County Fiscal Impact Analysis Process Manual, *“the FIA is required to be prepared by the applicant for 50+ unit residential developments and larger commercial developments, to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project, while complying with General Plan Policy 10.2.5.1. Although FIA’s do not approve or deny a project, they inform the decisions makers when deliberating on the project.”*

The County General Plan policy 10.2.5.2 states that new development *“amend the discretionary development review process to require the identification of economic factors derived from a project such as sales tax, property tax, potential job creation, wage structures, and multiplier effects in the local economy”*.

For preparation of the FIA and report, the following procedures and methodologies are utilized to determine the buildout fiscal results.

A. Scope & Methodology:

The FIA provides a comprehensive analysis comparing projected County General Fund revenues to estimated County General Fund expenditures and will include anticipated impacts to public agencies that provide fire protection and park or open space maintenance services.

The FIA employs two general methodologies to determine the recurring Project revenue and expenditure impacts to the County General Fund and Road Fund; the multiplier method and the case study method.

The per capita or multiplier method calculates per person, or per service unit revenues and expenses for line items within the County general fund and road fund budget. The per capita method utilizes current budget numbers to forecast fiscal impacts by new residents and employees generated by the Project based on per capita factor basis, continuing the existing level of service enjoyed by existing residents and employees.

The case study method is utilized to estimate recurring revenues and expenditures under situations when the per capita method would not accurately reflect the fiscal impacts. These situations can include adjustments to service level standards or changes to property values based on development activities.

B. General and/or Major Assumptions

The methodology used in calculating the FIA General and/or Major assumptions are identified by line item in the below Table 2. The FIA assumes that revenue and expenditures in the fiscal year 2023/2024 reflect future fiscal conditions and service levels in the County. All revenues and expenditures are presented in 2024 dollars.

A more detailed summary of the assumptions used in the FIA can be found in Appendix A.

**Table 2 – General Fund Revenues
 General / Major Assumptions**

General Fund Revenues	Countywide vs. Municipal (Estimating Procedure)	Impacted by New Development (Y/N)
Property Tax	Case Study	Y
Property Tax in Lieu of VLF	Case Study	Y
Property Transfer Tax	Case Study	Y
Sales and Use Tax	Case Study	Y
Transient Occupancy Tax	NA	N
Other Taxes	NA	N
Prop. 172 Public Safety Sales Tax	Case Study	Y
Licenses, Permits and Franchises	Unincorp Co. - Person Served	Y
Fine, Forfeitures, & Penalties	Countywide Persons Served	Y
Use of Money & Property	NA	N
Charges for Services	Countywide Persons Served	Y
Intergovernmental Revenues	NA	N
Miscellaneous Revenues	NA	N
Operating Transfers In	NA	N
Fund Balance Appropriation	NA	N
<hr/>		
Road Fund Revenues		
Taxes	NA	N
Licenses, Permits and Franchise Fees	Countywide Persons Served	Y
Charges for Service	NA	N
Use of Money and Property	NA	N
State Highway Users (Gas) Tax	Unincorp Co. - Per Capita	Y
Intergovernmental	NA	N
Miscellaneous Revenues	NA	N
Road District Tax	Case Study	Y
Operating Transfer In	NA	N
Fund Balance	NA	N



General Fund Expenditures	Countywide vs. Municipal (Estimating Procedure)	Impacted by New Development (Y/N)	Adjustment Factor (%)
General Government			
Legislative and Administrative	Countywide Persons Served	Y	75%
Finance	Countywide Persons Served	Y	75%
County Counsel	Countywide Persons Served	Y	75%
Human Resources	Countywide Persons Served	Y	100%
Other General	Countywide Persons Served	Y	100%
Public Protection (Serving Countywide Residents)			
Judicial	Countywide Residents	Y	100%
Probation	Countywide Residents	Y	100%
Recorder/Clerk	Countywide Residents	Y	100%
Public Protection (Serving Countywide Residents)			
Protection Inspection & Other	Countywide Residents	Y	100%
Public Protection (Sheriff Patrol - Unincorporated County Only)			
Sheriff / Police Protection	Unincorp Co. - Person Served	Y	100%
Health and Sanitation			
Health / Environ Mgmt	Countywide Persons Served	Y	100%
Public Assistance			
Veterans Services	Countywide Residents	Y	100%
Social Services - Admin / Aid / General Relief	Countywide Residents	Y	100%
Education			
Library	Countywide Residents	Y	100%
Non-Departmental and General Fund Contributions			
Non-Departmental Costs	Countywide Persons Served	Y	100%
Community Services for County's Aging Programs	Countywide Persons Served	Y	100%
Appropriations for Contingencies	Countywide Persons Served	Y	100%
		Y	100%
Not Included in Budget			
GF Share of CalPERS employer costs	Countywide Persons Served	Y	100%
Public Safety Facility Loan Payments	Countywide Persons Served	Y	100%
Jail Expansion increased operating costs	Countywide Persons Served	Y	100%
Subtotal General Fund Expenditures			
Charges in Reserves		N	
Road Fund Expenditures			

See Appendix A for detailed notes for expenditure categories.

IV. FISCAL IMPACT ANALYSIS

A. Impacts to the County

i. County Revenues

- Case Study Method:** As detailed in the above Table 2, County revenue categories include a number of Case Study applications to evaluate revenue impacts on the County General Fund. These include various property tax and sales tax revenue categories as detailed below.

Secured and Unsecured Property Tax

The Project is estimated to have an assessed value of approximately \$707.5 million at buildout. Please see assessed value in the attached Table A-3. The base property tax generated from the Project, equal to one percent of the assessed value under Proposition 13, is allocated to a wide range of taxing agencies. Property tax generated by the Project is distributed based on the percentages shown for Tax Rate Area (TRA) 076-017 shown in Table A-6.

Table A6
Tax Rate Area
(Appendix Table A-6)

Fund/Agency	Pre-ERAF Distribution		% of Shift to ERAF [2]	Post ERAF Distribution		
	TRA 076-017 [1]					
Distribution of Property Tax Allocation Before Tax Sharing						
[2] Per 2023/24 County Revenue Estimates Letters.						
Taxing Entities for Analysis						
County General Fund	29.89%	28.34%	21.42%	126,776,068		
Road District Tax	3.00%	7.14%	2.79%	9,741,202		
				35,925,275		
				90,850,793		
				28.34%		
				7.14%		
Other Taxing Industries						
Accum Capital Outlay	0.62%	25.42%	0.46%	2,679,116		
CSA #7	2.01%	25.64%	1.50%	6,032,782		
EDH County Wtr/Fire	20.53%	0.43%	20.44%	24,742,247		
Cnty Water Agency	0.98%		0.98%	4,242,155		
EID	6.68%	0.00%	6.68%	16,461,594		
Latrobe Elementary	14.81%	0.00%	14.81%	2,945,301		
El Dorado High	13.90%	0.00%	13.90%	41,007,509		
Los Rios Community	4.97%	0.00%	4.97%	16,013,383		
Office of Education	2.61%	0.00%	2.61%	8,787,555		
				16,461,594		
				2,945,301		
				41,007,509		
				16,013,383		
				8,787,555		
				0.00%		
Subtotal Property Tax	100.00%	90.55%				
			Pre	ERAF		
Educational Revenue Relief Fund (ERAF)			9.45%	488,475,996		
				48,511,668		
				39,366,621		
				9.93%		
Total Gross Property Tax	100.00%					

Source: El Dorado County Auditor-Collector

Notes:

[1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).

[2] Based on DFA Estimates, per 2023/24 County Revenue Estimates Letters.

After property tax revenue is collected at the County-level, a percentage of the revenue is shifted from the County to the State as part of the Educational Revenue Augmentation Funds (ERAF I & II) shifts. The ERAF amount is estimated in Table A-6 above.

At Project buildout, the County would receive approximately \$1,530,746 per year in property taxes.

Property Tax in Lieu of Vehicle License Fee

The FIA calculates Property Tax in lieu of Vehicle License Fee based on the formula provided by the State Controller's Office. Property Tax in Lieu of Vehicle License Fee is calculated by taking the percentage increase in the County's assessed value resulting from the Project and applying that percentage increase to the County's current allocation of revenue. The Project is estimated to provide the County with \$440,611 at buildout as shown in the attached Table 1.

Sales and Use Tax

The Project will generate additional sales and use tax for the County from retail spending by new residents and new employees. Additionally, the neighborhood commercial will generate annual sales tax opportunities for the County. Sales tax revenue is based on the 1-percent local sales tax rate (Bradley-Burns). The FIA utilized the Case Study methodology for estimating taxable sales generated by the Project.

The FIA estimates Project resident and employee expenditures captured at existing retail land uses within the County. Retail expenditures by residents typically depend on household income levels. Based on the assumed home prices within the Project, the FIA estimated household income ranges and corresponding estimates of taxable retail spending. Retail expenditures by employees are based on an estimation of daily spending captured at retail land uses. The FIA utilizes a County retail capture rate of 65%. The Project is estimated to provide the County with \$16.6 million in taxable sales from new households and new employees while generating \$166,033 of sales tax revenue at buildout as shown in the attached Table A-4.

Property Transfer Tax

The County has a property transfer tax that applies to the sale of real property at a rate of \$1.10 per \$1,000 of sales price. Market rate residential units are expected to turn over at a rate of approximately 14.3 percent in any given year. The neighborhood commercial land uses are anticipated to turn over at a rate of 6.7 percent in any given year. Based on these estimates, the Project will generate approximately \$111,295 annually in property transfer tax for the County at buildout as shown in the attached Table A-3.

Prop. 172 Public Safety Sales Tax

The one-half percent sales tax imposed by Proposition 172 is collected by the State Board of Equalization and apportioned to each county based on its proportionate share of statewide taxable sales. The FIA calculates the Prop 172 Tax Revenue at 0.5% of total taxable sales from new

households. The county receives 93.5% of all Prop 172 Sales Tax revenues generated in the County. Based on these estimates, the Project will generate approximately \$77,620 annually in public safety sales tax for the County at buildout as shown in the attached Table A-4.

2. **Multiplier Revenues** The remaining general fund revenue categories are estimated based on per capita factors. Revenue categories evaluated under this methodology (persons served, population, per capita) include, License Permits and Franchises, Fines Forfeitures and Penalties, and Charges for Services. The Project is estimated to generate approximately (\$55.69) per service population or (\$80,913) annually at buildout. *See attached Appendix A, Table A-1 for results summary.*

The County generates countywide revenues and unincorporated (municipal) revenues. These two fundamental revenue sources are utilized to estimate the impact of the Project on the County. These two sources are generally described as: (i) countywide are revenue sources generated by residents and employees located within the unincorporated and incorporated cities while (ii) municipal revenues are generated within the unincorporated portions of the County.

ii. County Expenses

1. **Case Study:** The Project homeowner's association will privately own and maintain the roadways and open space, except Royal Oaks Drive. *See attached Appendix A, Table A-8 and Table A-9 for results summary.*
2. **Multiplier Method:** As detailed in the above Table 2, the majority of County expenditure categories are exclusive to use of the Multiplier methodology. Additionally, the Case Study has been utilized to calculate expenditures for park maintenance as described in Section IV. C. below. County service cost expenditures have been allocated on a per capita basis. The cost factors take into account the demands created by the resident population and the number of employees. As mentioned before, each new resident is assigned 1.0 service unit. Portions of these general fund expenditures are not impacted by new development. As such, the FIA has applied a variable cost component or adjustment factor to the per capita cost estimates. The Project is estimated to generate approximately \$1,052.75 per service population or \$1,529,576 annually at buildout. *See attached Appendix A, Table A-2 for results summary.*

The County generates countywide expenses and unincorporated (municipal) expenses. These two fundamental expenditure categories are utilized to estimate the impact of the Project on the County. These two expenditure categories are generally described as: (i) countywide are expenditures or services generated by residents and employees located within the unincorporated and incorporated cities while (ii) municipal expenditures or services are generated within the unincorporated portions of the County.

There are direct correlations between the increase in service population and providing municipal services. Service population is both resident population and employment population but these two groups impact municipal services at different rates. Employees tend to place a lower per capita burden on County services as compared to residents. The FIA assigns a value of 1.0 service unit to new residents compared to a value of .50 to employees.

The County's 2023 resident service population, based on the recent Census data, is estimated at 224,281, inclusive of Cities. The unincorporated County population is 157,720.

Table 3
El Dorado County Service Population

Total Countywide		
El Dorado County Population		187,727
El Dorado County Employees		73,107
El Dorado County Persons Served	(i)	224,281
Unincorporated County		
El Dorado County Unincorporated Population		157,720
El Dorado County Unincorporated Employees		45,523
El Dorado County Unincorporated Persons Served	(i)	180,482

(ii) *Service Population = 100% of Residents + 50% of Employees*

This section summarizes population and economic data for the County and establishes the per capita multipliers based on the County's budget. These multipliers are applied to estimate Project buildout General Fund and Road Fund revenues and expenditures. Additionally, certain municipal costs fluctuate more based on development activities than others. In order to take this into account, the analysis of expenditures includes a fixed versus variable cost allocation for each major budget line item.

The attached Appendix - Table A-1 and Table A-2 summarize revenues and expenditures drawn from the County's 2023/24 budget. The tables also identify the forecasting method used for each budget line item and present a per capita service multiplier estimate where applicable.

B. Impacts to Fire Protection District

The Project site lies within the El Dorado Hills Water/Fire District ("Fire District"). A review of the existing tax rate areas indicates that there is 20.53% of the 1% ad-valorem tax allocated to the Fire District, before ERAF. The post ERAF split results in a 20.44% allocation to the Fire District.

The attached Appendix, Table A-7 analyzes the Project's fiscal impact to the Fire District. Expenditures were estimated by using the pro rata cost per household based on the Fire District's service population and budget while revenues were estimated based on the traditional allocation of the 1% ad valorem tax. It is estimated that the Project will generate approximately \$1,446,546 in tax revenue for the Fire District corresponding to \$1,896 in revenue per new residential unit compared to only \$1,458 in estimated costs per new residential unit. This results in a net positive fiscal impact of \$438 per new residential unit.



C. Impacts on Open Space, Parks & Roadway Maintenance

The Project contains 44.4 acres of open space, 14.10 acres of parks and 7.63 lane miles of roadways which will be maintained by a homeowner's association. Approximately .81 lane miles of roadway will be maintained by the County. See Section V.A. below for impacts on the Road Fund.

See attached Appendix A, Table A-8 and Table A-9 for results summary.

V. CONCLUSIONS

A. Annual Net Fiscal Impacts to County at Buildout

The FIA indicates the Project would produce a positive fiscal result to the General Fund and the Road Fund at buildout. The annual net fiscal impact surplus to the General Fund at Project buildout is estimated at \$877,641. The Project will generate \$2,407,217 in General Fund revenues compared to \$1,529,576 in General Fund expenditures. Additionally, the annual net fiscal impact surplus to the Road Fund at Project buildout is estimated at \$220,281. The Project will generate \$290,987 in Road Fund revenues compared to \$70,706 in Road Fund expenditures. *See attached Appendix A, Table 1 and Table 2 for results summary.*

B. Annual Net Fiscal Impacts to Fire District at Buildout

It is estimated that the Project will generate approximately \$1,446,546 in tax revenue for the Fire District corresponding to \$1,896 in revenue per new residential unit as opposed to \$1,458 in estimated costs per new residential unit.

C. Potential Fiscal Impacts from Proposition 19 Property Tax Transfers

As requested by the County, a sensitivity analysis was prepared to understand the impact of Proposition 19 property transfers. As shown in Appendix B, the Project would produce a positive fiscal result to the General Fund and the Road Fund at buildout. The annual net fiscal impact surplus to the General Fund at Project buildout is estimated at \$700,040. The Project will generate \$2,229,617 in General Fund revenues compared to \$1,529,576 in General Fund expenditures. Additionally, the annual net fiscal impact surplus to the Road Fund at Project buildout is estimated at \$203,472. The Project will generate \$274,178 in Road Fund revenues compared to \$70,706 in Road Fund expenditures. *See attached Appendix A, Table 1 and Table 2 for results summary.*

VI. FUNDING SOURCES TO MITIGATE FISCAL RESULTS

The results of this FIA estimate that the Project would generate a positive fiscal impact to the County. No mitigation is proposed for the Project.

A. Description of Funding Sources

The results of this FIA estimate that the Project would generate a positive fiscal impact to the County. No mitigation is proposed for the Project.

B. Estimate of Annual or One Time Burdens by Land Use

The results of this FIA estimate that the Project would generate a positive fiscal impact to the County.
No mitigation is proposed for the Project.

APPENDICES:

Appendix A:

- Table 1 General Fund Summary**
- Table 2 Road Fund Summary**
- Table A-1 General Fund Revenue**
- Table A-2a General Fund Expenditures**
- Table A-2b General Fund Expenditures Breakdown**
- Table A-3 Case Study Revenues – Property Tax**
- Table A-4 Case Study Revenues – Sales Tax**
- Table A-5 General Assumptions**
- Table A-6 Property Tax Allocations**
- Table A-7 Fire District Analysis**
- Table A-8 Case Study Expenditures (Open Space & Parks)**
- Table A-9 Case Study Expenditures (Roadways)**

Appendix B: Proposition 19 Sensitivity Analysis

APPENDIX A

Table 1
Creekside Village Specific Plan
Fiscal Impact Analysis
General Fund Summary

Item	Table Reference								Annual Project Revenue/Expenditure Total
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
General Fund Revenues									
Property Tax	Table A-3	\$ 387,033	\$ 387,033	\$ 387,033	\$ 369,645	\$ -	\$ -	\$ -	\$ 1,530,746
Property Tax in Lieu of VLF	Table A-3	\$ 111,404	\$ 111,404	\$ 111,404	\$ 106,399	\$ -	\$ -	\$ -	\$ 440,611
Property Transfer Tax	Table A-3	\$ 28,140	\$ 28,140	\$ 28,140	\$ 26,875	\$ -	\$ -	\$ -	\$ 111,295
Sales and Use Tax	Table A-4	\$ 41,982	\$ 41,982	\$ 41,982	\$ 40,088	\$ -	\$ -	\$ -	\$ 166,033
Transient Occupancy Tax	Table A-1								
Other Taxes	Table A-1								
Prop. 172 Public Safety Sales Tax	Table A-4	\$ 19,626	\$ 19,626	\$ 19,626	\$ 18,741	\$ -	\$ -	\$ -	\$ 77,620
Licenses, Permits and Franchises	Table A-1	\$ 4,481	\$ 4,481	\$ 4,481	\$ 4,269	\$ -	\$ -	\$ -	\$ 17,711
Fine, Forfeitures, & Penalties	Table A-1	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,423	\$ -	\$ -	\$ -	\$ 5,902
Use of Money & Property	Table A-1								
Charges for Services	Table A-1	\$ 14,496	\$ 14,496	\$ 14,496	\$ 13,811	\$ -	\$ -	\$ -	\$ 57,300
Intergovernmental Revenues	Table A-1								
Miscellaneous Revenues	Table A-1								
Operating Transfers In	Table A-1								
Subtotal General Fund Revenues		\$ 608,655	\$ 608,655	\$ 608,655	\$ 581,251	\$ -	\$ -	\$ -	\$ 2,407,217
Fund Balance Appropriation	Table A-1								
Total General Fund Revenues		\$ 608,655	\$ 608,655	\$ 608,655	\$ 581,251	\$ -	\$ -	\$ -	\$ 2,407,217
General Fund Expenditures									
General Government	Table A-2	\$ 108,340	\$ 108,340	\$ 108,340	\$ 103,222	\$ -	\$ -	\$ -	\$ 428,242
Public Protection	Table A-2	\$ 112,414	\$ 112,414	\$ 112,414	\$ 107,103	\$ -	\$ -	\$ -	\$ 444,345
Public Protection - Protection Inspection	Table A-2	\$ 45,904	\$ 45,904	\$ 45,904	\$ 43,735	\$ -	\$ -	\$ -	\$ 181,445
Public Protection - Sheriff	Table A-2	\$ 97,441	\$ 97,441	\$ 97,441	\$ 92,838	\$ -	\$ -	\$ -	\$ 385,161
Health and Sanitation	Table A-2	\$ 4,842	\$ 4,842	\$ 4,842	\$ 4,613	\$ -	\$ -	\$ -	\$ 19,139
Public Assistance	Table A-2	\$ 9,019	\$ 9,019	\$ 9,019	\$ 8,593	\$ -	\$ -	\$ -	\$ 35,652
Education	Table A-2	\$ 6,546	\$ 6,546	\$ 6,546	\$ 6,237	\$ -	\$ -	\$ -	\$ 25,874
Non-Departmental and General Fund Contributions/Not Included in FY 2023-24 Budget	Table A-2	\$ 2,458	\$ 2,458	\$ 2,458	\$ 2,342	\$ -	\$ -	\$ -	\$ 9,717
Public Works - Case Study (Park & Open Space Maint)	Table A-8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal General Fund Expenditures		\$ 386,965	\$ 386,965	\$ 386,965	\$ 368,682	\$ -	\$ -	\$ -	\$ 1,529,576
Charges in Reserves		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Fund Expenditures		\$ 386,965	\$ 386,965	\$ 386,965	\$ 368,682	\$ -	\$ -	\$ -	\$ 1,529,576
General Fund Surplus/(Deficit)		\$ 221,691	\$ 221,691	\$ 221,691	\$ 212,569	\$ -	\$ -	\$ -	\$ 877,641
General Fund Surplus/(Deficit) per Residential Unit		\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,155				\$ 1,150
CFD Special Tax Revenue (Developed & Undeveloped)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative General Fund Surplus/(Deficit)		\$ 221,691	\$ 443,381	\$ 665,072	\$ 877,641	\$ 877,641	\$ 877,641	\$ 877,641	
Cumulative General Fund Surplus/(Deficit) per Residential Unit		\$ 1,149	\$ 1,149	\$ 1,149	\$ 1,150	\$ 1,150	\$ 1,150	\$ 1,150	

Source: El Dorado FY 2023-24 Adopted Budget

Table 2

Creekside Village Specific Plan

Fiscal Impact Analysis

Road Fund Summary

Road Fund Revenues	Table Reference								Annual Project Revenue/Expenditure	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total	
Taxes	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Licenses, Permits and Franchise Fees	Table A-1	\$ 1,639	\$ 1,639	\$ 1,639	\$ 1,561	\$ -	\$ -	\$ -	\$ -	6,478
Charges for Service	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Use of Money and Property	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
State Highway Users (Gas) Tax	Table A-1	\$ 22,111	\$ 22,111	\$ 22,111	\$ 21,066	\$ -	\$ -	\$ -	\$ -	87,399
Intergovernmental	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Revenues	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Road District Tax	Table A-3	\$ 49,837	\$ 49,837	\$ 49,837	\$ 47,598	\$ -	\$ -	\$ -	\$ -	197,109
Operating Transfer In	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Road Fund Revenues		\$ 73,587	\$ 73,587	\$ 73,587	\$ 70,226	\$ -	\$ -	\$ -	\$ -	290,987
Fund Balance	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Road Fund Revenues		\$ 73,587	\$ 73,587	\$ 73,587	\$ 70,226	\$ -	\$ -	\$ -	\$ -	290,987
Road Fund Expenditures	Table A-2	\$ 16,065	\$ 16,065	\$ 16,065	\$ 15,306	\$ -	\$ -	\$ -	\$ -	63,501
Road Fund Expenditures - Case Study	Table A-9	\$ -	\$ 2,882	\$ -	\$ 2,161	\$ -	\$ 2,161	\$ -	\$ -	7,205
Total Road Fund Expenditures		\$ 16,065	\$ 18,947	\$ 16,065	\$ 17,468	\$ -	\$ 2,161	\$ -	\$ -	70,706
Road Fund Surplus/(Deficit)		\$ 57,522	\$ 54,640	\$ 57,522	\$ 52,758	\$ -	\$ (2,161)	\$ -	\$ -	220,281
Road Fund Surplus/(Deficit) per Residential Unit		\$ 298.04	\$ 283.11	\$ 298.04	\$ 286.73					\$ 289
CFD Special Tax Revenue (Developed & Undeveloped)										
Cumulative Road Fund Surplus/(Deficit)		\$ 57,522	\$ 112,162	\$ 169,684	\$ 222,442	\$ 222,442	\$ 220,281	\$ 220,281		
Cumulative Road Fund Surplus/(Deficit) per Residential Unit		\$ 298	\$ 291	\$ 293	\$ 292	\$ 292	\$ 289	\$ 289		

Source: El Dorado FY 2023-24 Adopted Budget

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-1

Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Revenue

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Item	Estimating Procedure	Case Study Reference	FY 2023-24 BOS Adopted Revenues [1]	Offsetting Revenues [2]	Net Annual General Fund Revenues [3]	Service Population [4]	Revenue Multiplier	Year 1 Service Population	Year 2 Service Population	Year 3 Service Population	Year 4 Service Population	Year 5 Service Population	Year 6 Service Population	Year 7 Service Population
General Fund Revenues														
Property Tax	Case Study	Table A-3	\$ 90,637,000	\$ 166,686	\$ 90,470,314	NA	-							
Property Tax in Lieu of VLF	Case Study	Table A-3	\$ 27,501,300		\$ 27,501,300	NA	-							
Property Transfer Tax	Case Study	Table A-3	\$ 2,600,000		\$ 2,600,000	NA	-							
Sales and Use Tax	Case Study	Table A-4	\$ 18,561,000		\$ 18,561,000	NA	-							
Transient Occupancy Tax	[5]	-	NA	NA	NA	NA	-							
Other Taxes	[5]	-	NA	NA	NA	NA	-							
Prop. 172 Public Safety Sales Tax	Case Study	Table A-4	\$ 16,804,826	\$ 16,804,826	\$ -	NA	-							
Licenses, Permits and Franchises	Unincorp. Co. Persons Served	-	\$ 13,521,270	\$ 11,321,270	\$ 2,200,000	180,482	\$ 12.19	368	368	368	350	-	-	-
Fine, Forfeitures, & Penalties	Countywide Persons Served	-	\$ 1,202,000	\$ 291,000	\$ 911,000	224,281	\$ 4.06	368	368	368	350	-	-	-
Use of Money & Property	[5]	-	NA	NA	NA	NA	-							
Charges for Services	Countywide Persons Served	-	\$ 23,532,130	\$ 14,686,994	\$ 8,845,136	224,281	\$ 39.44	368	368	368	350	-	-	-
Intergovernmental Revenues	[5]	-	NA	NA	NA	NA	-							
Miscellaneous Revenues	[5]	-	NA	NA	NA	NA	-							
Operating Transfers In	[5]	-	NA	NA	NA	NA	-							
Subtotal General Fund Revenues			\$ 194,359,526	\$ 43,270,776	\$ 151,088,750		\$ 55.69	368	368	368	350	-	-	-
Fund Balance Appropriation	[5]	-	NA	NA	NA	-	-							
Total General Fund Revenues			\$ 194,359,526	\$ 43,270,776	\$ 151,088,750		\$ 55.69	368	368	368	350	-	-	-
Road Fund Revenues														
Taxes	[5]	-	NA	NA	NA	NA	-							
Licenses, Permits and Franchise Fees	Countywide Persons Served	-	\$ 1,000,000		\$ 1,000,000	224,281	\$ 4.46	368	368	368	350	-	-	-
Charges for Service	[5]	-	NA	NA	NA	NA	-							
Use of Money and Property	[5]	-	NA	NA	NA	NA	-							
State Highway Users (Gas) Tax	Unincorp. Co. Per Capita	-	\$ 9,487,472		\$ 9,487,472	157,720	\$ 60.15	368	368	368	350	-	-	-
Intergovernmental	[5]	-	NA	NA	NA	NA	-							
Miscellaneous Revenues	[5]	-	NA	NA	NA	NA	-							
Road District Tax	Case Study	Table A-3	\$ 8,798,327		\$ 8,798,327	NA	-							
Operating Transfer In	[5]	-	NA	NA	NA	NA	-							
Subtotal Road Fund Revenues			\$ 19,285,799	\$ -	\$ 19,285,799	NA	\$ 64.61	368	368	368	350	-	-	-
Fund Balance	[5]	-	NA	NA	NA	-	-							
Total Road Fund Revenues			\$ 19,285,799	\$ -	\$ 19,285,799	-	\$ 64.61	368	368	368	350	-	-	-
Additional Fund Revenues														
Road District Tax	Case Study	Table A-3	-	-	-	NA	-							

Source: El Dorado FY 2023-24 Adopted Budget

[1] BOS Revenues are being taken from Budget Schedule 6/Schedule 9

[2] Represents revenues dedicated to specific department functions.

These are deducted from corresponding General Fund Departments.

[3] Net Annual General Fund Revenues from Budget.

[4] Calculated in Table A.5

[5] This revenue source is not expected to be affected by the Project and therefore is not evaluated in this analysis.

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Table A-1
Creekside Village Specific Plan
Fiscal Impact Analysis
General Fund Revenue

Item	Estimating Procedure	Project Service Population (Table A.5)	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Project Total
General Fund Revenues										
Property Tax	Case Study									
Property Tax in Lieu of VLF	Case Study									
Property Transfer Tax	Case Study									
Sales and Use Tax	Case Study									
Transient Occupancy Tax	[5]									
Other Taxes	[5]									
Prop. 172 Public Safety Sales Tax	Case Study									
Licenses, Permits and Franchises	Unincorp. Co. Persons Served	1,453	\$ 4,481	\$ 4,481	\$ 4,481	\$ 4,269	\$ -	\$ -	\$ -	\$ 17,711
Fine, Forfeitures, & Penalties	Countywide Persons Served	1,453	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,423	\$ -	\$ -	\$ -	\$ 5,902
Use of Money & Property	[5]									
Charges for Services	Countywide Persons Served	1,453	\$ 14,496	\$ 14,496	\$ 14,496	\$ 13,811	\$ -	\$ -	\$ -	\$ 57,300
Intergovernmental Revenues	[5]									
Miscellaneous Revenues	[5]									
Operating Transfers In	[5]									
Subtotal General Fund Revenues		1,453	\$ 20,470	\$ 20,470	\$ 20,470	\$ 19,503	\$ -	\$ -	\$ -	\$ 80,913
Fund Balance Appropriation	[5]									
Total General Fund Revenues		1,453	\$ 20,470	\$ 20,470	\$ 20,470	\$ 19,503	\$ -	\$ -	\$ -	\$ 80,913
Road Fund Revenues										
Taxes	[5]									
Licenses, Permits and Franchise Fees	Countywide Persons Served	1,453	\$ 1,639	\$ 1,639	\$ 1,639	\$ 1,561	\$ -	\$ -	\$ -	\$ 6,478
Charges for Service	[5]									
Use of Money and Property	[5]									
State Highway Users (Gas) Tax	Unincorp. Co. Per Capita	1,453	\$ 22,111	\$ 22,111	\$ 22,111	\$ 21,066	\$ -	\$ -	\$ -	\$ 87,399
Intergovernmental	[5]									
Miscellaneous Revenues	[5]									
Road District Tax	Case Study									
Operating Transfer In	[5]									
Subtotal Road Fund Revenues		1,453	\$ 23,750	\$ 23,750	\$ 23,750	\$ 22,628	\$ -	\$ -	\$ -	\$ 93,878
Fund Balance	[5]									
Total Road Fund Revenues		1,453	\$ 23,750	\$ 23,750	\$ 23,750	\$ 22,628	\$ -	\$ -	\$ -	\$ 93,878
Additional Fund Revenues										
Road District Tax	Case Study									

Source: El Dorado FY 2023-24 Adopted Budget

[1] BOS Revenues are being taken from Budget Schedule 6/Schedule 9

[2] Represents revenues dedicated to specific department functions.

These are deducted from corresponding General Fund Departments.

[3] Net Annual General Fund Revenues from Budget .

[4] Calculated in Table A.5

[5] This revenue source is not expected to be affected by the Project and therefore is not evaluated in this analysis.

Table A-2a
Creekside Village Specific Plan - Reduced Impact Alternative
Exhibit S - Fiscal Impact Analysis
Fiscal Impact Analysis
General Fund Expenditures

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Function/Category	Estimating Procedure	FY 2023-24 BOS Adopted Expenditures [1]	Non General Fund / Offsetting Revenue See Table A-2b	FY 2023-24 Net County Expenditures	Population or Persons Served [2]	FY 2020-21 Avg. Cost	Adjust Factor [10]	Adjusted Avg. Cost	Year 1 Service Population (Table A.5)	Year 2 Service Population (Table A.5)	Year 3 Service Population (Table A.5)	Year 4 Service Population (Table A.5)	Year 5 Service Population (Table A.5)	Year 6 Service Population (Table A.5)	Year 7 Service Population (Table A.5)
General Fund Expenditures															
General Government															
Legislative and Administrative [3]	Countywide Persons Served	\$ 7,562,296	\$ 1,390,451	\$ 6,171,845	224,281	\$ 27.52	0.75	\$ 20.64	368	368	368	350	-	-	-
Finance [4]	Countywide Persons Served	\$ 14,124,665	\$ 700,760	\$ 13,423,905	224,281	\$ 59.85	0.75	\$ 44.89	368	368	368	350	-	-	-
County Counsel	Countywide Persons Served	\$ 4,175,413	\$ -	\$ 4,175,413	224,281	\$ 18.62	0.75	\$ 13.96	368	368	368	350	-	-	-
Human Resources	Countywide Persons Served	\$ 2,921,781	\$ -	\$ 2,921,781	224,281	\$ 13.03	1.00	\$ 13.03	368	368	368	350	-	-	-
Other General [5]	Countywide Persons Served	\$ 52,827,062	\$ 7,471,872	\$ 45,355,190	224,281	\$ 202.23	1.00	\$ 202.23	368	368	368	350	-	-	-
General Government Total		\$ 81,611,217	\$ 9,563,083	\$ 72,048,134	224,281	\$ 321.24		\$ 294.74	368	368	368	350	-	-	-
Public Protection (Serving Countywide Res)															
Judicial [6]	Countywide Residents	\$ 29,401,713	\$ 10,822,910	\$ 18,578,803	187,727	\$ 98.97	1.00	\$ 98.97	368	368	368	350	-	-	-
Detention & Correction [7]	Countywide Residents	\$ 56,303,143	\$ 31,627,104	\$ 24,676,039	187,727	\$ 131.45	1.00	\$ 131.45	368	368	368	350	-	-	-
Probation	Countywide Residents	\$ 23,531,208	\$ 10,068,749	\$ 13,462,459	187,727	\$ 71.71	1.00	\$ 71.71	368	368	368	350	-	-	-
Recorder/Clerk	Countywide Residents	\$ 1,663,695	\$ 969,000	\$ 694,695	187,727	\$ 3.70	1.00	\$ 3.70	368	368	368	350	-	-	-
Public Protection Total		\$ 110,899,759	\$ 53,487,763	\$ 57,411,996	187,727	\$ 305.83	1.00	\$ 305.83	368	368	368	350	-	-	-
Public Protection (Serving Countywide Residents)															
Protection Inspection & Other [8]	Countywide Residents	\$ 29,004,948	\$ 5,561,160	\$ 23,443,788	187,727	\$ 124.88	1.00	\$ 124.88	368	368	368	350	-	-	-
Public Protection Total		\$ 29,004,948	\$ 5,561,160	\$ 23,443,788	187,727	\$ 124.88	1.00	\$ 124.88	368	368	368	350	-	-	-
Public Protection (Sheriff Patrol - Unincorporated County Only)															
Sheriff / Police Protection [9]	Unincorp. Co. Persons Served	\$ 69,002,581	\$ 21,158,265	\$ 47,844,316	180,482	\$ 265.09	1.00	\$ 265.09	368	368	368	350	-	-	-
Public Protection Total		\$ 69,002,581	\$ 21,158,265	\$ 47,844,316	180,482	\$ 265.09	1.00	\$ 265.09	368	368	368	350	-	-	-
Health and Sanitation															
Health/Environ Mgmt	Countywide Persons Served	\$ 5,738,309	\$ 2,783,970	\$ 2,954,339	224,281	\$ 13.17	1.00	\$ 13.17	368	368	368	350	-	-	-
Health and Sanitation Total		\$ 5,738,309	\$ 2,783,970	\$ 2,954,339	224,281	\$ 13.17	1.00	\$ 13.17	368	368	368	350	-	-	-
Public Assistance															
Veterans Services	Countywide Residents	\$ 880,872	\$ 133,584	\$ 747,288	187,727	\$ 3.98	1.00	\$ 3.98	368	368	368	350	-	-	-
Social Services	Countywide Residents	\$ 74,095,487	\$ 70,236,356	\$ 3,859,131	187,727	\$ 20.56	1.00	\$ 20.56	368	368	368	350	-	-	-
Public Assistance Total		\$ 74,976,359	\$ 70,369,940	\$ 4,606,419	187,727	\$ 24.54	1.00	\$ 24.54	368	368	368	350	-	-	-
Education															
Library	Countywide Residents	\$ 6,385,833	\$ 3,042,727	\$ 3,343,106	187,727	\$ 17.81	1.00	\$ 17.81	368	368	368	350	-	-	-
Education Total		\$ 6,385,833	\$ 3,042,727	\$ 3,343,106	187,727	\$ 17.81	1.00	\$ 17.81	368	368	368	350	-	-	-
Non-Departmental and General Fund Contributions [11]															
Non-Departmental Costs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Community Services for County's Aging Programs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Appropriations for Contingency	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-
Non-Departmental and General Fund Contributions Total		\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	224,281	\$ 6.69	1.00	\$ 6.69	368	368	368	350	-	-	-
Subtotal General Fund Expenditures		\$ 379,119,006	\$ 165,966,908	\$ 213,152,098	-	-	-	-	\$ 579.70	368	368	350	-	-	-
									\$ 473.06	368	368	350	-	-	-
									\$ 1,052.75						
Road Fund Expenditures	Countywide Persons Served	\$ 143,709,421	\$ 133,907,075	\$ 9,802,346	224,281	\$ 43.71	1.00	\$ 43.71	368	368	368	350	-	-	-

Source: El Dorado County FY 2023-24 Adopted Budget

Notes:

[1] BOS expenditures are being taken from Budget Schedule 6/Schedule 9

[2] Calculated in Table A.5.

[3] Includes Boards of Supervisors & Administration.

[4] Includes Auditor-Controller, Treasurer-Tax Collector & Assessor.

[5] Includes Central Services, Information Technology, Elections, Surveyor, Development Services, Parks/Trails, Engineer & HHS Admin.

[6] Includes Superior Court, Grand Jury, District Attorney, Public Defender, Child Support Services.

[7] Includes Public Protection expenditures that serve the entire countywide population. Assume to include Custody, Bailiff, Commissary, Board of Corrections, Custody Services & SLESF - Jail.

[8] Includes Agricultural Commissioner, Planning & Building, Animal Services & Public Guardian.

[9] Includes Sheriff (Budget Unit 24) expenditures that serve the entire unincorporated population.

[10] This analysis applies an efficiency factor of 75% to general government expenditure multipliers. This factor assumes that economies of scale are realized within these department functions that lessen the incremental costs of serving new growth (residents and persons served).

[11] All FAs will include expenses associated with non-department costs and General Fund Contributions to programs that may be affected by new development.

Net county expenditures to be evaluated in this FA have been specified in the County's Draft General Guidelines for Fiscal Impact Analysis dated February 18, 2015, with updates for fiscal year 2023-24.

[12] Expenses not included in the 2023-24 budget, but anticipated to be recurring expenses going forward.

Function/Category	Estimating Procedure	Project Service Population (Table A.5)	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Project Total
General Fund Expenditures										
General Government										
Legislative and Administrative [3]	Countywide Persons Served	1453 \$	7,586 \$	7,586 \$	7,586 \$	7,228 \$	- \$	- \$	- \$	29,987
Finance [4]	Countywide Persons Served	1453 \$	16,500 \$	16,500 \$	16,500 \$	15,721 \$	- \$	- \$	- \$	65,222
County Counsel	Countywide Persons Served	1453 \$	5,132 \$	5,132 \$	5,132 \$	4,890 \$	- \$	- \$	- \$	20,287
Human Resources	Countywide Persons Served	1453 \$	4,789 \$	4,789 \$	4,789 \$	4,562 \$	- \$	- \$	- \$	18,928
Other General [5]	Countywide Persons Served	1453 \$	74,333 \$	74,333 \$	74,333 \$	70,821 \$	- \$	- \$	- \$	293,819
General Government Total		1453 \$	108,340 \$	108,340 \$	108,340 \$	103,222 \$	- \$	- \$	- \$	428,242
Public Protection (Serving Countywide Res)										
Judicial [6]	Countywide Residents	1453 \$	36,378 \$	36,378 \$	36,378 \$	34,659 \$	- \$	- \$	- \$	143,792
Detention & Correction [7]	Countywide Residents	1453 \$	48,316 \$	48,316 \$	48,316 \$	46,034 \$	- \$	- \$	- \$	190,982
Probation	Countywide Residents	1453 \$	26,360 \$	26,360 \$	26,360 \$	25,114 \$	- \$	- \$	- \$	104,194
Recorder/Clerk	Countywide Residents	1453 \$	1,360 \$	1,360 \$	1,360 \$	1,296 \$	- \$	- \$	- \$	5,377
Public Protection Total		1453 \$	112,414 \$	112,414 \$	112,414 \$	107,103 \$	- \$	- \$	- \$	444,345
Public Protection (Serving Countywide Residents)										
Protection Inspection & Other [8]	Countywide Residents	1453 \$	45,904 \$	45,904 \$	45,904 \$	43,735 \$	- \$	- \$	- \$	181,445
Public Protection Total		1453 \$	45,904 \$	45,904 \$	45,904 \$	43,735 \$	- \$	- \$	- \$	181,445
Public Protection (Sheriff Patrol - Unincorporated County Only)										
Sheriff / Police Protection [9]	Unincorp. Co. Persons Served	1453 \$	97,441 \$	97,441 \$	97,441 \$	92,838 \$	- \$	- \$	- \$	385,161
Public Protection Total		1453 \$	97,441 \$	97,441 \$	97,441 \$	92,838 \$	- \$	- \$	- \$	385,161
Health and Sanitation										
Health/Environ Mgmt	Countywide Persons Served	1453 \$	4,842 \$	4,842 \$	4,842 \$	4,613 \$	- \$	- \$	- \$	19,139
Health and Sanitation Total		1453 \$	4,842 \$	4,842 \$	4,842 \$	4,613 \$	- \$	- \$	- \$	19,139
Public Assistance										
Veterans Services	Countywide Residents	1453 \$	1,463 \$	1,463 \$	1,463 \$	1,394 \$	- \$	- \$	- \$	5,784
Social Services	Countywide Residents	1453 \$	7,556 \$	7,556 \$	7,556 \$	7,199 \$	- \$	- \$	- \$	29,868
Public Assistance Total		1453 \$	9,019 \$	9,019 \$	9,019 \$	8,593 \$	- \$	- \$	- \$	35,652
Education										
Library	Countywide Residents	1453 \$	6,546 \$	6,546 \$	6,546 \$	6,237 \$	- \$	- \$	- \$	25,874
Education Total		1453 \$	6,546 \$	6,546 \$	6,546 \$	6,237 \$	- \$	- \$	- \$	25,874
Non-Departmental and General Fund Contributions [11]										
Non-Departmental Costs	Countywide Persons Served									
Community Services for County's Aging Programs	Countywide Persons Served									
Appropriations for Contingency	Countywide Persons Served									
Not Included in FY 2023-24 Budget [12]										
GF Share of CalPERS employer costs	Countywide Persons Served									
Public Safety Facility Loan Payments	Countywide Persons Served									
Jail Expansion increased operating costs	Countywide Persons Served									
Non-Departmental and General Fund Contributions Total		1453 \$	2,458 \$	2,458 \$	2,458 \$	2,342 \$	- \$	- \$	- \$	9,717
Subtotal General Fund Expenditures		1453 \$	213,082 \$	213,082 \$	213,082 \$	203,015 \$	- \$	- \$	- \$	842,260
		1453 \$	173,883 \$	173,883 \$	173,883 \$	165,668 \$	- \$	- \$	- \$	687,317
		\$	386,965 \$	386,965 \$	386,965 \$	368,682 \$	- \$	- \$	- \$	1,529,576
Charges in Reserves										
Total General Fund Expenditures		1453 \$	213,082 \$	213,082 \$	213,082 \$	203,015 \$	- \$	- \$	- \$	842,260
		1453 \$	173,883 \$	173,883 \$	173,883 \$	165,668 \$	- \$	- \$	- \$	687,317
		\$	386,965 \$	386,965 \$	386,965 \$	368,682 \$	- \$	- \$	- \$	1,529,576
Road Fund Expenditures	Countywide Persons Served	1453 \$	16,065 \$	16,065 \$	16,065 \$	15,306 \$	- \$	- \$	- \$	63,501

Source: El Dorado County FY 2023-24 Adopted Budget

Notes:

- [1] BOS expenditures are being taken from Budget Schedule 6/Schedule 9
- [2] Calculated in Table A.5.
- [3] Includes Boards of Supervisors & Administration.
- [4] Includes Auditor-Controller, Treasurer-Tax Collector & Assessor.
- [5] Includes Central Services, Information Technology, Elections, Surveyor, Development Services, Superior Court, Grand Jury, District Attorney, Public Defender, Child Support Services
- [6] Includes Superior Court, Grand Jury, District Attorney, Public Defender, Child Support Services
- [7] Includes Public Protection expenditures that serve the entire countywide population. Assume
- [8] Includes Agricultural Commissioner, Planning & Building, Animal Services & Public Guardian.
- [9] Includes Sheriff (Budget Unit 24) expenditures that serve the entire unincorporated population
- [10] This analysis applies an efficiency factor of 75% to general government expenditure multiple department functions that lesson the incremental costs of serving new growth (residents and per capita)
- [11] All FIAS will include expenses associated with non-department costs and General Fund Control Net county expenditures to be evaluated in this FIA have been specified in the County's Draft General Fund Expenditures going with updates for fiscal year 2023-24.
- [12] Expenses not included in the 2023-24 budget, but anticipated to be recurring expenses going

Table A-2b
Creekside Village Specific Plan - Reduced Impact Alternative
Exhibit S - Fiscal Impact Analysis

Creekside Village Specific Plan
Fiscal Impact Analysis
General Fund Expenditures Breakdown

Function/Category	Budget Unit	FY 2023-24 BOS Adopted Expenditures	Revenue Sources													Offsetting Revenue Table A.2a		
			A	B	C	D	E	F	G	H	I	J	K	L	M	N = C+G+H+I+J+K+M		
General Fund Expenditures																		
General Government																		
Legislative and Administrative	01 - Board of Supervisors	\$ 2,390,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800		
Legislative and Administrative	02 - Chief Administrative Office	\$ 5,171,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 1,000	\$ -	\$ 66,883	\$ -	\$ 1,270,768	\$ 1,388,651			
		\$ 7,562,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ 50,000	\$ 2,800	\$ -	\$ 66,883	\$ -	\$ 1,270,768	\$ 1,390,451		
Finance	03 - Auditor-Controller	\$ 5,262,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,200	\$ -	\$ 38,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,824		
Finance	04 - Treasurer/Tax Collector	\$ 3,402,406	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 226,000	\$ 919,507	\$ 262,560	\$ 140,252	\$ -	\$ -	\$ -	\$ -	\$ 402,812		
Finance	05 - Assessor	\$ 5,459,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,000	\$ -	\$ 15,000	\$ 244,124	\$ -	\$ -	\$ -	\$ 259,124		
		\$ 14,124,665	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 226,000	\$ 1,636,707	\$ -	\$ 277,560	\$ 423,200	\$ -	\$ -	\$ -	\$ 700,760		
County Counsel	07 - County Counsel	\$ 4,175,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ 4,175,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Personnel	08 - Human Resources	\$ 2,921,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ 2,921,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Other General	06 - Central Services	\$ 16,256,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,844	\$ 23,500	\$ -	\$ 429,169	\$ -	\$ 54,094	\$ -	\$ -	\$ 506,763		
10 - Information Technologies	\$ 13,934,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
14 - Parks/River/Trails	\$ 10,351,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ 4,034,437	\$ -	\$ 1,360,872	\$ -	\$ 9,200	\$ 5,404,509			
19 - Elections	\$ 2,996,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ 635,600	\$ -	\$ 1,500	\$ 637,100		
30 - Surveyor	\$ 2,022,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
35 - CDS Admin & Finance	\$ 398,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,000		
36 - Transportation	\$ 1,906,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 869,491	\$ -	\$ 2,000	\$ 902,500	\$ -	\$ -	\$ -	\$ -	\$ 904,500		
50 - HHSA Administration	\$ 4,960,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,743,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ 52,827,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,405,148	\$ 23,500	\$ 21,000	\$ 5,366,106	\$ -	\$ 2,050,566	\$ -	\$ 10,700	\$ 7,471,872		
Public Protection																		
Judicial	20 - Alternate Public Defender	\$ 1,942,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500		
	21 - Grand Jury	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
22 - District Attorney	\$ 16,481,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 20,050	\$ 1,000	\$ 879,505	\$ -	\$ 2,426,895	\$ -	\$ 1,501,111	\$ 4,808,511		
23 - Public Defender	\$ 6,288,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 349,992	\$ -	\$ 800,255	\$ -	\$ 222,000	\$ 1,372,247		
40 - Child Support Services	\$ 4,629,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,572,381	\$ -	\$ 3,052,271	\$ 4,624,652		
		\$ 29,401,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 40,050	\$ 1,000	\$ 1,246,997	\$ -	\$ 4,799,531	\$ -	\$ 4,775,382	\$ 10,822,910		
Detention & Correction	24 - Sheriff	\$ 56,203,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,000	\$ -	\$ 5,000	\$ 6,507,104	\$ -	\$ 25,040,000	\$ -	\$ 75,000	\$ 31,627,104		
		\$ 56,303,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,000	\$ -	\$ 5,000	\$ 6,507,104	\$ -	\$ 25,040,000	\$ -	\$ 75,000	\$ 31,627,104		
Probation	25 - Probation	\$ 23,531,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 500	\$ 6,870,824	\$ -	\$ 3,077,425	\$ -	\$ 120,000	\$ 10,068,749	
		\$ 23,531,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 500	\$ 6,870,824	\$ -	\$ 3,077,425	\$ -	\$ 120,000	\$ 10,068,749	
Recorder/Clerk	18 - Recorder/Clerk	\$ 1,663,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 665,000	\$ -	\$ 200,000	\$ 769,000	\$ -	\$ -	\$ -	\$ 969,000	
		\$ 1,663,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 665,000	\$ -	\$ 200,000	\$ 769,000	\$ -	\$ -	\$ -	\$ 969,000	
Public Protection																		
Protection Inspection	31 - Agricultural Commissioner	\$ 2,180,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,000	\$ 23,703	\$ 200	\$ 250	\$ -	\$ 71,148	\$ 831,403	\$ -	\$ 49,223	\$ 952,224	
Protection Inspection	37 - Planning & Building	\$ 20,093,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,731,500	\$ 2,521,762	\$ -	\$ 63,500	\$ 1,999,000	\$ -	\$ 885,000	\$ -	\$ 2,947,500		
Protection Inspection	55 - Animal Services	\$ 4,437,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,500	\$ 11,000	\$ 170,600	\$ -	\$ 11,000	\$ 457,443	\$ 981,703	\$ -	\$ 131,290	\$ 1,581,436	
Protection Inspection	56 - Public Guardian	\$ 2,293,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 80,000	
		\$ 29,004,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,084,000	\$ 11,000	\$ 2,796,065	\$ 200	\$ 124,750	\$ 2,456,443	\$ 1,052,851	\$ 1,716,403	\$ 210,513	\$ 5,561,160	
Sheriff / Police Protection	24 - Sheriff	\$ 69,002,581	\$ 166,686	\$ -	\$ -	\$ -	\$ -	\$ 282,500	\$ 50,000	\$ 607,000	\$ -	\$ 21,000	\$ 5,026,100	\$ 500,000	\$ 14,264,165	\$ -	\$ 1,347,000	\$ 21,158,265
		\$ 69,002,581	\$ 166,686	\$ -	\$ -	\$ -	\$ -	\$ 282,500	\$ 50,000	\$ 607,000	\$ -	\$ 21,000	\$ 5,026,100	\$ 500,000	\$ 14,264,165	\$ -	\$ 1,347,000	\$ 21,158,265
Health and Sanitation																		
Environmental Mgmt	38 - Environmental Management	\$ 2,945,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,314,770	\$ -	\$ 1,241,124	\$ -	\$ 600	\$ 388,942	\$ -	\$ -	\$ -	\$ 389,542	
Health & Sanitation	12 - EMS Administration	\$ 2,792,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 250	\$ 2,394,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,394,428	
		\$ 5,738,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,334,770	\$ -	\$ 1,241,124	\$ -	\$ 850	\$ 2,783,120	\$ -	\$ -	\$ -	\$ 2,783,970	
Public Assistance																		
Veterans Affairs	42 - Veterans Affairs	\$ 880,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,384	\$ -	\$ -	\$ 73,000	\$ -	\$ 4,200	\$ -	\$ 13,584	
Administration	51 - Social Services	\$ 74,095,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,050	\$ 28,787,288	\$ -	\$ 15,000	\$ 12,310,670	\$ -	\$ 28,618,348	\$ -	\$ 70,236,356	
		\$ 74,976,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,050	\$ 28,843,672	\$ -	\$ 15,000	\$ 12,383,670	\$ -	\$ 28,622,548	\$ -	\$ 70,369,940	
Education																		
Library	43 - Library	\$ 6,385,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,600	\$ -	\$ 117,502	\$ 1,861,960	\$ -	\$ 1,063,265	\$ -	\$ -	\$ 3,042,727	
		\$ 6,385,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,600	\$ -	\$ 117,502	\$ 1,861,960	\$ -	\$ 1,063,265	\$ -	\$ -	\$ 3,042,727	
Road Fund	36 - Transportation	\$ 143,709,421	\$ 318,723	\$ -	\$ 1,000,000	\$ -	\$ 2,350,135	\$ 148,627	\$ 206,000	\$ 50,012,591	\$ -	\$ 23,912,934	\$ -	\$ 59,626,923	\$ 133,907,975			

Source: El Dorado County FY 2023-24 Adopted Budget

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-3
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 Case Study Analysis - Property Tax

Land Use Assumptions and Estimated Valuation										
Item	Build Out Units	Price Per Unit	Year 1 Valuation	Year 2 Valuation	Year 3 Valuation	Year 4 Valuation	Year 5 Valuation	Year 6 Valuation	Year 7 Valuation	Total Valuation
Residential Conventional										
Single Family - 55 x 105 (Single Family Low Density)	150	\$ 1,200,000	\$ 45,600,000	\$ 45,600,000	\$ 45,600,000	\$ 43,200,000	\$ -	\$ -	\$ -	\$ 180,000,000
Active Adult										
Single Family - 65 x 105 (Single Family Low Density)	88	\$ 1,200,000	\$ 26,400,000	\$ 26,400,000	\$ 26,400,000	\$ 26,400,000	\$ -	\$ -	\$ -	\$ 105,600,000
Single Family - 55 x 105 (Single Family Low Density)	153	\$ 910,000	\$ 35,490,000	\$ 35,490,000	\$ 35,490,000	\$ 32,760,000	\$ -	\$ -	\$ -	\$ 139,230,000
Single Family - 45 x 105 (Single Family Low Density)	223	\$ 798,000	\$ 44,688,000	\$ 44,688,000	\$ 44,688,000	\$ 43,890,000	\$ -	\$ -	\$ -	\$ 177,954,000
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	149	\$ 703,000	\$ 26,714,000	\$ 26,714,000	\$ 26,714,000	\$ 24,605,000	\$ -	\$ -	\$ -	\$ 104,747,000
	763		\$ 178,892,000	\$ 178,892,000	\$ 178,892,000	\$ 170,855,000	\$ -	\$ -	\$ -	\$ 707,531,000
Total			\$ 178,892,000	\$ 178,892,000	\$ 178,892,000	\$ 170,855,000	\$ -	\$ -	\$ -	\$ 707,531,000
A. Estimated Annual Property Tax Case Study										
Basic Rate			1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Total Residential Secured Property Tax			\$1,788,920	\$1,788,920	\$1,788,920	\$1,708,550	\$0	\$0	\$0	\$7,075,310
Total Non-Residential Secured Property Tax			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percent Allocated to County General Fund			21.42%	21.42%	21.42%	21.42%	21.42%	21.42%	21.42%	21.42%
Annual Property Tax Allocated to County General Fund			\$383,201	\$383,201	\$383,201	\$365,986	\$0	\$0	\$0	\$1,515,590
Unsecured Property Tax										
Residential (1.0%)		1%	\$3,832	\$3,832	\$3,832	\$3,660	\$0	\$0	\$0	\$15,156
			\$387,033	\$387,033	\$387,033	\$369,645	\$0	\$0	\$0	\$1,530,746
B. Estimated Document Transfer Tax Case Study										
Conventional										
Single Family - 55 x 105 (Single Family Low Density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Active Adult										
Single Family - 65 x 105 (Single Family Low Density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 55 x 105 (Single Family Low Density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 45 x 105 (Single Family Low Density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)			14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Estimated Assessed Valuation Turnover Amount			\$ 25,581,556	\$ 25,581,556	\$ 25,581,556	\$ 24,432,265	\$ -	\$ -	\$ -	\$ 101,176,933
Rate per \$1,000 of Assessed Value (\$1.1/1000)			0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%
Total Estimate Property Transfer Tax			\$ 28,140	\$ 28,140	\$ 28,140	\$ 26,875	\$ -	\$ -	\$ -	\$ 111,295
C. Estimated Property Tax in Lieu of VLF Case Study										
FY 2023-24 El Dorado County Assessed Valuation [1]			\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916
Assessed Valuation of Project			\$ 178,892,000	\$ 178,892,000	\$ 178,892,000	\$ 170,855,000	\$ -	\$ -	\$ -	\$ 707,531,000
Total Assessed Value			\$ 44,340,320,916	\$ 44,340,320,916	\$ 44,340,320,916	\$ 44,332,283,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,868,959,916
Percent Change in Assessed Value			0.41%	0.41%	0.41%	0.39%	0.00%	0.00%	0.00%	1.60%
Total FY 2023-24 Property Tax in Lieu of VLF Adopted Revenue [2]			\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300
Estimated Increase in Property Tax in Lieu of VLF			\$ 111,404	\$ 111,404	\$ 111,404	\$ 106,399	\$ -	\$ -	\$ -	\$ 440,611
D. Estimated Road District Tax										
Property Tax Revenue (1% of Assessed Value)			\$ 1,788,920	\$ 1,788,920	\$ 1,788,920	\$ 1,708,550	\$ -	\$ -	\$ -	\$ 7,075,310
County Road District Tax Rate (Post ERAF)			2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%
Estimated County Road District Tax Revenue			\$ 49,837	\$ 49,837	\$ 49,837	\$ 47,598	\$ -	\$ -	\$ -	\$ 197,109

Notes:

[1] Total FY 2023-24 secured value for El Dorado County per Auditor's Office.

[2] El Dorado County FY 2023-24 Adopted Budget.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-4
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 Case Study Analysis - Sales Tax

Average Income and Retail Expenditures for Residential Units (2023\$)

Residential Land Use	Assumption	Household Income and Retail Expenditures								Total Annual Mortgage, Ins., & Tax Payments [2]	Estimated Household Income [3]													
Average Household Income																								
Conventional																								
Single Family - 55 x 105 (Single Family Low Density)	\$ 1,200,000									\$ 88,943	\$ 222,357													
Active Adult																								
Single Family - 65 x 105 (Single Family Low Density)	\$ 1,200,000									\$ 88,943	\$ 222,357													
Single Family - 55 x 105 (Single Family Low Density)	\$ 910,000									\$ 67,448	\$ 168,621													
Single Family - 45 x 105 (Single Family Low Density)	\$ 798,000									\$ 59,147	\$ 147,868													
Single Family - 50/60x65 (Cistr)(Single Family Medium Density)	\$ 703,000									\$ 52,106	\$ 130,264													
Average Retail Expenditures [4]																								
Conventional																								
Single Family - 55 x 105 (Single Family Low Density)	22%									\$ 48,919														
Active Adult																								
Single Family - 65 x 105 (Single Family Low Density)	20%									\$ 44,471														
Single Family - 55 x 105 (Single Family Low Density)	20%									\$ 33,724														
Single Family - 45 x 105 (Single Family Low Density)	20%									\$ 29,574														
Single Family - 50/60x65 (Cistr)(Single Family Medium Density)	20%									\$ 26,053														
Total Retail Expenditures (Occupied)																								
Conventional																								
Single Family - 55 x 105 (Single Family Low Density)	5.00%	36	36	36	34	0	0	0	143	\$ 6,970,904														
Active Adult																								
Single Family - 65 x 105 (Single Family Low Density)	5.00%	21	21	21	21	0	0	0	84	\$ 3,717,816														
Single Family - 55 x 105 (Single Family Low Density)	5.00%	37	37	37	34	0	0	0	145	\$ 4,901,813														
Single Family - 45 x 105 (Single Family Low Density)	5.00%	53	53	53	52	0	0	0	212	\$ 6,265,153														
Single Family - 50/60x65 (Cistr)(Single Family Medium Density)	5.00%	36	36	36	33	0	0	0	142	\$ 3,687,784														
Total		183	183	183	175	0	0	0	725	\$25,543,470														
Taxable Sales from New Households																								
Est. Retail Capture Rate within Unincorp. El Dorado County [5]																								
Total Taxable Sales from New Households	\$ 4,198,167	65%	65%	65%	65%	65%	65%	65%	\$ 16,603,255		65%													
Taxable Sales from Employees																								
Employees																								
Taxable Sales from Employees	\$ 4,800	-	-	-	-	-	-	-	\$ -	\$ -	-													
Adjusted Employee Taxable Sales	75% \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-													
Est. Retail Capture Rate within Unincorp. El Dorado County [5]	65%	65%	65%	65%	65%	65%	65%	65%			65%													
Total Taxable Sales from New Employees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-													
Estimated Tax Revenue																								
F. Estimated Sales Tax Revenue																								
F. Estimated Sales Tax Revenue	1.00%	\$41,982	\$41,982	\$41,982	\$40,088	\$0	\$0	\$0	1.00%	\$166,033														
G. Estimated Prop 172 Public Safety Sales Tax Revenue																								
G. Estimated Prop 172 Public Safety Sales Tax Revenue	0.50%	\$20,991	\$20,991	\$20,991	\$20,044	\$0	\$0	\$0	0.50%	\$83,016														
El Dorado County Allocation [6]		\$19,626	\$19,626	\$19,626	\$18,741	\$0	\$0	\$0		\$77,620														

Notes:

[1] Estimated home values based on market study performed by the Gregory Group and Developer estimates.

[2] Based on a 6.0%, 30 year fixed rate mortgage with a 20% down payment and 2% for annual taxes and insurance.

[3] Assumes mortgage lending guidelines allow no more than 40% of income dedicated to mortgage payments, taxes, and insurance.

[4] Average retail expenditures per household used to estimate annual sales tax revenue.

[5] A factor of 65% was used to estimate retail capture rate within unincorporated El Dorado County to be consistent with other El Dorado County FIA's.

[6] According to El Dorado County, the County receives 93.5% of all Prop. 172 Sales Tax revenues generated in the County.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-5
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Assumptions

Item	Assumption								
General Assumptions									
Base Fiscal Year [1]	FY 2023-24								
Property Turnover Rate (% per year) [2]									
Conventional									
Single Family - 55 x 105 (Single Family Low Density)	14.30%								
Active Adult									
Single Family - 65 x 105 (Single Family Low Density)	14.30%								
Single Family - 55 x 105 (Single Family Low Density)	14.30%								
Single Family - 45 x 105 (Single Family Low Density)	14.30%								
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	14.30%								
Neighborhood Commercial	6.67%								
Vacancy Rate									
Residential	5.00%								
Neighborhood Commercial	10.00%								
Taxable Sales per BSF - Neighborhood Commercial	\$ 300.00								
Project Phasing (4 per month)									
Residential									
Conventional									
Single Family - 55 x 105 (Single Family Low Density)	38 38 38 36 150								
Active Adult									
Single Family - 65 x 105 (Single Family Low Density)	22 22 22 22 88								
Single Family - 55 x 105 (Single Family Low Density)	39 39 39 36 153								
Single Family - 45 x 105 (Single Family Low Density)	56 56 56 55 223								
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	38 38 38 35 149								
Total	193 193 193 184 0 0 0 763								
Non-Residential									
Persons per Dwelling Unit [2]	Persons per Dwelling Unit	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total Persons
Conventional									
Single Family - 55 x 105 (Single Family Low Density)	2.84	108	108	108	102	0	0	0	426
Active Adult									
Single Family - 65 x 105 (Single Family Low Density)	1.80	40	40	40	40	0	0	0	158
Single Family - 55 x 105 (Single Family Low Density)	1.80	70	70	70	65	0	0	0	275
Single Family - 45 x 105 (Single Family Low Density)	1.80	101	101	101	99	0	0	0	401
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	1.80	68	68	68	63	0	0	0	268
Total		387	387	387	369	0	0	0	1,528
Employee / BSF									
Non-Residential	800	0	0	0	0	0	0	0	-
Persons per Dwelling Unit (Occupied) [2]	Persons per Dwelling Unit	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total Persons
Conventional									
Single Family - 55 x 105 (Single Family Low Density)	2.84	103	103	103	97	0	0	0	405
Active Adult									
Single Family - 65 x 105 (Single Family Low Density)	1.80	38	38	38	38	0	0	0	150
Single Family - 55 x 105 (Single Family Low Density)	1.80	67	67	67	62	0	0	0	262
Single Family - 45 x 105 (Single Family Low Density)	1.80	96	96	96	94	0	0	0	381
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	1.80	65	65	65	60	0	0	0	255
Total		368	368	368	350	0	0	0	1453
Employee / BSF									
Non-Residential	800	0	0	0	0	0	0	0	-
Total Person Served (Residents + 50% Employees)		368	368	368	350	0	0	0	1,453
General Demographic Characteristics									
Total Countywide									
El Dorado County Residents [2]									187,727
El Dorado County Employees [2]									73,107
El Dorado County Persons Served [3]									224,821
Unincorporated County									
El Dorado County Unincorporated Residents [2]									157,720
El Dorado County Unincorporated Employees [2]									45,523
El Dorado County Unincorporated Persons Served [3]									180,482

Source: California Department of Finance

Notes:
 [1] Reflects El Dorado County budget adopted by the board of Supervisors. This analysis does not reflect changes in values resulting from inflation or appreciation.
 [2] Based on data provided by County consultant from California DOF for Jan 1, 2024 and Claritas.
 [3] Defined as total County population plus half of total County employees.

Table A-6
Creekside Village Specific Plan
Fiscal Impact Analysis
Preliminary Property Tax Allocations

Fund/Agency	Pre-ERAF Distribution		% of Shift to ERAF [2]	Post ERAF Distribution		
	TRA	076-017 [1]		Pre	ERAF	Post
<u>Distribution of Property Tax Allocation Before Tax Sharing</u>						
Taxing Entities for Analysis				[2] Per 2023/24 County Revenue Estimates Letters.		
County General Fund	29.89%	28.34%	21.42%	126,776,068	35,925,275	90,850,793
Road District Tax	3.00%	7.14%	2.79%	9,741,202	695,874	9,045,328
Other Taxing Industries						
Accum Capital Outlay	0.62%	25.42%	0.46%	2,679,116	680,966	1,998,150
CSA #7	2.01%	25.64%	1.50%	6,032,782	1,546,814	4,485,968
EDH County Wtr/Fire	20.53%	0.43%	20.44%	24,742,247	105,581	24,636,666
Cnty Water Agency	0.98%		0.98%	4,242,155	412,111	3,830,044
EID	6.68%	0.00%	6.68%	16,461,594		16,461,594
Latrobe Elementary	14.81%	0.00%	14.81%	2,945,301		2,945,301
El Dorado High	13.90%	0.00%	13.90%	41,007,509		41,007,509
Los Rios Community	4.97%	0.00%	4.97%	16,013,383		16,013,383
Office of Education	2.61%	0.00%	2.61%	8,787,555		8,787,555
Subtotal Property Tax	100.00%		90.55%			
Educational Revenue Relief Fund (ERAF)			9.45%	488,475,996	48,511,668	439,964,328
Total Gross Property Tax				39,366,621		9.93%

Source: El Dorado County Auditor-Collector

Notes:

[1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).

[2] Based on DFA Estimates, per 2023/24 County Revenue Estimates Letters.

Table A-7

Creekside Village Specific Plan

Fiscal Impact Analysis

Fire Coverage Impact Analysis

EDH County Wtr/Fire

Fire Protection Expenditures	Note	Assumptions
Estimated Service Population	[1]	49,617
Persons Per Household	[1]	2.748
Estimated Households Served		18,056
2023/24 Budget	[2]	
Wages & Benefits		\$ 22,758,397
Other Operating Expenditures		\$ 3,573,088
		<hr/>
		\$ 26,331,485
Estimated Cost Per Household		\$ 1,458

Estimated Fire Protection Revenues

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
Estimated Allocation of 1% Ad-Valorem	[3]	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%
Property Tax Revenue (1% of Assessed Value)		\$ 1,788,920	\$ 1,788,920	\$ 1,788,920	\$ 1,708,550	\$ -	\$ -	\$ -	\$ 7,075,310
Estimated Revenue		\$ 365,744	\$ 365,744	\$ 365,744	\$ 349,313	\$ -	\$ -	\$ -	\$ 1,446,546
Build Out of Units		193	193	193	184	0	0	0	763
Estimated Revenue per Unit		\$ 1,895.05	\$ 1,895.05	\$ 1,895.05	\$ 1,898.44				\$ 1,896

General Fund Surplus/(Deficit) per Residential Unit

Notes:

[1] Per discussion with district staff on 2/22/24.

[2] Total salaries and operating expense budget per the 2023/24 Final Budget.

[3] Estimate based on TRA allocation, post ERAF.

Table A-8
Creekside Village Specific Plan
Fiscal Impact Analysis
County Maintenance - Case Study

Estimated Maintenance Costs

Maintenance Item	Annual Cost													Annual cost to Maintain	Build Out Units	Annual Cost Per Unit
	To Maintain															
	Sq. Ft.	Acres	Private	Public	Per Acre	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7				
Open Space (Preserve & Buffer)	1,933,947	44.40	44.40		\$ 1,500								\$ -	763	\$ -	
Parks	614,196	14.10	14.10		\$ 25,094								\$ -	763	\$ -	
Subtotal						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	763	\$ -	

APPENDIX B
Proposition 19 Sensitivity Analysis

Creekside Village Specific Plan

Fiscal Impact Analysis

Proposition 19 Assumptions:

1. Land Use
 - a. 150 Single family Low Density (Conventional)
 - b. 373 Single Family Low Density (Active Adult)
 - c. 119 Single Family Medium Density (Active Adult)
 - d. 91 Single Family Low Density (Active Adult) – Proposition 19
 - e. 30 Single Family Medium Density (Active Adult) – Proposition 19
2. Public Agencies
 - a. County of El Dorado
 - i. Open Space Maintenance (HOA)
 - ii. Park Maintenance (HOA)
 - iii. Roadway Maintenance (County & HOA)(I)
 - b. El Dorado Hills Water/Fire
 - i. Fire Service
- (I) Royal Oaks Drive to be publicly maintained.
3. 20% of active adult units by plan type receive Proposition 19 application
4. Proposition 19 home values reduced by approximately 52% to generate \$5,000 per unit loss in property tax revenue

Table 1
Creekside Village Specific Plan
Fiscal Impact Analysis
General Fund Summary

Item	Table Reference								Annual Project Revenue/Expenditure Total
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
General Fund Revenues									
Property Tax	Table A-3	\$ 353,763	\$ 353,763	\$ 352,300	\$ 340,384	\$ -	\$ -	\$ -	\$ 1,400,210
Property Tax in Lieu of VLF	Table A-3	\$ 101,827	\$ 101,827	\$ 101,406	\$ 97,976	\$ -	\$ -	\$ -	\$ 403,038
Property Transfer Tax	Table A-3	\$ 25,721	\$ 25,721	\$ 25,614	\$ 24,748	\$ -	\$ -	\$ -	\$ 101,804
Sales and Use Tax	Table A-4	\$ 41,982	\$ 41,982	\$ 41,613	\$ 40,457	\$ -	\$ -	\$ -	\$ 166,033
Transient Occupancy Tax	Table A-1								
Other Taxes	Table A-1								
Prop. 172 Public Safety Sales Tax	Table A-4	\$ 19,626	\$ 19,626	\$ 19,454	\$ 18,913	\$ -	\$ -	\$ -	\$ 77,620
Licenses, Permits and Franchises	Table A-1	\$ 4,481	\$ 4,481	\$ 4,439	\$ 4,311	\$ -	\$ -	\$ -	\$ 17,711
Fine, Forfeitures, & Penalties	Table A-1	\$ 1,493	\$ 1,493	\$ 1,479	\$ 1,436	\$ -	\$ -	\$ -	\$ 5,902
Use of Money & Property	Table A-1								
Charges for Services	Table A-1	\$ 14,496	\$ 14,496	\$ 14,361	\$ 13,946	\$ -	\$ -	\$ -	\$ 57,300
Intergovernmental Revenues	Table A-1								
Miscellaneous Revenues	Table A-1								
Operating Transfers In	Table A-1								
Subtotal General Fund Revenues		\$ 563,389	\$ 563,389	\$ 560,666	\$ 542,171	\$ -	\$ -	\$ -	\$ 2,229,617
Fund Balance Appropriation	Table A-1								
Total General Fund Revenues		\$ 563,389	\$ 563,389	\$ 560,666	\$ 542,171	\$ -	\$ -	\$ -	\$ 2,229,617
General Fund Expenditures									
General Government	Table A-2	\$ 108,340	\$ 108,340	\$ 107,332	\$ 104,230	\$ -	\$ -	\$ -	\$ 428,242
Public Protection	Table A-2	\$ 112,414	\$ 112,414	\$ 111,368	\$ 108,149	\$ -	\$ -	\$ -	\$ 444,345
Public Protection - Protection Inspection	Table A-2	\$ 45,904	\$ 45,904	\$ 45,476	\$ 44,162	\$ -	\$ -	\$ -	\$ 181,445
Public Protection - Sheriff	Table A-2	\$ 97,441	\$ 97,441	\$ 96,535	\$ 93,744	\$ -	\$ -	\$ -	\$ 385,161
Health and Sanitation	Table A-2	\$ 4,842	\$ 4,842	\$ 4,797	\$ 4,658	\$ -	\$ -	\$ -	\$ 19,139
Public Assistance	Table A-2	\$ 9,019	\$ 9,019	\$ 8,936	\$ 8,677	\$ -	\$ -	\$ -	\$ 35,652
Education	Table A-2	\$ 6,546	\$ 6,546	\$ 6,485	\$ 6,298	\$ -	\$ -	\$ -	\$ 25,874
Non-Departmental and General Fund Contributions/Not Included in FY 2023-24 Budget	Table A-2	\$ 2,458	\$ 2,458	\$ 2,435	\$ 2,365	\$ -	\$ -	\$ -	\$ 9,717
Public Works - Case Study (Park & Open Space Maint)	Table A-8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal General Fund Expenditures		\$ 386,965	\$ 386,965	\$ 383,364	\$ 372,283	\$ -	\$ -	\$ -	\$ 1,529,576
Charges in Reserves		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Fund Expenditures		\$ 386,965	\$ 386,965	\$ 383,364	\$ 372,283	\$ -	\$ -	\$ -	\$ 1,529,576
General Fund Surplus/(Deficit)		\$ 176,425	\$ 176,425	\$ 177,302	\$ 169,888	\$ -	\$ -	\$ -	\$ 700,040
General Fund Surplus/(Deficit) per Residential Unit		\$ 914	\$ 914	\$ 928	\$ 913				\$ 917
CFD Special Tax Revenue (Developed & Undeveloped)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative General Fund Surplus/(Deficit)		\$ 176,425	\$ 352,850	\$ 530,152	\$ 700,040	\$ 700,040	\$ 700,040	\$ 700,040	
Cumulative General Fund Surplus/(Deficit) per Residential Unit		\$ 914	\$ 914	\$ 919	\$ 917	\$ 917	\$ 917	\$ 917	

Source: El Dorado FY 2023-24 Adopted Budget

Table 2

Creekside Village Specific Plan

Fiscal Impact Analysis

Road Fund Summary

Road Fund Revenues	Table Reference	Annual Project Revenue/Expenditure						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Taxes	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses, Permits and Franchise Fees	Table A-1	\$ 1,639	\$ 1,639	\$ 1,624	\$ 1,577	\$ -	\$ -	\$ -
Charges for Service	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Money and Property	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Highway Users (Gas) Tax	Table A-1	\$ 22,111	\$ 22,111	\$ 21,905	\$ 21,272	\$ -	\$ -	\$ -
Intergovernmental	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenues	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road District Tax	Table A-3	\$ 45,553	\$ 45,553	\$ 45,365	\$ 43,830	\$ -	\$ -	\$ -
Operating Transfer In	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Road Fund Revenues		\$ 69,303	\$ 69,303	\$ 68,894	\$ 66,679	\$ -	\$ -	\$ -
Fund Balance	Table A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Road Fund Revenues		\$ 69,303	\$ 69,303	\$ 68,894	\$ 66,679	\$ -	\$ -	\$ -
Road Fund Expenditures	Table A-2	\$ 16,065	\$ 16,065	\$ 15,916	\$ 15,456	\$ -	\$ -	\$ -
Road Fund Expenditures - Case Study	Table A-9	\$ -	\$ 2,882	\$ -	\$ 2,161	\$ -	\$ 2,161	\$ -
Total Road Fund Expenditures		\$ 16,065	\$ 18,947	\$ 15,916	\$ 17,617	\$ -	\$ 2,161	\$ -
Road Fund Surplus/(Deficit)		\$ 53,238	\$ 50,356	\$ 52,978	\$ 49,062	\$ -	\$ (2,161)	\$ -
Road Fund Surplus/(Deficit) per Residential Unit		\$ 275.84	\$ 260.91	\$ 277.37	\$ 263.77			\$ 267
CFD Special Tax Revenue (Developed & Undeveloped)								
Cumulative Road Fund Surplus/(Deficit)		\$ 53,238	\$ 103,594	\$ 156,572	\$ 205,634	\$ 205,634	\$ 203,472	\$ 203,472
Cumulative Road Fund Surplus/(Deficit) per Residential Unit		\$ 276	\$ 268	\$ 271	\$ 270	\$ 270	\$ 267	\$ 267

Source: El Dorado FY 2023-24 Adopted Budget

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

DRAFT

Table A-1
Creekside Village Specific Plan
Fiscal Impact Analysis
General Fund Revenue

Item	Estimating Procedure	Case Study Reference	FY 2023-24 BOS Adopted Revenues [1]	Offsetting Revenues [2]	Net Annual General Fund Revenues [3]	Service Population [4]	Revenue Multiplier	Year 1 Service Population	Year 2 Service Population	Year 3 Service Population	Year 4 Service Population	Year 5 Service Population	Year 6 Service Population	Year 7 Service Population
General Fund Revenues														
Property Tax	Case Study	Table A-3	\$ 90,637,000	\$ 166,686	\$ 90,470,314	NA	-							
Property Tax in Lieu of VLF	Case Study	Table A-3	\$ 27,501,300		\$ 27,501,300	NA	-							
Property Transfer Tax	Case Study	Table A-3	\$ 2,600,000		\$ 2,600,000	NA	-							
Sales and Use Tax	Case Study	Table A-4	\$ 18,561,000		\$ 18,561,000	NA	-							
Transient Occupancy Tax	[5]	-	NA	NA	NA	NA	-							
Other Taxes	[5]	-	NA	NA	NA	NA	-							
Prop. 172 Public Safety Sales Tax	Case Study	Table A-4	\$ 16,804,826	\$ 16,804,826	\$ -	NA	-							
Licenses, Permits and Franchises	Unincorp. Co. Persons Served	-	\$ 13,521,270	\$ 11,321,270	\$ 2,200,000	180,482	\$ 12.19	368	368	364	354	-	-	-
Fine, Forfeitures, & Penalties	Countywide Persons Served	-	\$ 1,202,000	\$ 291,000	\$ 911,000	224,281	\$ 4.06	368	368	364	354	-	-	-
Use of Money & Property	[5]	-	NA	NA	NA	NA	-							
Charges for Services	Countywide Persons Served	-	\$ 23,532,130	\$ 14,686,994	\$ 8,845,136	224,281	\$ 39.44	368	368	364	354	-	-	-
Intergovernmental Revenues	[5]	-	NA	NA	NA	NA	-							
Miscellaneous Revenues	[5]	-	NA	NA	NA	NA	-							
Operating Transfers In	[5]	-	NA	NA	NA	NA	-							
Subtotal General Fund Revenues			\$ 194,359,526	\$ 43,270,776	\$ 151,088,750		\$ 55.69	368	368	364	354	-	-	-
Fund Balance Appropriation	[5]	-	NA	NA	NA	-	-							
Total General Fund Revenues			\$ 194,359,526	\$ 43,270,776	\$ 151,088,750		\$ 55.69	368	368	364	354	-	-	-
Road Fund Revenues														
Taxes	[5]	-	NA	NA	NA	NA	-							
Licenses, Permits and Franchise Fees	Countywide Persons Served	-	\$ 1,000,000		\$ 1,000,000	224,281	\$ 4.46	368	368	364	354	-	-	-
Charges for Service	[5]	-	NA	NA	NA	NA	-							
Use of Money and Property	[5]	-	NA	NA	NA	NA	-							
State Highway Users (Gas) Tax	Unincorp. Co. Per Capita	-	\$ 9,487,472		\$ 9,487,472	157,720	\$ 60.15	368	368	364	354	-	-	-
Intergovernmental	[5]	-	NA	NA	NA	NA	-							
Miscellaneous Revenues	[5]	-	NA	NA	NA	NA	-							
Road District Tax	Case Study	Table A-3	\$ 8,798,327		\$ 8,798,327	NA	-							
Operating Transfer In	[5]	-	NA	NA	NA	NA	-							
Subtotal Road Fund Revenues			\$ 19,285,799	\$ -	\$ 19,285,799	NA	\$ 64.61	368	368	364	354	-	-	-
Fund Balance	[5]	-	NA	NA	NA	-	-							
Total Road Fund Revenues			\$ 19,285,799	\$ -	\$ 19,285,799		\$ 64.61	368	368	364	354	-	-	-
Additional Fund Revenues														
Road District Tax	Case Study	Table A-3	-	-	-	NA	-							

Source: El Dorado FY 2023-24 Adopted Budget

[1] BOS Revenues are being taken from Budget Schedule 6/Schedule 9

[2] Represents revenues dedicated to specific department functions.

These are deducted from corresponding General Fund Departments.

[3] Net Annual General Fund Revenues from Budget .

[4] Calculated in Table A.5

[5] This revenue source is not expected to be affected by the Project and therefore is not evaluated in this analysis.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-1

Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Revenue

DRAFT

Item	Estimating Procedure	Project Service Population (Table A.5)	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Project Total
General Fund Revenues										
Property Tax	Case Study									
Property Tax in Lieu of VLF	Case Study									
Property Transfer Tax	Case Study									
Sales and Use Tax	Case Study									
Transient Occupancy Tax	[5]									
Other Taxes	[5]									
Prop. 172 Public Safety Sales Tax	Case Study									
Licenses, Permits and Franchises	Unincorp. Co. Persons Served	1,453	\$ 4,481	\$ 4,481	\$ 4,439	\$ 4,311	\$ -	\$ -	\$ -	\$ 17,711
Fine, Forfeitures, & Penalties	Countywide Persons Served	1,453	\$ 1,493	\$ 1,493	\$ 1,479	\$ 1,436	\$ -	\$ -	\$ -	\$ 5,902
Use of Money & Property	[5]									
Charges for Services	Countywide Persons Served	1,453	\$ 14,496	\$ 14,496	\$ 14,361	\$ 13,946	\$ -	\$ -	\$ -	\$ 57,300
Intergovernmental Revenues	[5]									
Miscellaneous Revenues	[5]									
Operating Transfers In	[5]									
Subtotal General Fund Revenues		1,453	\$ 20,470	\$ 20,470	\$ 20,279	\$ 19,693	\$ -	\$ -	\$ -	\$ 80,913
Fund Balance Appropriation	[5]									
Total General Fund Revenues		1,453	\$ 20,470	\$ 20,470	\$ 20,279	\$ 19,693	\$ -	\$ -	\$ -	\$ 80,913
Road Fund Revenues										
Taxes	[5]									
Licenses, Permits and Franchise Fees	Countywide Persons Served	1,453	\$ 1,639	\$ 1,639	\$ 1,624	\$ 1,577	\$ -	\$ -	\$ -	\$ 6,478
Charges for Service	[5]									
Use of Money and Property	[5]									
State Highway Users (Gas) Tax	Unincorp. Co. Per Capita	1,453	\$ 22,111	\$ 22,111	\$ 21,905	\$ 21,272	\$ -	\$ -	\$ -	\$ 87,399
Intergovernmental	[5]									
Miscellaneous Revenues	[5]									
Road District Tax	Case Study									
Operating Transfer In	[5]									
Subtotal Road Fund Revenues		1,453	\$ 23,750	\$ 23,750	\$ 23,529	\$ 22,849	\$ -	\$ -	\$ -	\$ 93,878
Fund Balance	[5]									
Total Road Fund Revenues		1,453	\$ 23,750	\$ 23,750	\$ 23,529	\$ 22,849	\$ -	\$ -	\$ -	\$ 93,878
Additional Fund Revenues										
Road District Tax	Case Study									

Source: El Dorado FY 2023-24 Adopted Budget

[1] BOS Revenues are being taken from Budget Schedule 6/Schedule 9

[2] Represents revenues dedicated to specific department functions.

These are deducted from corresponding General Fund Departments.

[3] Net Annual General Fund Revenues from Budget .

[4] Calculated in Table A.5

[5] This revenue source is not expected to be affected by the Project and therefore is not evaluated in this analysis.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

DRAFT

Table A-2a
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Expenditures

Function/Category	Estimating Procedure	FY 2023-24 BOS Adopted Expenditures [1]	Non General Fund / Offsetting Revenue See Table A-2b	FY 2023-24 Net County Expenditures	Population or Persons Served [2]	FY 2020-21 Avg. Cost	Adjust Factor [10]	Adjusted Avg. Cost	Year 1 Service Population (Table A.5)	Year 2 Service Population (Table A.5)	Year 3 Service Population (Table A.5)	Year 4 Service Population (Table A.5)	Year 5 Service Population (Table A.5)	Year 6 Service Population (Table A.5)	Year 7 Service Population (Table A.5)	Project Service Population (Table A.5)	Year 1 Total	Year 2 Total
General Fund Expenditures																		
General Government																		
Legislative and Administrative [3]	Countywide Persons Served	\$ 7,562,296	\$ 1,390,451	\$ 6,171,845	224,281	\$ 27.52	0.75	\$ 20.64	368	368	364	354	-	-	-	1453	\$ 7,586	\$ 7,586
Finance [4]	Countywide Persons Served	\$ 14,124,665	\$ 700,760	\$ 13,423,905	224,281	\$ 59.85	0.75	\$ 44.89	368	368	364	354	-	-	-	1453	\$ 16,500	\$ 16,500
County Counsel	Countywide Persons Served	\$ 4,175,413	\$ -	\$ 4,175,413	224,281	\$ 18.62	0.75	\$ 13.96	368	368	364	354	-	-	-	1453	\$ 5,132	\$ 5,132
Human Resources	Countywide Persons Served	\$ 2,921,781	\$ -	\$ 2,921,781	224,281	\$ 13.03	1.00	\$ 13.03	368	368	364	354	-	-	-	1453	\$ 4,789	\$ 4,789
Other General [5]	Countywide Persons Served	\$ 52,827,062	\$ 7,471,872	\$ 45,355,190	224,281	\$ 202.23	1.00	\$ 202.23	368	368	364	354	-	-	-	1453	\$ 74,333	\$ 74,333
General Government Total		\$ 81,611,217	\$ 9,563,083	\$ 72,048,134	224,281	\$ 321.24		\$ 294.74	368	368	364	354	-	-	-	1453	\$ 108,340	\$ 108,340
Public Protection (Serving Countywide Res)																		
Judicial [6]	Countywide Residents	\$ 29,401,713	\$ 10,822,910	\$ 18,579,803	187,727	\$ 98.97	1.00	\$ 98.97	368	368	364	354	-	-	-	1453	\$ 36,378	\$ 36,378
Detention & Correction [7]	Countywide Residents	\$ 56,303,143	\$ 31,627,104	\$ 24,676,039	187,727	\$ 131.45	1.00	\$ 131.45	368	368	364	354	-	-	-	1453	\$ 48,316	\$ 48,316
Probation	Countywide Residents	\$ 23,531,208	\$ 10,068,749	\$ 13,462,459	187,727	\$ 71.71	1.00	\$ 71.71	368	368	364	354	-	-	-	1453	\$ 26,360	\$ 26,360
Recorder/Clerk	Countywide Residents	\$ 1,663,695	\$ 969,000	\$ 694,695	187,727	\$ 3.70	1.00	\$ 3.70	368	368	364	354	-	-	-	1453	\$ 1,360	\$ 1,360
Public Protection Total		\$ 110,899,759	\$ 53,487,763	\$ 57,411,996	187,727	\$ 305.83	1.00	\$ 305.83	368	368	364	354	-	-	-	1453	\$ 112,414	\$ 112,414
Public Protection (Serving Countywide Residents)																		
Protection Inspection & Other [8]	Countywide Residents	\$ 29,004,948	\$ 5,561,160	\$ 23,443,788	187,727	\$ 124.88	1.00	\$ 124.88	368	368	364	354	-	-	-	1453	\$ 45,904	\$ 45,904
Public Protection Total		\$ 29,004,948	\$ 5,561,160	\$ 23,443,788	187,727	\$ 124.88	1.00	\$ 124.88	368	368	364	354	-	-	-	1453	\$ 45,904	\$ 45,904
Public Protection (Sheriff Patrol - Unincorporated County Only)																		
Sheriff / Police Protection [9]	Unincorp. Co. Persons Served	\$ 69,002,581	\$ 21,158,265	\$ 47,844,316	180,482	\$ 265.09	1.00	\$ 265.09	368	368	364	354	-	-	-	1453	\$ 97,441	\$ 97,441
Public Protection Total		\$ 69,002,581	\$ 21,158,265	\$ 47,844,316	180,482	\$ 265.09	1.00	\$ 265.09	368	368	364	354	-	-	-	1453	\$ 97,441	\$ 97,441
Health and Sanitation																		
Health/Environ Mgmt	Countywide Persons Served	\$ 5,738,309	\$ 2,783,970	\$ 2,954,339	224,281	\$ 13.17	1.00	\$ 13.17	368	368	364	354	-	-	-	1453	\$ 4,842	\$ 4,842
Health and Sanitation Total		\$ 5,738,309	\$ 2,783,970	\$ 2,954,339	224,281	\$ 13.17	1.00	\$ 13.17	368	368	364	354	-	-	-	1453	\$ 4,842	\$ 4,842
Public Assistance																		
Veterans Services	Countywide Residents	\$ 880,872	\$ 133,584	\$ 747,288	187,727	\$ 3.98	1.00	\$ 3.98	368	368	364	354	-	-	-	1453	\$ 1,463	\$ 1,463
Social Services	Countywide Residents	\$ 74,095,487	\$ 70,236,556	\$ 3,859,131	187,727	\$ 20.56	1.00	\$ 20.56	368	368	364	354	-	-	-	1453	\$ 7,556	\$ 7,556
Public Assistance Total		\$ 74,976,359	\$ 70,369,940	\$ 4,606,419	187,727	\$ 24.54	1.00	\$ 24.54	368	368	364	354	-	-	-	1453	\$ 9,019	\$ 9,019
Education																		
Library	Countywide Residents	\$ 6,385,833	\$ 3,042,727	\$ 3,343,106	187,727	\$ 17.81	1.00	\$ 17.81	368	368	364	354	-	-	-	1453	\$ 6,546	\$ 6,546
Education Total		\$ 6,385,833	\$ 3,042,727	\$ 3,343,106	187,727	\$ 17.81	1.00	\$ 17.81	368	368	364	354	-	-	-	1453	\$ 6,546	\$ 6,546
Non-Departmental and General Fund Contributions [11]																		
Non-Departmental Costs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Services for County's Aging Programs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Appropriations for Contingency	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Not Included in FY 2023-24 Budget [12]																		
GF Share of CalPERS employer costs	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Safety Facility Loan Payments	Countywide Persons Served	Included	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jail Expansion increased operating costs	Countywide Persons Served	\$ 1,500,000	\$ -	\$ 1,500,000	-	-	1.00	\$ 6.69	368	368	364	354	-	-	-	1453	\$ 2,458	\$ 2,458
Non-Departmental and General Fund Contributions Total		\$ 1,500,000	\$ -	\$ 1,500,000	224,281	\$ 6.69	1.00	\$ 6.69	368	368	364	354	-	-	-	1453	\$ 2,458	\$ 2,458
Subtotal General Fund Expenditures		\$ 379,119,006	\$ 165,966,908	\$ 213,152,098												1453	\$ 213,082	\$ 213,082
																1453	\$ 173,883	\$ 173,883
																	\$ 386,965	\$ 386,965
Charges in Reserves																		
Total General Fund Expenditures		\$ 379,119,006	\$ 165,966,908	\$ 213,152,098												1453	\$ 213,082	\$ 213,082
																1453	\$ 173,883	\$ 173,883
																	\$ 386,965	\$ 386,965
Road Fund Expenditures	Countywide Persons Served	\$ 143,709,421	\$ 133,907,075	\$ 9,802,346	224,281	\$ 43.71	1.00	\$ 43.71	368	368	364	354	-	-	-	1453	\$ 16,065	\$ 16,065

Source: El Dorado County FY 2023-24 Adopted Budget

- [1] BOS expenditures are being taken from Budget Schedule 6/Schedule 9
- [2] Calculated in Table A.5.
- [3] Includes Boards of Supervisors & Administration.
- [4] Includes Auditor-Controller, Treasurer-Tax Collector & Assessor.
- [5] Includes Central Services, Information Technology, Elections, Surveyor, Development Services, Parks/Trails, Engineer & HHS Admin.
- [6] Includes Superior Court, Grand Jury, District Attorney, Public Defender, Child Support Services.
- [7] Includes Public Protection expenditures that serve the entire countywide population. Assume to include Custody, Bailiff, Commissary, Board of Corrections, Custody Services & SLESF - Jail.
- [8] Includes Agricultural Commissioner, Planning & Building, Animal Services & Public Guardian.
- [9] Includes Sheriff (Budget Unit 24) expenditures that serve the entire unincorporated population.
- [10] This analysis applies an efficiency factor of 75% to general government expenditure multipliers. This factor assumes that economies of scale are realized within these department functions that lessen the incremental costs of serving new growth (residents and persons served).
- [11] All FAs will include expenses associated with non-department costs and General Fund Contributions to programs that may be affected by new development. Net county expenditures to be evaluated in this FIA have been specified in the County's Draft General Guidelines for Fiscal Impact Analysis dated February 18, 2015, with updates for fiscal year 2023-24.
- [12] Expenses not included in the 2023-24 budget, but anticipated to be recurring expenses going forward.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-2a
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Expenditures

DRAFT

Function/Category	Estimating Procedure	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Project Total
General Fund Expenditures							
General Government							
Legislative and Administrative [3]	Countywide Persons Served	\$ 7,516	\$ 7,298	\$ -	\$ -	\$ -	\$ 29,987
Finance [4]	Countywide Persons Served	\$ 16,347	\$ 15,874	\$ -	\$ -	\$ -	\$ 65,222
County Counsel	Countywide Persons Served	\$ 5,085	\$ 4,938	\$ -	\$ -	\$ -	\$ 20,287
Human Resources	Countywide Persons Served	\$ 4,744	\$ 4,607	\$ -	\$ -	\$ -	\$ 18,928
Other General [5]	Countywide Persons Served	\$ 73,641	\$ 71,513	\$ -	\$ -	\$ -	\$ 293,819
General Government Total		\$ 107,332	\$ 104,230				\$ 428,242
Public Protection (Serving Countywide Res)							
Judicial [6]	Countywide Residents	\$ 36,039	\$ 34,998	\$ -	\$ -	\$ -	\$ 143,792
Detention & Correction [7]	Countywide Residents	\$ 47,867	\$ 46,483	\$ -	\$ -	\$ -	\$ 190,982
Probation	Countywide Residents	\$ 26,115	\$ 25,360	\$ -	\$ -	\$ -	\$ 104,194
Recorder/Clerk	Countywide Residents	\$ 1,348	\$ 1,309	\$ -	\$ -	\$ -	\$ 5,377
Public Protection Total		\$ 111,368	\$ 108,149				\$ 444,345
Public Protection (Serving Countywide Residents)							
Protection Inspection & Other [8]	Countywide Residents	\$ 45,476	\$ 44,162	\$ -	\$ -	\$ -	\$ 181,445
Public Protection Total		\$ 45,476	\$ 44,162				\$ 181,445
Public Protection (Sheriff Patrol - Unincorporated County Only)							
Sheriff / Police Protection [9]	Unincorp. Co. Persons Served	\$ 96,535	\$ 93,744	\$ -	\$ -	\$ -	\$ 385,161
Public Protection Total		\$ 96,535	\$ 93,744				\$ 385,161
Health and Sanitation							
Health/Environ Mgmt	Countywide Persons Served	\$ 4,797	\$ 4,658	\$ -	\$ -	\$ -	\$ 19,139
Health and Sanitation Total		\$ 4,797	\$ 4,658				\$ 19,139
Public Assistance							
Veterans Services	Countywide Residents	\$ 1,450	\$ 1,408	\$ -	\$ -	\$ -	\$ 5,784
Social Services	Countywide Residents	\$ 7,486	\$ 7,270	\$ -	\$ -	\$ -	\$ 29,868
Public Assistance Total		\$ 8,936	\$ 8,677				\$ 35,652
Education							
Library	Countywide Residents	\$ 6,485	\$ 6,298	\$ -	\$ -	\$ -	\$ 25,874
Education Total		\$ 6,485	\$ 6,298				\$ 25,874
Non-Departmental and General Fund Contributions [11]							
Non-Departmental Costs	Countywide Persons Served						
Community Services for County's Aging Programs	Countywide Persons Served						
Appropriations for Contingency	Countywide Persons Served						
Not Included in FY 2023-24 Budget [12]							
GF Share of CalPERS employer costs	Countywide Persons Served						
Public Safety Facility Loan Payments	Countywide Persons Served						
Jail Expansion increased operating costs	Countywide Persons Served						
Non-Departmental and General Fund Contributions Total		\$ 2,435	\$ 2,365				\$ 9,717
Subtotal General Fund Expenditures							
		\$ 211,099	\$ 204,997	\$ -	\$ -	\$ -	\$ 842,260
		\$ 172,265	\$ 167,286	\$ -	\$ -	\$ -	\$ 687,317
		\$ 383,364	\$ 372,283				\$ 1,529,576
Charges in Reserves							
Total General Fund Expenditures		\$ 211,099	\$ 204,997				\$ 842,260
		\$ 172,265	\$ 167,286	\$ -	\$ -	\$ -	\$ 687,317
		\$ 383,364	\$ 372,283				\$ 1,529,576
Road Fund Expenditures							
	Countywide Persons Served	\$ 15,916	\$ 15,456	\$ -	\$ -	\$ -	\$ 63,501

Source: El Dorado County FY 2023-24 Adopted Budget

Notes:

[1] BOS expenditures are being taken from Budget Schedule 6/Schedule 9

[2] Calculated in Table A.5.

[3] Includes Boards of Supervisors & Administration.

[4] Includes Auditor-Controller, Treasurer-Tax Collector & Assessor.

[5] Includes Central Services, Information Technology, Elections, Surveyor, Development Service

[6] Includes Superior Court, Grand Jury, District Attorney, Public Defender, Child Support Service

[7] Includes Public Protection expenditures that serve the entire countywide population. Assum

[8] Includes Agricultural Commissioner, Planning & Building, Animal Services & Public Guardian.

[9] Includes Sheriff (Budget Unit 24) expenditures that serve the entire unincorporated populat

[10] This analysis applies an efficiency factor of 75% to general government expenditure multipli

department functions that lesson the incremental costs of serving new growth (residents and pi

[11] All FAs will include expenses associated with non-department costs and General Fund Conti

Net county expenditures to be evaluated in this FIA have been specified in the County's Draft Ge

with updates for fiscal year 2023-24.

[12] Expenses not included in the 2023-24 budget, but anticipated to be recurring expenses goin

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-2b
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 General Fund Expenditures Breakdown

Function/Category	Budget Unit	FY 2023-24 BOS Adopted Expenditures	Revenue Sources													Intergovernmental Revenue - State Other	Intergovernmental Revenue - State Prop 172	Intergovernmental Revenue - Federal	Offsetting Revenue Table A.2a		
			Property Taxes		Property Transfer Tax		Hotel/Motel Occupancy Tax		License, Permits & Franchises		Fines, Forfeitures & Penalties		Charges for Services		Use of Money & Property		Misc Revenue	Other Financing Sources	Revenue from Other Gov Agencies		
			A	B	C	D	E	F	G	H	I	J	K	L	M						
General Fund Expenditures																			$N = C+G+H+I+J+K+M$		
General Government																					
Legislative and Administrative	01 - Board of Supervisors	\$ 2,390,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800		
Legislative and Administrative	02 - Chief Administrative Office	\$ 5,171,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 1,000	\$ -	\$ 66,883	\$ -	\$ 1,270,768	\$ 1,388,651	\$ 1,270,768	\$ 1,388,651		
		\$ 7,562,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ 50,000	\$ 2,800	\$ -	\$ 66,883	\$ -	\$ 1,270,768	\$ 1,390,451			
Finance	03 - Auditor-Controller	\$ 5,262,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,200	\$ -	\$ -	\$ 38,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,824		
Finance	04 - Treasurer/Tax Collector	\$ 3,402,406	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 226,000	\$ 919,507	\$ -	\$ 262,560	\$ 140,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,812		
Finance	05 - Assessor	\$ 5,459,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,000	\$ -	\$ 15,000	\$ 244,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,124		
		\$ 14,124,665	\$ -	\$ -	\$ -	\$ -	\$ 590,000	\$ 226,000	\$ 1,636,707	\$ -	\$ 277,560	\$ 423,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,760		
County Counsel	07 - County Counsel	\$ 4,175,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ 4,175,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Personnel	08 - Human Resources	\$ 2,921,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ 2,921,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Other General	06 - Central Services	\$ 16,256,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,844	\$ 23,500	\$ -	\$ 429,169	\$ -	\$ 54,094	\$ -	\$ -	\$ -	\$ 506,763		
	10 - Information Technologies	\$ 13,934,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	14 - Parks/River/Trails	\$ 10,351,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ 4,034,437	\$ -	\$ 1,360,872	\$ -	\$ 9,200	\$ 5,404,509	\$ 5,404,509		
	19 - Elections	\$ 2,996,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ 635,600	\$ -	\$ 1,500	\$ 637,100	\$ 637,100		
	30 - Surveyor	\$ 2,022,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	35 - CDS Admin & Finance	\$ 398,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,000		
	36 - Transportation	\$ 1,906,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 869,491	\$ -	\$ 2,000	\$ 902,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904,500		
	50 - HHSA Administration	\$ 4,960,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,743,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		\$ 52,827,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,405,148	\$ 23,500	\$ 21,000	\$ 5,366,106	\$ -	\$ 2,050,566	\$ -	\$ 10,700	\$ 7,471,872			
Public Protection																					
Judicial	20 - Alternate Public Defender	\$ 1,942,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500		
	21 - Grand Jury	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	22 - District Attorney	\$ 16,481,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 20,050	\$ -	\$ 1,000	\$ 879,505	\$ -	\$ 2,426,895	\$ -	\$ 1,501,111	\$ 4,808,511		
	23 - Public Defender	\$ 6,288,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 349,992	\$ -	\$ 800,255	\$ -	\$ 222,000	\$ 1,372,247	\$ 1,372,247		
	40 - Child Support Services	\$ 4,629,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 40,050	\$ -	\$ 1,000	\$ 1,246,997	\$ -	\$ 1,572,381	\$ -	\$ 3,052,271	\$ 4,624,652		
		\$ 29,401,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 40,050	\$ -	\$ 1,000	\$ 1,246,997	\$ -	\$ 4,799,531	\$ -	\$ 4,775,382	\$ 10,822,910		
Detention & Correction	24 - Sheriff	\$ 56,303,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,000	\$ -	\$ 5,000	\$ 6,507,104	\$ -	\$ 25,040,000	\$ -	\$ 75,000	\$ 31,627,104	\$ 31,627,104		
		\$ 56,303,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,000	\$ -	\$ 5,000	\$ 6,507,104	\$ -	\$ 25,040,000	\$ -	\$ 75,000	\$ 31,627,104			
Probation	25 - Probation	\$ 23,531,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 500	\$ 6,870,824	\$ -	\$ 3,077,425	\$ -	\$ 120,000	\$ 10,068,749	\$ 10,068,749		
		\$ 23,531,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 500	\$ 6,870,824	\$ -	\$ 3,077,425	\$ -	\$ 120,000	\$ 10,068,749			
Recorder/Clerk	18 - Recorder/Clerk	\$ 1,663,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 665,000	\$ -	\$ 200,000	\$ 769,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 969,000		
		\$ 1,663,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 665,000	\$ -	\$ 200,000	\$ 769,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 969,000		
Public Protection																					
Protection Inspection	31 - Agricultural Commissioner	\$ 2,180,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,000	\$ -	\$ 23,703	\$ 200	\$ 250	\$ -	\$ 71,148	\$ 831,403	\$ -	\$ 49,223	\$ 952,224	\$ 952,224		
Protection Inspection	37 - Planning & Building	\$ 20,093,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,731,500	\$ -	\$ 2,521,762	\$ -	\$ 63,500	\$ 1,999,000	\$ -	\$ 885,000	\$ -	\$ -	\$ 2,947,500	\$ 2,947,500		
Protection Inspection	55 - Animal Services	\$ 4,437,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,500	\$ 11,000	\$ 170,600	\$ -	\$ 11,000	\$ 457,443	\$ 981,703	\$ -	\$ -	\$ 131,290	\$ 1,581,436	\$ 1,581,436		
Protection Inspection	56 - Public Guardian	\$ 2,293,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 80,000	\$ 80,000	
		\$ 29,004,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,084,000	\$ 11,000	\$ 2,796,065	\$ 200	\$ 124,750	\$ 2,456,443	\$ 1,052,851	\$ 1,716,403	\$ -	\$ 210,513	\$ 5,561,160			
Sheriff / Police Protection	24 - Sheriff	\$ 69,002,581	\$ 166,686	\$ -	\$ -	\$ -	\$ -	\$ 282,500	\$ 50,000	\$ 607,000	\$ -	\$ 21,000	\$ 5,026,100	\$ 500,000	\$ 14,264,165	\$ -	\$ 1,347,000	\$ 21,158,265	\$ 21,158,265		
		\$ 69,002,581	\$ 166,686	\$ -	\$ -	\$ -	\$ -	\$ 282,500	\$ 50,000	\$ 607,000	\$ -	\$ 21,000	\$ 5,026,100	\$ 500,000	\$ 14,264,165	\$ -	\$ 1,347,000	\$ 21,158,265			
Health and Sanitation																					
Environmental Mgmt	38 - Environmental Management	\$ 2,945,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,314,770	\$ -	\$ 1,241,124	\$ -	\$ 600	\$ 388,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389,542		
Health & Sanitation	12 - EMS Administration	\$ 2,792,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 2,394,178	\$ -	\$ 250	\$ 1,210,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,394,428		
		\$ 5,738,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,334,770	\$ -	\$ 1,241,124	\$ -	\$ 850	\$ 2,783,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783,970		
Public Assistance																					
Veterans Affairs	42 - Veterans Affairs	\$ 880,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,384	\$ -	\$ 73,000	\$ -	\$ 4,200	\$ 133,584	\$ 133,584			
Administration	51 - Social Services	\$ 74,095,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,050	\$ 28,787,288	\$ 15,000	\$ 12,310,670	\$ -	\$ 28,618,348	\$ 70,236,356	\$ 70,236,356		
		\$ 74,976,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,050	\$ 28,843,672	\$ 15,000	\$ 12,383,670	\$ -	\$ 28,622,548	\$ 70,369,940			
Education																					
Library	43 - Library	\$ 6,385,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,600	\$ -	\$ 117,502	\$ 1,861,960	\$ -	\$ 1,063,265	\$ -	\$ -	\$ 3,042,727	\$ 3,042,727		
		\$ 6,385,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,600	\$ -	\$ 117,502	\$ 1,861,960	\$ -	\$ 1,063,265	\$ -	\$ -	\$ 3,042,727			
Road Fund	36 - Transportation	\$ 143,709,421	\$ 318,723	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 2,350,135	\$ 148,627	\$ 206,000	\$								

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
 Creekside Village Specific Plan - Reduced Impact Alternative
 Exhibit S - Fiscal Impact Analysis

Table A-3
 Creekside Village Specific Plan
 Fiscal Impact Analysis
 Case Study Analysis - Property Tax

Land Use Assumptions and Estimated Valuation										
Item	Build Out Units	Price Per Unit	Year 1 Valuation	Year 2 Valuation	Year 3 Valuation	Year 4 Valuation	Year 5 Valuation	Year 6 Valuation	Year 7 Valuation	Total Valuation
Residential										
Conventional										
Single Family - 55 x 105 (Single Family Low Density)	150	\$ 1,200,000	\$ 45,600,000	\$ 45,600,000	\$ 45,600,000	\$ 43,200,000	\$ -	\$ -	\$ -	\$ 180,000,000
Active Adult										
Single Family - 65 x 105 (Single Family Low Density)	71	\$ 1,200,000	\$ 21,600,000	\$ 21,600,000	\$ 21,600,000	\$ 20,400,000	\$ -	\$ -	\$ -	\$ 85,200,000
Single Family - 55 x 105 (Single Family Low Density)	123	\$ 910,000	\$ 28,210,000	\$ 28,210,000	\$ 28,210,000	\$ 27,300,000	\$ -	\$ -	\$ -	\$ 111,930,000
Single Family - 45 x 105 (Single Family Low Density)	179	\$ 798,000	\$ 35,910,000	\$ 35,910,000	\$ 35,910,000	\$ 35,112,000	\$ -	\$ -	\$ -	\$ 142,842,000
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	119	\$ 703,000	\$ 21,090,000	\$ 21,090,000	\$ 21,090,000	\$ 20,387,000	\$ -	\$ -	\$ -	\$ 83,657,000
Active Adult (Prop 19)[1]										
Single Family - 65 x 105 (Single Family Low Density)	17	\$ 503,164	\$ 2,012,655	\$ 2,012,655	\$ 2,012,655	\$ 2,515,819	\$ -	\$ -	\$ -	\$ 8,553,786
Single Family - 55 x 105 (Single Family Low Density)	30	\$ 381,566	\$ 3,052,527	\$ 3,052,527	\$ 2,670,961	\$ 2,670,961	\$ -	\$ -	\$ -	\$ 11,446,978
Single Family - 45 x 105 (Single Family Low Density)	44	\$ 334,604	\$ 3,680,644	\$ 3,680,644	\$ 3,680,644	\$ 3,680,644	\$ -	\$ -	\$ -	\$ 14,722,574
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	30	\$ 294,770	\$ 2,358,161	\$ 2,358,161	\$ 2,063,391	\$ 2,063,391	\$ -	\$ -	\$ -	\$ 8,843,105
	763	\$ 163,513,988	\$ 163,513,988	\$ 162,837,652	\$ 157,329,815	\$ -	\$ -	\$ -	\$ -	\$ 647,195,442
Total		\$ 163,513,988	\$ 163,513,988	\$ 162,837,652	\$ 157,329,815	\$ -	\$ -	\$ -	\$ -	\$ 647,195,442
A. Estimated Annual Property Tax Case Study										
Basic Rate		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Total Residential Secured Property Tax		\$1,635,140	\$1,635,140	\$1,628,377	\$1,573,298	\$0	\$0	\$0	\$0	\$6,471,954
Percent Allocated to County General Fund		21.42%	21.42%	21.42%	21.42%	21.42%	21.42%	21.42%	21.42%	21.42%
Annual Property Tax Allocated to County General Fund		\$350,260	\$350,260	\$348,812	\$337,013	\$0	\$0	\$0	\$0	\$1,386,346
Unsecured Property Tax										
Residential (1.0%)	1%	\$ 3,503	\$ 3,503	\$ 3,488	\$ 3,370	\$ 0	\$ 0	\$ 0	\$ 0	\$ 13,863
		\$353,763	\$353,763	\$352,300	\$340,384	\$0	\$0	\$0	\$0	\$1,400,210
B. Estimated Document Transfer Tax Case Study										
Conventional										
Single Family - 55 x 105 (Single Family Low Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Active Adult										
Single Family - 65 x 105 (Single Family Low Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 55 x 105 (Single Family Low Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 45 x 105 (Single Family Low Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Active Adult (Prop 19)										
Single Family - 65 x 105 (Single Family Low Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 55 x 105 (Single Family Low Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 45 x 105 (Single Family Low Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)		14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%	14.30%
Estimated Assessed Valuation Turnover Amount		\$ 23,382,500	\$ 23,382,500	\$ 23,285,784	\$ 22,498,164	\$ -	\$ -	\$ -	\$ -	\$ 92,548,948
Rate per \$1,000 of Assessed Value (\$1.1/1000)		0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%	0.11%
Total Estimate Property Transfer Tax		\$ 25,721	\$ 25,721	\$ 25,614	\$ 24,748	\$ -	\$ -	\$ -	\$ -	\$ 101,804
C. Estimated Property Tax in Lieu of VLF Case Study										
FY 2023-24 El Dorado County Assessed Valuation [2]		\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916
Assessed Valuation of Project		\$ 163,513,988	\$ 163,513,988	\$ 162,837,652	\$ 157,329,815	\$ -	\$ -	\$ -	\$ -	\$ 647,195,442
Total Assessed Value		\$ 44,324,942,904	\$ 44,324,942,904	\$ 44,324,266,568	\$ 44,318,758,731	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,161,428,916	\$ 44,808,624,358
Percent Change in Assessed Value		0.37%	0.37%	0.37%	0.36%	0.00%	0.00%	0.00%	0.00%	1.47%
Total FY 2023-24 Property Tax in Lieu of VLF Adopted Revenue [3]		\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300	\$ 27,501,300
Estimated Increase in Property Tax in Lieu of VLF		\$ 101,827	\$ 101,827	\$ 101,406	\$ 97,976	\$ -	\$ -	\$ -	\$ -	\$ 403,038
D. Estimated Road District Tax										
Property Tax Revenue (1% of Assessed Value)		\$ 1,635,140	\$ 1,635,140	\$ 1,628,377	\$ 1,573,298	\$ -	\$ -	\$ -	\$ -	\$ 6,471,954
County Road District Tax Rate (Post ERAF)		2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%	2.79%
Estimated County Road District Tax Revenue		\$ 45,553	\$ 45,553	\$ 45,365	\$ 43,830	\$ -	\$ -	\$ -	\$ -	\$ 180,301

Notes:

[1] Assumes 20% of active adult homes submit Prop 19 applications.
 [2] Total FY 2023-24 secured value for El Dorado County per Auditor's Office.
 [3] El Dorado County FY 2023-24 Adopted Budget.

Table A-4
Creekside Village Specific Plan - Reduced Impact Alternative
 Fiscal Impact Analysis
 Exhibit S - Fiscal Impact Analysis
 Case Study Analysis - Sales Tax

Average Income and Retail Expenditures for Residential Units (2023\$)

Residential Land Use	Assumption	Household Income and Retail Expenditures							Total Annual Mortgage, Ins., & Tax Payments [2]	Estimated Household Income [3]	
Average Household Income											
Conventional	Avg. Home Value [1]										
Single Family - 55 x 105 (Single Family Low Density)	\$ 1,200,000								\$ 88,943	\$ 222,357	
Active Adult											
Single Family - 65 x 105 (Single Family Low Density)	\$ 1,200,000								\$ 88,943	\$ 222,357	
Single Family - 55 x 105 (Single Family Low Density)	\$ 910,000								\$ 67,448	\$ 168,621	
Single Family - 45 x 105 (Single Family Low Density)	\$ 798,000								\$ 59,147	\$ 147,868	
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	\$ 703,000								\$ 52,106	\$ 130,264	
Active Adult (Prop 19)											
Single Family - 65 x 105 (Single Family Low Density)	\$ 1,200,000								\$ 88,943	\$ 222,357	
Single Family - 55 x 105 (Single Family Low Density)	\$ 910,000								\$ 67,448	\$ 168,621	
Single Family - 45 x 105 (Single Family Low Density)	\$ 798,000								\$ 59,147	\$ 147,868	
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	\$ 703,000								\$ 52,106	\$ 130,264	
Average Retail Expenditures [4]											
Conventional	Taxable Exp. As % of Income								Average Retail Expenditures		
Single Family - 55 x 105 (Single Family Low Density)	22%								\$ 48,919		
Active Adult											
Single Family - 65 x 105 (Single Family Low Density)	20%								\$ 44,471		
Single Family - 55 x 105 (Single Family Low Density)	20%								\$ 33,724		
Single Family - 45 x 105 (Single Family Low Density)	20%								\$ 29,574		
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	20%								\$ 26,053		
Active Adult (Prop 19)											
Single Family - 65 x 105 (Single Family Low Density)	20%								\$ 44,471		
Single Family - 55 x 105 (Single Family Low Density)	20%								\$ 33,724		
Single Family - 45 x 105 (Single Family Low Density)	20%								\$ 29,574		
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	20%								\$ 26,053		
Total Retail Expenditures (Occupied)											
Conventional	Vacancy Factor	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Units	Retail Expenditures	
Single Family - 55 x 105 (Single Family Low Density)	5.00%	36	36	36	34	0	0	0	143	\$ 6,970,904	
Active Adult											
Single Family - 65 x 105 (Single Family Low Density)	5.00%	17	17	17	16	0	0	0	67	\$ 2,999,601	
Single Family - 55 x 105 (Single Family Low Density)	5.00%	29	29	29	29	0	0	0	117	\$ 3,940,673	
Single Family - 45 x 105 (Single Family Low Density)	5.00%	43	43	43	42	0	0	0	170	\$ 5,028,979	
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	5.00%	29	29	29	28	0	0	0	113	\$ 2,945,277	
Active Adult (Prop 19)											
Single Family - 65 x 105 (Single Family Low Density)	5.00%	4	4	4	5	0	0	0	16	\$ 718,214	
Single Family - 55 x 105 (Single Family Low Density)	5.00%	8	7	7	0	0	0	0	29	\$ 961,140	
Single Family - 45 x 105 (Single Family Low Density)	5.00%	10	10	10	10	0	0	0	42	\$ 1,236,174	
Single Family - 50/60x65 (Cstr)(Single Family Medium Density)	5.00%	8	8	7	7	0	0	0	29	\$ 742,507	
Total		183	183	181	177	0	0	0	725	\$25,543,470	
Taxable Sales from New Households											
Est. Retail Capture Rate within Unincorp. El Dorado County [5]		65%	65%	65%	65%	65%	65%	65%		65%	
Total Taxable Sales from New Households		\$ 4,198,167	\$ 4,198,167	\$ 4,161,255	\$ 4,045,666	\$ -	\$ -	\$ -		\$ 16,603,355	
Estimated Tax Revenue											
F. Estimated Sales Tax Revenue		1.00%	\$41,982	\$41,982	\$41,613	\$40,457	\$0	\$0	1.00%	\$166,033	
G. Estimated Prop 172 Public Safety Sales Tax Revenue		0.50%	\$20,991	\$20,991	\$20,806	\$20,228	\$0	\$0	0.50%	\$83,016	
Gross Prop 172 Public Safety Sales Tax Revenue			\$19,626	\$19,626	\$19,454	\$18,913	\$0	\$0		\$77,620	

Notes:

[1] Estimated home values based on market study performed by the Gregory Group and Developer estimates.

[2] Based on a 6.0% 30 year fixed rate mortgage with a 20% down payment and 2% for annual taxes and insurance.

[3] Assumes mortgage lending guidelines allow no more than 40% of income dedicated to mortgage payments, taxes, and insurance.

[4] Average retail expenditures per household used to estimate annual sales tax revenue.

[5] A factor of 65% was used to estimate retail capture rate within unincorporated El Dorado County to be consistent with other El Dorado County FIA's.

[6] According to El Dorado County, the County receives 93.5% of all Prop. 172 Sales Tax revenues generated in the County.

Table A-5
 Creekside Village Specific Plan - Reduced Impact Alternative
EXHIBIT S - Fiscal Impact Analysis
 General Assumptions

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2023-24
Property Turnover Rate (% per year) [2]	
Conventional	
Single Family - 55 x 105 (Single Family Low Density)	14.30%
Active Adult	
Single Family - 65 x 105 (Single Family Low Density)	14.30%
Single Family - 55 x 105 (Single Family Low Density)	14.30%
Single Family - 45 x 105 (Single Family Low Density)	14.30%
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	14.30%
Active Adult (Prop 19)	
Single Family - 65 x 105 (Single Family Low Density)	14.30%
Single Family - 55 x 105 (Single Family Low Density)	14.30%
Single Family - 45 x 105 (Single Family Low Density)	14.30%
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	14.30%
Vacancy Rate	
Residential	5.00%
Taxable Sales per BSF - Neighborhood Commercial	\$ 300.00
Project Phasing (4 per month)	Buildout Units
Residential	
Conventional	
Single Family - 55 x 105 (Single Family Low Density)	38 38 38 36 150
Active Adult	
Single Family - 65 x 105 (Single Family Low Density)	18 18 18 17 71
Single Family - 55 x 105 (Single Family Low Density)	31 31 31 30 123
Single Family - 45 x 105 (Single Family Low Density)	45 45 45 44 179
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	30 30 30 29 119
Active Adult (Prop 19)	
Single Family - 65 x 105 (Single Family Low Density)	4 4 4 5 17
Single Family - 55 x 105 (Single Family Low Density)	8 8 7 7 30
Single Family - 45 x 105 (Single Family Low Density)	11 11 11 11 44
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	8 8 7 7 30
Total	193 193 191 186 0 0 0 763
Persons per Dwelling Unit [2]	Persons per Dwelling Unit
Conventional	
Single Family - 55 x 105 (Single Family Low Density)	2.84 108 108 108 102 0 0 0 426
Active Adult	
Single Family - 65 x 105 (Single Family Low Density)	1.80 32 32 32 31 0 0 0 128
Single Family - 55 x 105 (Single Family Low Density)	1.80 56 56 56 54 0 0 0 221
Single Family - 45 x 105 (Single Family Low Density)	1.80 81 81 81 79 0 0 0 322
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	1.80 54 54 54 52 0 0 0 214
Active Adult (Prop 19)	
Single Family - 65 x 105 (Single Family Low Density)	1.80 7 7 9 0 0 0 0 31
Single Family - 55 x 105 (Single Family Low Density)	1.80 14 14 13 0 0 0 0 54
Single Family - 45 x 105 (Single Family Low Density)	1.80 20 20 20 0 0 0 0 79
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	1.80 14 14 13 0 0 0 0 54
Total	387 387 383 372 0 0 0 1,529
Persons per Dwelling Unit (Occupied) [2]	Persons per Dwelling Unit
Conventional	
Single Family - 55 x 105 (Single Family Low Density)	2.84 103 103 103 97 0 0 0 405
Active Adult	
Single Family - 65 x 105 (Single Family Low Density)	1.80 31 31 31 29 0 0 0 121
Single Family - 55 x 105 (Single Family Low Density)	1.80 53 53 53 51 0 0 0 210
Single Family - 45 x 105 (Single Family Low Density)	1.80 77 77 77 75 0 0 0 306
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	1.80 51 51 51 50 0 0 0 203
Active Adult (Prop 19)	
Single Family - 65 x 105 (Single Family Low Density)	1.80 7 7 9 0 0 0 0 29
Single Family - 55 x 105 (Single Family Low Density)	1.80 14 14 12 0 0 0 0 51
Single Family - 45 x 105 (Single Family Low Density)	1.80 19 19 19 0 0 0 0 75
Single Family - 50/60x65 (Clstr)(Single Family Medium Density)	1.80 14 14 12 0 0 0 0 51
Total	368 368 364 354 0 0 0 1,453
Total Person Served (Residents + 50% Employees)	368 368 364 354 0 0 0 1,453
General Demographic Characteristics	
Total Countywide	
El Dorado County Residents [2]	187,727
El Dorado County Employees [2]	73,107
El Dorado County Persons Served [3]	224,281
Unincorporated County	
El Dorado County Unincorporated Residents [2]	157,720
El Dorado County Unincorporated Employees [2]	45,523
El Dorado County Unincorporated Persons Served [3]	180,482

Source: California Department of Finance

Notes:

[1] Reflects El Dorado County budget adopted by the board of Supervisors. This analysis does not reflect changes in values resulting from inflation or appreciation.

[2] Based on data provided by County consultant from California DOF for Jan 1, 2024 and Claritas.

[3] Defined as total County population plus half of total County employees.

Table A-6
Creekside Village Specific Plan
Fiscal Impact Analysis
Preliminary Property Tax Allocations

Fund/Agency	Pre-ERAF Distribution		% of Shift to ERAF [2]	Post ERAF Distribution		
	TRA	076-017 [1]		Pre	ERAF	Post
<u>Distribution of Property Tax Allocation Before Tax Sharing</u>						
Taxing Entities for Analysis				[2] Per 2023/24 County Revenue Estimates Letters.		
County General Fund	29.89%	28.34%	21.42%	126,776,068	35,925,275	90,850,793
Road District Tax	3.00%	7.14%	2.79%	9,741,202	695,874	9,045,328
Other Taxing Industries						
Accum Capital Outlay	0.62%	25.42%	0.46%	2,679,116	680,966	1,998,150
CSA #7	2.01%	25.64%	1.50%	6,032,782	1,546,814	4,485,968
EDH County Wtr/Fire	20.53%	0.43%	20.44%	24,742,247	105,581	24,636,666
Cnty Water Agency	0.98%		0.98%	4,242,155	412,111	3,830,044
EID	6.68%	0.00%	6.68%	16,461,594		16,461,594
Latrobe Elementary	14.81%	0.00%	14.81%	2,945,301		2,945,301
El Dorado High	13.90%	0.00%	13.90%	41,007,509		41,007,509
Los Rios Community	4.97%	0.00%	4.97%	16,013,383		16,013,383
Office of Education	2.61%	0.00%	2.61%	8,787,555		8,787,555
Subtotal Property Tax	100.00%		90.55%			
Educational Revenue Relief Fund (ERAF)			9.45%	488,475,996	48,511,668	439,964,328
					39,366,621	9.93%
Total Gross Property Tax			100.00%			

Source: El Dorado County Auditor-Collector

Notes:

[1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).

[2] Based on DFA Estimates, per 2023/24 County Revenue Estimates Letters.

Table A-7

Creekside Village Specific Plan
Fiscal Impact Analysis
Fire Coverage Impact Analysis
EDH County Wtr/Fire

Fire Protection Expenditures	Note	Assumptions							
Estimated Service Population	[1]	49,617							
Persons Per Household	[1]	2.748							
Estimated Households Served		18,056							
2023/24 Budget	[2]								
Wages & Benefits		\$ 22,758,397							
Other Operating Expenditures		\$ 3,573,088							
		<hr/> \$ 26,331,485							
Estimated Cost Per Household	\$	1,458							
<hr/>									
Estimated Fire Protection Revenues									
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
Estimated Allocation of 1% Ad-Valorem	[3]	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%	20.44%
Property Tax Revenue (1% of Assessed Value)		\$ 1,635,140	\$ 1,635,140	\$ 1,628,377	\$ 1,573,298	\$ -	\$ -	\$ -	\$ 6,471,954
Estimated Revenue		\$ 334,304	\$ 334,304	\$ 332,921	\$ 321,661	\$ -	\$ -	\$ -	\$ 1,323,190
Build Out of Units		193	193	191	186	0	0	0	763
Estimated Revenue per Unit		\$ 1,732.15	\$ 1,732.15	\$ 1,743.04	\$ 1,729.36				\$ 1,734
General Fund Surplus/(Deficit) per Residential Unit									\$ 276

Notes:

[1] Per discussion with district staff on 2/22/24.

[2] Total salaries and operating expense budget per the 2023/24 Final Budget.

[3] Estimate based on TRA allocation, post ERAF.

Table A-8

Creekside Village Specific Plan

Fiscal Impact Analysis

County Maintenance - Case Study

Estimated Maintenance Costs

Maintenance Item	Annual Cost												Annual cost to Maintain	Build Out Units	Annual Cost Per Unit			
	To Maintain																	
	Sq. Ft.	Acres	Private	Public	Per Acre	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7						
Open Space (Preserve & Buffer)	1,933,947	44.40	44.40		\$ 1,500								\$ -	763	\$ -			
Parks	614,196	14.10	14.10		\$ 25,094								\$ -	763	\$ -			
Subtotal						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	763	\$ -			

Table A-9
Creekside Village Specific Plan
Fiscal Impact Analysis
County Maintenance - Case Study

Estimated Maintenance Costs

Maintenance Item	Annual Cost To Maintain / Lane										Annual cost to Maintain	Build Out Units	Annual Cost Per Unit		
	Sq. Ft.	Lane Miles	Private	Public	Mile [1]	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7			
Roadway	483,516	7.63	6.82	0.81	\$ 8,894.88	\$ 2,882	\$ -	\$ 2,161	\$ -	\$ 2,161	\$ -	\$ -	\$ 7,205	763	\$ 9.44
Subtotal					\$ -	\$ 2,882	\$ -	\$ 2,161	\$ -	\$ 2,161	\$ -	\$ -	\$ 7,205	763	\$ 9.44

Notes:

[1] Roadway maintenance costs based on Operation Maintenance Level 4 worksheet from County website indicating cost per lane mile of \$7,517 escalated by CCI.

Creekside Village Specific Plan

Public Facilities Finance Plan

El Dorado County CA
October 2025

Prepared by:



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EXECUTIVE SUMMARY

The Public Facilities Finance Plan (“Finance Plan”) establishes a strategy for financing backbone infrastructure and public facilities necessary to serve the Creekside Village Specific Plan (“Project” or “Specific Plan”). The Finance Plan sets forth details regarding potential funding mechanisms that may be implemented to finance the backbone infrastructure and public facilities within the Project. Development & Financial Advisory has been retained by Winn Communities (the “Developer”) to prepare the Finance Plan, consistent with County of El Dorado (“County”) policies, to establish a strategy for financing backbone infrastructure and public facilities required to serve development within the Project area.

The Finance Plan includes several sections which include:

- Introduction
- Project Description and Proposed Land Uses
- Backbone Infrastructure & Public Facilities Costs
- Finance Strategy Overview
- Project Feasibility
- Services Funding
- Preliminary Funding Allocation at Buildout Overview

The Project comprises approximately 207 acres and is anticipated for development of 150 conventional housing units, 613 active adult housing units, 14.1 acres of parks with 44.4 acres of open space throughout the Project area. **Table ES-1** provides a summary of the Project land uses.

Table ES-1
Land Use Summary

Creekside Village Specific Plan					
Land Use Category	Zoning	Buildout			Units
		Acres	Density	Units	
Residential - Conventional					
Single Family - 55 x 105	Low Density	27.5	5.5	150	
Residential - Active Adult					
Single Family - 65 x 105	Low Density	21.3	4.1	88	
Single Family - 55 x 105	Low Density	32.2	4.7	153	
Single Family - 45 x 105	Low Density	35.9	6.2	223	
Single Family - 50/60 x 65	Medium Density	21.4	7.0	149	
	Subtotal	138.3		763	
Other					
Park		14.1			
Open Space		44.4			
Major Circulation		11.1			
	Subtotal Other	69.6			
Total		207.9		763	

To support buildup of the Project, a significant amount of backbone infrastructure and public facilities will need to be constructed. This includes new or expanded roadways, water, sewer, and storm drainage infrastructure, and certain public facilities. **Table ES-2** provides a summary of the backbone infrastructure and public facilities and their projected costs.

Table ES-2
Backbone Infrastructure & Public Facilities

Creekside Village Specific Plan		
Backbone Infrastructure		Buildout
Transportation	\$	3,683,093
Water	\$	752,707
Sewer	\$	12,744,768
Drainage	\$	3,719,163
Backbone Infrastructure Subtotal	\$	20,899,731
Public Facilities		
Parks - Village	\$	5,378,815
Park - Neighborhood	\$	4,713,330
Trail	\$	2,187,508
Fire	\$	1,720,571
Schools	\$	3,994,798
Public Facilities Subtotal	\$	17,995,021
Total Backbone Infrastructure & Public Facilities	\$	38,894,753

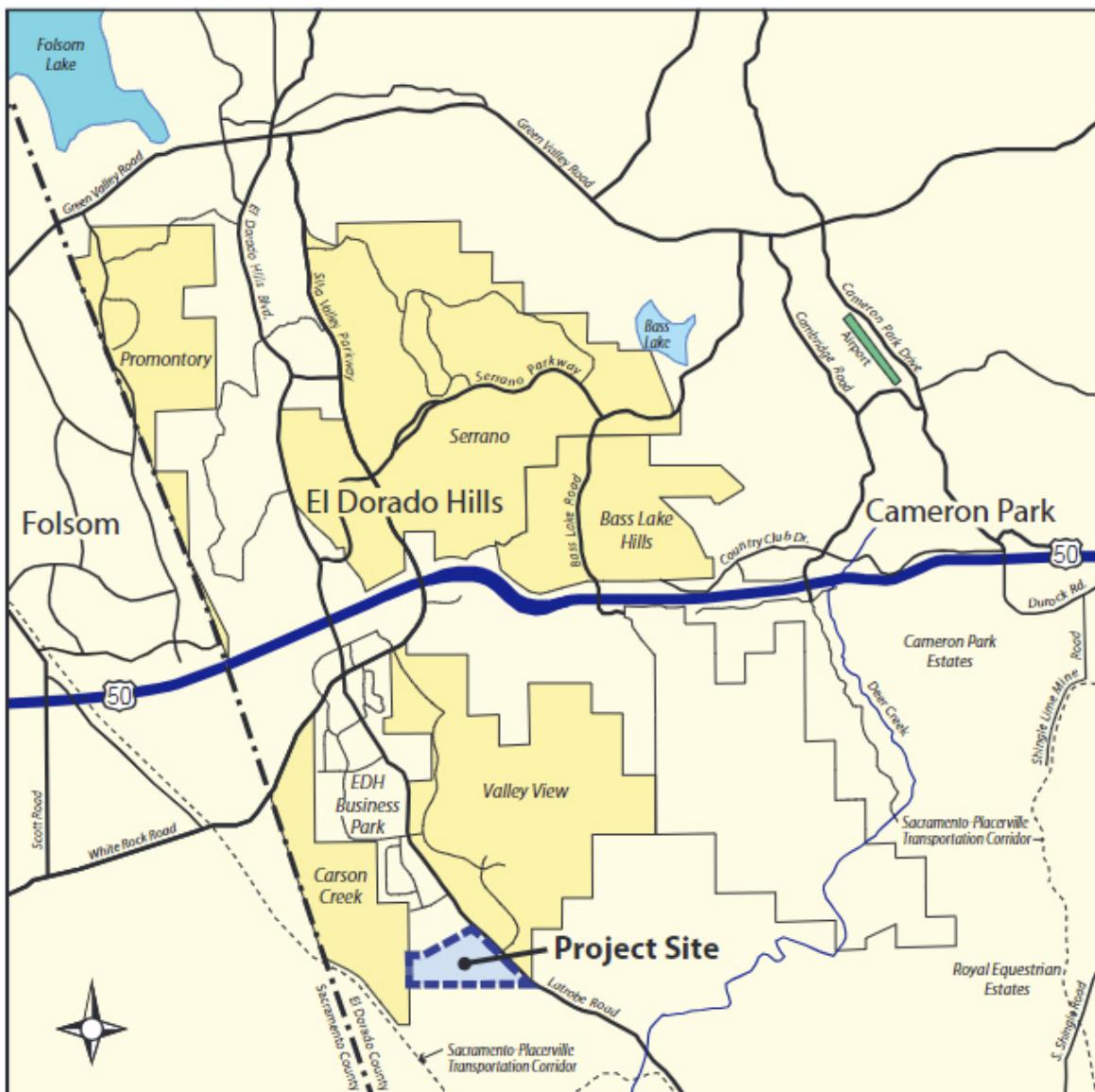
All costs are represented in 2025 dollars and will be adjusted by the appropriate inflationary index or revised engineering cost estimates as Project implementation advances. Please note, the sources of finance and engineer estimates are preliminary in nature.

The backbone infrastructure and public facilities have been allocated to the benefiting land uses to achieve an equitable distribution of costs within the Specific Plan. The PFFP envisions the use of existing impact fee programs and Mello-Roos financing to deliver the needed backbone infrastructure and public facilities in a timely and cost-effective manner. The backbone infrastructure and public facilities will be maintained by a variety of funding mechanisms consistent with County policies. A critical element of the PFFP is developing appropriate cost allocations and implementing suitable funding mechanisms that allow the Project to achieve certain feasibility metrics. A critical metric associated with the feasibility of residential developments is the “two-percent test,” which measures total taxes and assessments as a percentage of home prices. Projects with total tax burdens less than two percent of the home price are considered feasible, with typical development in the Sacramento region ranging between 1.60% and 1.85%. A total tax rate percentage of 1.40% for all residential land uses is used for purposes of this PFFP, which is well within the feasible range for the Sacramento region, indicating the Project is feasible based on two-percent test.

I. INTRODUCTION

The Project comprises approximately 207 acres and is anticipated for development of 150 conventional housing units, 613 active adult housing units, 14.1 acres of parks with 44.4 acres of open space throughout the Project area. The Project area will be developed with approximately 614 low density residential homes and 149 medium density homes as described in more detail below. The Project is located south of U.S. Highway 50 along Latrobe Road. The Carson Creek Specific Plan and the Valley View Specific Plan and their respective communities make up the western and eastern borders of the Project. **Figure 1** provides a general sense of the location and boundaries of the Project.

Figure 1
Project Location



This Finance Plan outlines the backbone infrastructure and public facilities required for the development of the Project and sets forth a plan to finance utilizing a variety of funding mechanisms. The Finance Plan is designed to be flexible and to accommodate development over time, while also assuring the County that required backbone infrastructure and public facilities will be funded when needed.

II. PROJECT DESCRIPTION & PROPOSED LAND USES

Project Description & Proposed Land Uses

The Project is a proposed new residential community located in El Dorado Hills on property that was formerly part of the El Dorado Hills Business Park. The proposed new community will include a variety of new home types designed for a range of homebuyers and will emphasize walkability, pedestrian connectivity and interaction with neighbors. Additionally, the proposed mix of conventional and active adult homes will allow younger families to live closer to aging parents and grandparents.

This vibrant new community will feature a privately owned and maintained neighborhood community center that will be the local gathering place for new residents. The village and neighborhood parks, trails, open space, and natural areas will appeal to both residents of the Project and existing El Dorado Hills neighborhoods. **Figure 2** provides a description of the Project land uses.

Figure 2
Project Land Uses

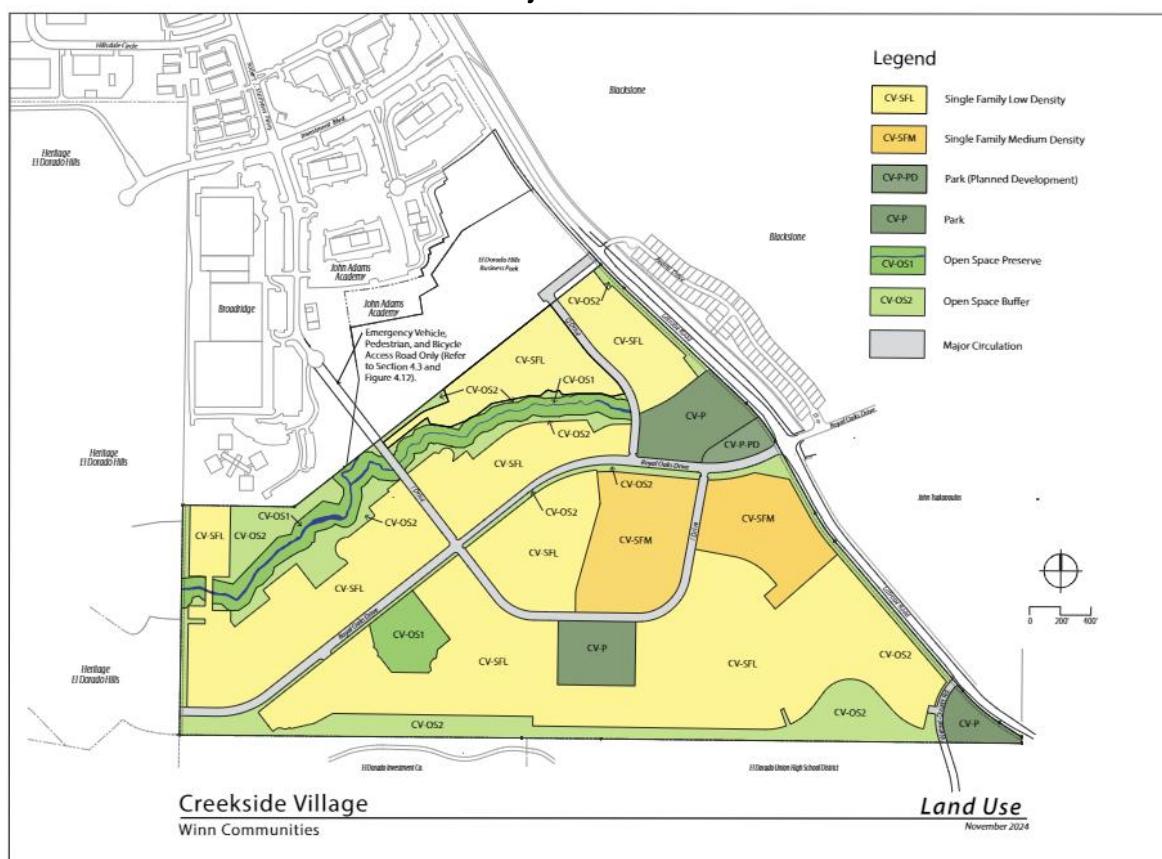


Table 1 below summarizes the Project land uses.

Table 1
Land Use Summary

Creekside Village Specific Plan					
Land Use Category	Zoning	Buildout			Units
		Acres	Density	Units	
Residential - Conventional					
Single Family - 55 x 105	Low Density	27.5	5.5	150	
Residential - Active Adult					
Single Family - 65 x 105	Low Density	21.3	4.1	88	
Single Family - 55 x 105	Low Density	32.2	4.7	153	
Single Family - 45 x 105	Low Density	35.9	6.2	223	
Single Family - 50/60 x 65	Medium Density	21.4	7.0	149	
	Subtotal	138.3		763	
Other					
Park			14.1		
Open Space			44.4		
Major Circulation			11.1		
	Subtotal Other	69.6			
Total		207.9		763	

III. BACKBONE INFRASTRUCTURE & PUBLIC FACILITIES COSTS

The majority of the backbone infrastructure and public facilities is anticipated to be constructed during the initial year of Project development. Residential development will occur over several years based on market conditions until Project buildout is achieved. The Finance Plan has not developed a detailed phasing plan for the Project. The Finance Plan is based on an analysis of Project buildout. The applicant understands that any delay in funding due to an extended development period is the developer's risk, not the County's.

Implementation of the Project area will require transportation, water, sewer, drainage and other backbone infrastructure and public facilities. Initial cost estimates for the backbone infrastructure and public facilities were prepared by CTA Engineering & Surveying ("CTA"). The following definitions are used in the Finance Plan:

- **Backbone Infrastructure:** Includes essential public infrastructure inclusive of roadway, water, sewer and storm drain improvements. Many of these essential public improvements are constructed as part of the public roadway system. The backbone infrastructure is sized to accommodate full buildout of the Project and may provide capacity for adjacent or future development.
- **Public Facilities:** Amenity based items (parks/open space) or provide housing for equipment and employees for the provision of specific services (fire/schools). In many cases these items are covered by existing impact fee programs.

Table 2 summarizes the Project's backbone infrastructure and public facility costs. The buildout cost is estimated at \$38.8 million (2025 dollars) in backbone infrastructure and public facilities. The majority of the backbone infrastructure required to deliver the Project are sewer related. These estimates do not include the cost of in-tract and other subdivision-specific improvements.

Table 2
Backbone Infrastructure & Public Facilities

Creekside Village Specific Plan		
Backbone Infrastructure		Buildout
Transportation - Backbone		
Royal Oaks Drive	\$	1,556,089
Latrobe Rd - Avanti Dr Intersection	\$	457,101
Latrobe Rd - Royal Oaks Dr Intersection	\$	1,669,903
	Transportation Total	\$ 3,683,093
Water		
8"-12" Transmission Main Pipe	\$	752,707
	Water Total	\$ 752,707
Sewer - Onsite		
4" Force Main	\$	519,901
6"- 8" Gravity Sewer	\$	1,688,319
Lift Station	\$	7,600,000
	Sewer - Onsite Total	\$ 9,808,220
Sewer - Offsite		
4" Force Main	\$	2,936,549
	Sewer - Offsite Total	\$ 2,936,549
Drainage		
12"-48" HDPE Pipelines	\$	2,959,163
Hydromodification Pond & Inlet/Outlet Structures	\$	760,000
	Drainage Total	\$ 3,719,163
	Backbone Infrastructure Subtotal	\$ 20,899,731
Public Facilities		
Park - Village	\$	5,378,815
Park - Neighborhood	\$	4,713,330
Trail & Pedestrian Bridge	\$	2,187,508
Fire	\$	1,720,571
Schools	\$	3,994,798
	Public Facilities Subtotal	\$ 17,995,021
	Total Backbone Infrastructure & Public Facilities (i)	\$ 38,894,753

(i) Includes: 6% to Engineering, 2% to Bonds, 4% to Construction Staking
 10% to Construction Management & Inspection, and 25% to Contingency.

It should be noted, all cost estimates for backbone infrastructure and public facilities are preliminary in nature and subject to future adjustments. As updated information becomes available the descriptions and related cost estimates will change along with updates to this Finance Plan.

A general description of the backbone infrastructure and public facilities servicing the Project is as follows:

A. Backbone Infrastructure

1. Roadway

The roadway service levels are based on County standards, and the cost estimates are provided by CTA.

Roadway improvements will include full buildout of roadway improvements within the Project boundaries, including all proposed travel lanes, medians, walkways, landscaping, intersections and lighting.

Royal Oaks Drive is the only collector road that will be improved, the cost of which is included in **Table 2** above. In addition, two intersections on Latrobe Road – one at Avanti Drive and one at Royal Oaks Drive – will be funded. Cost estimates for all these items are based on estimates from CTA. The local roadways will be private improvements and are, therefore, not part of the Finance Plan.

2. Water

Adequate water supply and transmission improvements will be provided for each stage of development. The majority of water improvements will be constructed as part of the major roadway construction. The costs are based on estimates from CTA.

Water infrastructure improvements include connections to the existing El Dorado Irrigation District (“EID”) water network to the North of the Project area and extension of pipes to the limits of the Specific Plan. Water pipes range from 8-inch to 12-inch in diameter.

3. Sewer

The sewer system will collect wastewater generated by development within the Specific Plan. The sewer system consists of main lines, force main and a lift station. CTA provided the sewer improvement cost estimates.

Sewer infrastructure improvements include connections to the existing EID sewer network and extension of pipes to the limits of the Specific Plan and the completion of a lift station and force mains from the project site to the El Dorado Hills Waste Water Treatment Plant on Latrobe Road. Sewer pipes within the Project range in size from 6 inches to 8 inches in diameter and will include the construction of a 4” force main and lift station.

4. Storm Drainage

The Specific Plan includes storm drainage improvements to modify peak flows to ensure they do not exceed pre-development flows. CTA provided the storm drainage improvements cost estimates. Stormwater hydromodification water quality treatment basins, and other backbone drainage improvements will be constructed as required to serve new development.

Storm drainage improvements will include collection pipes and inlets with diameters ranging from 12 inches to 48 inches along with a hydromodification ponds. Storm drainage pipes will flow toward an onsite hydromodifications ponds, which will then be released into existing drainage pipelines and channels.

B. Public Facilities

Detailed engineering information for the Public Facilities described below is provided by CTA. The information is provided in **Appendix A**.

1. Parks – Neighborhood & Village

In addition to a network of backbone infrastructure, the Specific Plan includes parks that will be for public use. Park development will take the form of neighborhood parks and a village park. The neighborhood parks and village park will be located within walking distance of a majority of the homes. The park facilities will be phased with the timing of the residential construction based on the demand for such facilities. Park facilities will be constructed along with individual subdivision development in subsequent years.

Park acreage is based on County park requirements of 5.0 per 1,000 service population.

Park facilities include two (2) neighborhood parks totaling approximately 6.6 acres and one (1) village park estimated at 7.5 acres. The parks will be privately owned and maintained by the homeowner's association (HOA).

2. Trails/Open Space

In addition to the neighborhood and village parks, the Specific Plan includes trails/open space that will be for public use. The trails/open space will be phased with the timing of the residential construction based on the demand for such facilities. Trails/open space will be constructed along with adjacent individual subdivision development.

Trails/Open Space facilities include 5.8 acres of trails and 44.4 acres of open space to meet the needs of the Specific Plan. The trails and open space will be privately owned and maintained by the homeowner's association (HOA).

C. Other Public Facilities

1. Fire

The El Dorado Hills Fire Department will provide public safety services and facilities to the Specific Plan pursuant to payment of public safety impact fees.

2. Schools

The Specific Plan is located in the Latrobe School District ("Latrobe District") and El Dorado Union High School District ("EDUHSD"). School facility cost estimates in this PFFP are based on the estimated amount of SB 50-based school impact fees and supplemental fees paid pursuant to a school mitigation agreement between Latrobe District and the developer which fees are anticipated to be paid by the residential developer at the time of building permit.

D. Other Facilities & Land Costs

1. In-tract Facilities

In addition to the public improvements within the Specific Plan, there will be a network of smaller public facilities located throughout the Specific Plan. This network of smaller public facilities will include roadway, sewer, water, and storm drain facilities. The size and location of these smaller public facilities will be indicated on the subdivision maps and approved when final maps and improvement plans are prepared.

IV. FINANCE STRATEGY OVERVIEW

Finance Strategy Overview

The Finance Plan provides a program for financing backbone infrastructure and public facilities. The Finance Plan describes the long-term approach to the delivery of backbone infrastructure and public facilities that will support the proposed land uses in the Project. It also provides details to guide the implementation of financing backbone infrastructure and public facilities for the Project through the use of private sources and financing districts. The goal of the Finance Plan is to identify various funding programs with sufficient flexibility to deliver the necessary backbone infrastructure and public facilities in a timely and cost effective manner.

The Finance Plan matches costs and funding sources for the required backbone infrastructure and public facilities to be delivered to support buildup of the Project. This Finance Plan:

- Creates the policy framework for financing;
- Describes the Project backbone infrastructure and public facilities;
- Provides estimated costs to construct backbone infrastructure and public facilities;
- Identifies capital funding mechanisms; and
- Provides an efficient and feasible implementation plan to finance Project backbone infrastructure and public facilities.

Finance Strategy

The Finance Plan outlines the strategy for financing and constructing backbone infrastructure and public facilities. The objectives of that strategy are to:

- Assure funding and/or construction of backbone infrastructure and public facilities needed to serve the Project;
- Match funding according to anticipated demand and market conditions;
- Provide for land secured financing;
- Utilize existing County and other agency fee programs;

Table 3 and **Figure 3** provides a summary of funding sources anticipated for the Project's backbone infrastructure and public facilities.

Table 3

Creekside Village Specific Plan					
Backbone Infrastructure	Development Cost		Funding Sources		
	Total	Fee Programs		Other (a)	Total
		County (b)	Other Agency		
Transportation	\$ 3,683,093			\$ 3,683,093	\$ 3,683,093
Water	\$ 752,707			\$ 752,707	\$ 752,707
Sewer	\$ 12,744,768			\$ 12,744,768	\$ 12,744,768
Drainage	\$ 3,719,163			\$ 3,719,163	\$ 3,719,163
	\$ 20,899,731	\$ -	\$ -	\$ 20,899,731	\$ 20,899,731
Public Facilities					
Parks - Village	\$ 5,378,815			\$ 5,378,815	\$ 5,378,815
Parks - Neighborhood	\$ 4,713,330			\$ 4,713,330	\$ 4,713,330
Trail	\$ 2,187,508			\$ 2,187,508	\$ 2,187,508
Fire	(d) \$ 1,720,571		\$ 1,720,571	\$ -	\$ 1,720,571
Schools	(d) \$ 3,994,798		\$ 3,994,798	\$ -	\$ 3,994,798
	\$ 17,995,021	\$ -	\$ 5,715,369	\$ 12,279,653	\$ 17,995,021
Total	\$ 38,894,753	\$ -	\$ 5,715,369	\$ 33,179,384	\$ 38,894,753

(a) Other category may include but is not limited to private financing, land secured financing or other funding mechanisms such as State or Federal programs.
 (b) Assumes Latrobe/Royal Oaks intersection is not fee credit eligible improvement.
 (c) Based on the amount of fire impact fees generated by the Project.
 (d) School costs based on revenues generated from SB 50 and supplemental fee required by the school mitigation agreement.

Figure 3

Backbone Infrastructure & Public Facilities	Land Secured Financing	Federal, State, County or Local Funding	Development Impact Fee	Private Financing	Quimby Act & Park Credit
Transportation	X			X	
Water	X			X	
Sewer	X			X	
Drainage	X			X	
Parks	X				X
Fire			X		
Schools		X	X		

Implementation Plan

It is typical with large development projects that substantial infrastructure burdens are required in the initial years prior to development and new homes sales occurring in future years. This causes a financial burden on the initial development entity as that party is required to construct and fund infrastructure the benefit of which is not realized by subsequent development until the project is built out. A financing program demonstrates how the initial development entity is able to fund backbone infrastructure and public facilities (in this case without reimbursements), and how the financial burdens are not too extreme and prohibitive to development.

The development of the Project requires a significant amount of backbone infrastructure and public facilities to be constructed during the initial years. As a result, initial development will rely on funding from land secured finance programs to mitigate initial cash outflows and overall costs.

Implementation of the Finance Plan may include the following:

- Utilization of existing fee programs to fund facilities, such as fire, parks and schools. A detailed list of the existing fee programs is shown in **Table 4**;
- Formation of a Mello-Roos Community Facilities District (“CFD”) or other land-secured financing mechanism to fund, as necessary, any backbone infrastructure and public facilities. A preliminary estimate of CFD funding for the Project is shown in **Table 5**.

Table 4
Project Fee Analysis

Creekside Village Specific Plan	Residential (Per Unit)								Project Total	
	Conventional	Low Density				Medium Density				
		Active Adult		Active Adult						
Land Use / Product Information	55 x 105	65 x 105	55 x 105	45 x 105	50/60x65					
Units / Bldg Sq. Ft.	150	88	153	223	149				763	
Acreage	27.5	21.3	32.2	35.9	21.4				138	
Density	5.5	4.1	4.7	6.2	7.0				5.52	
Weighted Average Size (sq. ft.)										
Dwelling	3,031	3,031	2,250	1,712	1,497				2,189	
Garage	450	450	450	450	400				440	
Cost Category										
Fee Category										
Permit/Processing Fee										
Building Permit	\$ 7,532	\$ 7,532	\$ 5,697	\$ 4,433	\$ 3,882				4,231,217	
Technology Fee	\$ 241	\$ 241	\$ 182	\$ 142	\$ 124				135,399	
Technology Enhancement/Improvement Fee	\$ 185	\$ 185	\$ 140	\$ 109	\$ 95				103,665	
General Plan Implementation Fee	\$ 572	\$ 572	\$ 432	\$ 336	\$ 295				321,149	
Building Encroachment	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288				219,744	
Planning MWELO Fees	\$ 766	\$ 766	\$ 766	\$ 438	\$ 438				462,442	
Planning Review Fee	\$ 547	\$ 547	\$ 547	\$ 547	\$ 547				417,361	
Green Fee	\$ 23	\$ 23	\$ 18	\$ 14	\$ 12				13,019	
Strong Motion	\$ 75	\$ 75	\$ 57	\$ 44	\$ 39				42,312	
Rare Plant Mitigation (Area 2)	\$ 386	\$ 386	\$ 386	\$ 386	\$ 386				294,518	
Residential Roof Mount Solar	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450				343,350	
Surveyors Office Addressing Fee	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83				63,329	
Subtotal	\$ 11,148	\$ 11,148	\$ 9,046	\$ 7,270	\$ 6,639	 	 	 	6,647,506	
Impact Fees - County										
Traffic Impact Fee (TIF) - Zone C	\$ 39,715	\$ 11,990	\$ 11,990	\$ 11,990	\$ 11,990				13,307,120	
Rare Plant Mitigation	\$ 885	\$ 885	\$ 885	\$ 885	\$ 885				675,255	
El Dorado Fire/Water	\$ 3,122	\$ 3,122	\$ 2,318	\$ 1,763	\$ 1,542				1,720,571	
Quiimby Fee	NA	NA	NA	NA	NA				NA	
Subtotal	\$ 43,722	\$ 15,997	\$ 15,193	\$ 14,638	\$ 14,417	 	 	 	15,702,946	
Other Jurisdictions										
EID - Water Connection & Meter (1")	\$ 34,876	\$ 34,876	\$ 34,876	\$ 34,876	\$ 34,876				26,610,388	
EID - Sewer Connection & Inspection (3/4")	\$ 14,131	\$ 14,131	\$ 14,131	\$ 14,131	\$ 14,131				10,781,953	
Latrobe School District (i)	\$ 9,559	\$ 3,106	\$ 2,306	\$ 1,754	\$ 1,534				2,679,789	
El Dorado Union High School District	\$ 6,111	\$ 993	\$ 737	\$ 561	\$ 490				1,315,009	
Subtotal	\$ 64,677	\$ 53,106	\$ 52,050	\$ 51,322	\$ 51,032	 	 	 	41,387,139	
Total Fees										
Per Unit	\$ 119,547	\$ 80,251	\$ 76,288	\$ 73,230	\$ 72,087					
Per Product	\$ 17,932,078	\$ 7,062,091	\$ 11,672,086	\$ 16,330,347	\$ 10,740,988				\$ 63,737,590	

Source: Based on fee schedules and conversations with agency staff from El Dorado County, EID, EDH Fire, and EDUHSD.

(i) Based on school mitigation agreement.

Private and other funding will be utilized to advance fund backbone infrastructure and public facilities. The developer of the Project may be reimbursed from proceeds from land secured financing.

Table 5
CFD Analysis

Creekside Village Specific Plan																				
Land Use		Low Density					Medium Density		Total											
		Conventional		Active Adult			Active Adult													
		55 x 105	65 x 105	55 x 105	45 x 105	50/60x65	50/60x65	50/60x65												
No. of Homes	(i)		150	88	153	223	149		763											
Size of Home	(i)		3,031	3,031	2,250	1,712	1,497		2,189											
Estimated Home Price (Base)	(i)	\$ 1,200,000	\$ 1,200,000	\$ 910,000	\$ 798,000	\$ 703,000	\$ 927,301													
Less Homeowner's Exemption		\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)	\$ (7,000)													
Assessed Value		\$ 1,193,000	\$ 1,193,000	\$ 908,000	\$ 791,000	\$ 696,000	\$ 920,301													
Ad Valorem:	(ii)	%																		
General	1.000000%		\$ 11,930.00	\$ 11,930.00	\$ 9,080.00	\$ 7,910.00	\$ 6,960.00	\$ 9,203.01												
El Dorado High School Election 2008	0.010405%		\$ 124.13	\$ 124.13	\$ 93.96	\$ 82.30	\$ 72.42	\$ 95.76												
Los Rios College Election 2002	0.004200%		\$ 50.11	\$ 50.11	\$ 37.98	\$ 33.22	\$ 29.23	\$ 38.65												
Los Rios College Election 2008	0.015800%		\$ 188.49	\$ 188.49	\$ 142.67	\$ 124.98	\$ 109.97	\$ 145.41												
	Subtotal	1.030405%		12,292.73	12,292.73	9,304.56	8,150.50	7,171.62	\$ 9,482.83											
<u>Special Taxes/Assessments: (ii)</u>																				
CSA#7 11/4/1997 Ambulance W. Slope			\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00											
CSA#10 Solid Waste			\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00											
CSA#10 Liquid Waste			\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00											
CSA#10 House Hazard Waste			\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00											
El Dorado Hills Community Services District			\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00											
CSA#8 Road and Drainage Zone	(iii)		\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00											
CSA#10 Library Service Tax			\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00											
CFD Special Tax - Services (Proposed)	(iv)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -											
	Subtotal		\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00											
<u>Tax/Assessment Information</u>																				
Proposed New CFD Special Tax	(v)		\$ 3,384.39	\$ 4,392.27	\$ 4,392.27	\$ 3,320.44	\$ 2,906.50	\$ 2,555.38	\$ 3,384.39											
	Subtotal	\$ 3,384.39	\$ 4,392.27	\$ 4,392.27	\$ 3,320.44	\$ 2,906.50	\$ 2,555.38	\$ 3,384.39												
Total Special Taxes/Assessments			\$ 16,800.00	\$ 16,800.00	\$ 12,740.00	\$ 11,172.00	\$ 9,842.00	\$ 12,982.22												
Target Total Tax/Assessment Rate %			1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%											
CFD Special Tax For Bonding			\$ 658,840	\$ 386,520	\$ 508,028	\$ 648,149	\$ 380,752	\$ 2,582,288												
<u>Bond Analysis</u>																				
Bond Analysis	<u>Source of Funds</u>																			
	Principal Amount of Bonds																			
	Less:																			
	Underwriters Discount																			
	Net Bond Proceeds																			
<u>Uses of Funds</u>																				
	Debt Service Reserve Fund																			
	Capitalized Interest (12 Mos)																			
	Costs of Issuance																			
	Improvement Fund																			
	Total																			
<u>Improvement Fund per Unit</u>																				
\$ 43,513																				

Footnotes:

- (i) Land Use information per developer.
- (ii) Estimated based on property tax bills and discussion with agency staff.
- (iii) Property may be subject to tax, rate of adjacent property used for analysis purposes.
- (iv) Estimated special tax for services for active adult land use scenario analyzed in the draft fiscal analysis.
- (v) Preliminary and subject to change.

V. PROJECT FEASIBILITY

This Finance Plan has been prepared to provide sufficient information to evaluate the cost burden associated with developing the Project. Like most large developments, the advancement of critical backbone infrastructure and public facilities will be delivered with the understanding that reimbursements will be available to assist with project feasibility. The feasibility of a project is evaluated by understanding the burden of backbone infrastructure and public facilities to specific land uses. The following sections and tables summarize this information.

Feasibility Test

Project feasibility is determined based on a variety of metrics that include the relationship between allocated cost burdens and land use pricing. **Table 6** examines the Project's total one-time costs as a percentage of residential valuation. A comparison of costs to residential valuation is an accepted method of determining Project feasibility. This analysis takes into account all the allocated burdens along with the implementation of the financing mechanisms proposed for the Finance Plan. The costs have been allocated by using demand factors that equitably spread the burden to all land uses within the Project. Cost burdens, as a percentage of residential value, at 20% or lower are generally considered feasible. The residential land uses in the Project fall within this feasibility range.

Table 6
Project Feasibility

Creekside Village Specific Plan		LDR (Per Unit)				MDR (Per Unit)	
		Conventional	Active Adult		Active Adult		
Land Use / Product Information		55 x 105	65 x 105	55 x 105	45 x 105	50/60 x 65	
Units / Bldg Sq. Ft.		150	88	153	223		149
Acreage		27.5	21.3	32.2	35.9		21.4
Density		5.5	4.1	4.7	6.2		7.0
Weighted Average Size (sq. ft.)							
Dwelling		3,031	3,031	2,250	1,712		1,497
Garage		450	450	450	450		400
Cost Category	Total	55 x 105	65 x 105	55 x 105	45 x 105	50/60 x 65	
Fee Category							
Permit/Processing Fee							
Building Permit	\$ 4,231,217	\$ 7,532	\$ 7,532	\$ 5,697	\$ 4,433		3,882
Technology Fee	\$ 135,399	\$ 241	\$ 241	\$ 182	\$ 142		124
Technology Enhancement/Improvement Fee	\$ 103,665	\$ 185	\$ 185	\$ 140	\$ 109		95
General Plan Implementation Fee	\$ 321,149	\$ 572	\$ 572	\$ 432	\$ 336		295
Building Encroachment	\$ 219,744	\$ 288	\$ 288	\$ 288	\$ 288		288
Planning MWELO Fees	\$ 462,442	\$ 766	\$ 766	\$ 766	\$ 438		438
Planning Review Fee	\$ 417,361	\$ 547	\$ 547	\$ 547	\$ 547		547
Green Fee	\$ 13,019	\$ 23	\$ 23	\$ 18	\$ 14		12
Strong Motion	\$ 42,312	\$ 75	\$ 75	\$ 57	\$ 44		39
Rare Plant Mitigation (Area 2)	\$ 294,518	\$ 386	\$ 386	\$ 386	\$ 386		386
Residential Roof Mount Solar	\$ 343,350	\$ 450	\$ 450	\$ 450	\$ 450		450
Surveyors Office Addressing Fee	\$ 63,329	\$ 83	\$ 83	\$ 83	\$ 83		83
	Subtotal	\$ 6,647,506	\$ 11,148	\$ 11,148	\$ 9,046	\$ 7,270	\$ 6,639
Impact Fees - County							
Traffic Impact Fee (TIF) - Zone C	\$ 13,307,120	\$ 39,715	\$ 11,990	\$ 11,990	\$ 11,990		11,990
Rare Plant Mitigation	\$ 675,255	\$ 885	\$ 885	\$ 885	\$ 885		885
El Dorado Fire/Water	\$ 1,720,571	\$ 3,122	\$ 3,122	\$ 2,318	\$ 1,763		1,542
Quimby Fee	NA	NA	NA	NA	NA		NA
	Subtotal	\$ 15,702,946	\$ 43,722	\$ 15,997	\$ 15,193	\$ 14,638	\$ 14,417
Other Jurisdictions							
EID - Water Connection & Meter (1")	\$ 26,610,388	\$ 34,876	\$ 34,876	\$ 34,876	\$ 34,876		34,876
EID - Sewer Connection & Inspection (3/4")	\$ 10,781,953	\$ 14,131	\$ 14,131	\$ 14,131	\$ 14,131		14,131
Latrobe School District	\$ 2,679,789	\$ 9,559	\$ 3,106	\$ 2,306	\$ 1,754		1,534
El Dorado Union High School District	\$ 1,315,009	\$ 6,111	\$ 993	\$ 737	\$ 561		490
	Subtotal	\$ 41,387,139	\$ 64,677	\$ 53,106	\$ 52,050	\$ 51,322	\$ 51,032
Total Fees	\$ 63,737,590	\$ 119,547	\$ 80,251	\$ 76,288	\$ 73,230	\$ 72,087	
Backbone Infrastructure/Public Facilities	Total	55 x 105	65 x 105	55 x 105	45 x 105	50/60 x 65	
Transportation	\$ 3,683,093	11,228	3,390	3,390	3,390		2,860
Water	\$ 752,707	1,034	1,034	1,034	1,034		793
Sewer	\$ 12,744,768	12,142	16,031	13,946	10,657		33,573
Drainage	\$ 3,719,163	4,930	6,509	5,662	4,327		3,862
Park - Village	\$ 5,378,815	9,988	6,331	6,331	6,331		6,331
Park - Neighborhood	\$ 4,713,330	8,752	5,547	5,547	5,547		5,547
Trail	\$ 2,187,508	4,062	2,575	2,575	2,575		2,575
Fire	\$ 1,720,571	(a)					
Schools	\$ 3,994,798	(a)					
Total	\$ 38,894,753	\$ 52,137	\$ 41,415	\$ 38,484	\$ 33,860	\$ 55,540	
Total Impact Fees & Infrastructure Costs	\$ 102,632,343	\$ 171,684	\$ 121,666	\$ 114,772	\$ 107,090	\$ 127,628	

**Table 6, continued
 Project Feasibility**

Creekside Village	Residential (Per Unit)				
	55 x 105	65 x 105	55 x 105	45 x 105	50/60 x 65
Net Cost Burden					
Total Creekside Village Costs (before credits)	\$ 102,632,343	\$ 171,684	\$ 121,666	\$ 114,772	\$ 107,090
Fee Credits/Reimbursements					
TIF	\$ -	TBD	TBD	TBD	TBD
EID					
Subtotal					
Less Other Reimbursements					
CFD Bond Proceeds	\$ 33,200,424	\$ 56,471	\$ 56,471	\$ 42,691	\$ 37,369
Subtotal	33,200,424	\$ 56,471	\$ 56,471	\$ 42,691	\$ 37,369
Creekside Village Cost Obligation	\$ 115,212	\$ 65,195	\$ 72,081	\$ 69,722	\$ 94,773
Creekside Village Net Infrastructure Costs (after public financing)	\$ 115,212	\$ 65,195	\$ 72,081	\$ 69,722	\$ 94,773
Estimated Sales Price (b)	\$ 1,200,000	\$ 1,200,000	\$ 910,000	\$ 798,000	\$ 703,000
Total Burden as % of Sales Price		10%	5%	8%	9%
					13%

(a) The public facilities categories which are funded by payment of development impact fees are included in the Fee category below.

These include: Fire and School District Fees.

(b) Pricing reflected in the fiscal analysis.

Additional feasibility tests include measuring the amount of ad valorem property taxes and other special taxes/assessments against the sales price of a residential unit. The general assumption for this ratio is 2.0% of the sales price but the Sacramento region, including the County, has typically been around 1.8% to 2.0%. The Project has an estimated tax rate of approximately 1.40% and is shown in **Table 5** above.

The Finance Plan is meant to assist in understanding the complex burdens associated with the Project. The information contained within the Finance Plan should be used to maintain proper cost allocations and achieve Project feasibility.

VI. SERVICES FUNDING

In addition to the one-time, upfront backbone infrastructure and public facilities requirements, the Specific Plan will create annual operating, replacement and maintenance demands associated with the provision of services to the Specific Plan. A list of the various backbone infrastructure and public facilities along with the dedicated services provider(s) and existing and/or proposed key annual funding sources is shown in **Figure 4**. The Project anticipates annexing into or creating districts to secure long term operational, replacement and maintenance financing for the service providers. A comprehensive list of these districts is shown in the CFD bond capacity analysis included in **Table 5**.

Figure 4
Service Funding Matrix

Backbone Infrastructure & Public Facilities	Service Provider	Funding Source
Transportation	County of El Dorado	GF / GT / HOA
Water	El Dorado Irrigation District	GF / UF
Sewer	El Dorado Irrigation District	GF / UF
Drainage	County of El Dorado	GF / UF / HOA
Parks	HOA	HOA
Trails/Open Space	HOA	HOA
Fire	El Dorado Hills Fire District	GF
Schools	Latrobe School District	GF
	El Dorado Union High School District	GF

*Key annual funding sources represent existing or potential funding sources for the respective public improvements/facility. Actual application will be determined at a future date.

AD = Assessment District
CFD = Community Facilities District
GF = General Fund
GT = Gas Tax

LLD = Landscape & Lighting District
UF = User Fees
HOA = Homeowners Association

VII. PRELIMINARY FUNDING ALLOCATION & BUILDOUT OVERVIEW

Methodology

As displayed in **Table 7**, backbone infrastructure and public facilities costs are allocated among the Project at buildout. The allocation of backbone infrastructure and public facilities is based on engineering standards as determined by the County, Developer, the Project's engineers and existing fee programs.

Table 7
Funding Allocations

Creekside Village Specific Plan											
Land Use Category	Zoning	Buildout		Equivalent Dwelling Units (% Allocation)(a)					Parks - Village	Parks - Neighborhood	Trail
		Acres	Units	Transp.	Water	Sewer	Drainage				
Residential - Conventional											
Single Family - 55 x 105	Low Density	27.50	150	45.7%	20.6%	14.3%	19.9%	27.9%	27.9%	27.9%	
Residential - Active Adult											
Single Family - 65 x 105	Low Density	21.30	88	8.1%	12.1%	11.1%	15.4%	10.4%	10.4%	10.4%	
Single Family - 55 x 105	Low Density	32.22	153	14.1%	21.0%	16.7%	23.3%	18.0%	18.0%	18.0%	
Single Family - 45 x 105	Low Density	35.88	223	20.5%	30.6%	18.6%	25.9%	26.2%	26.2%	26.2%	
Single Family - 50/60 x 65	Medium Density	21.40	149	11.6%	15.7%	39.3%	15.5%	17.5%	17.5%	17.5%	
Total		138.3	763	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Buildout											
Cost Allocation Total (% Allocation)											
Land Use Category	Density	Buildout		Cost Allocation Total (% Allocation)					Parks - Village	Parks - Neighborhood	Trail
		Acres	Units	Transp.	Water	Sewer	Drainage				
Residential - Conventional											
Single Family - 55 x 105	Low Density	27.5	150	\$ 1,684,196	\$ 155,031	\$ 1,821,349	\$ 739,530	\$ 1,498,218	\$ 1,312,854	\$ 609,310	
Residential - Active Adult											
Single Family - 65 x 105	Low Density	21.3	88	\$ 298,283	\$ 90,951	\$ 1,410,718	\$ 572,799	\$ 557,084	\$ 488,160	\$ 226,560	
Single Family - 55 x 105	Low Density	32.2	153	\$ 518,605	\$ 158,131	\$ 2,133,702	\$ 866,356	\$ 968,567	\$ 848,732	\$ 393,906	
Single Family - 45 x 105	Low Density	35.9	223	\$ 755,876	\$ 230,479	\$ 2,376,620	\$ 964,989	\$ 1,411,702	\$ 1,237,041	\$ 574,124	
Single Family - 50/60 x 65	Medium Density	21.4	149	\$ 426,133	\$ 118,114	\$ 5,002,379	\$ 575,489	\$ 943,245	\$ 826,543	\$ 383,608	
Total		138.3	763	\$ 3,683,093	\$ 752,707	\$ 12,744,768	\$ 3,719,163	\$ 5,378,815	\$ 4,713,330	\$ 2,187,508	
Buildout											
Cost Allocation Per Unit (% Allocation)											
Land Use Category	Density	Buildout		Cost Allocation Per Unit (% Allocation)					Parks - Village	Parks - Neighborhood	Trail
		Acres	Units	Transp.	Water	Sewer	Drainage				
Residential - Conventional											
Single Family - 55 x 105	Low Density	27.5	150	\$ 11,227.97	\$ 1,033.54	\$ 12,142.33	\$ 4,930.20	\$ 9,988.12	\$ 8,752.36	\$ 4,062.07	
Residential - Active Adult											
Single Family - 65 x 105	Low Density	21.3	88	\$ 3,389.58	\$ 1,033.54	\$ 16,030.88	\$ 6,509.08	\$ 6,330.50	\$ 5,547.27	\$ 2,574.55	
Single Family - 55 x 105	Low Density	32.2	153	\$ 3,389.58	\$ 1,033.54	\$ 13,945.77	\$ 5,662.46	\$ 6,330.50	\$ 5,547.27	\$ 2,574.55	
Single Family - 45 x 105	Low Density	35.9	223	\$ 3,389.58	\$ 1,033.54	\$ 10,657.49	\$ 4,327.30	\$ 6,330.50	\$ 5,547.27	\$ 2,574.55	
Single Family - 50/60 x 65	Medium Density	21.4	149	\$ 2,859.96	\$ 792.71	\$ 33,573.01	\$ 3,862.34	\$ 6,330.50	\$ 5,547.27	\$ 2,574.55	
Total		138.3	763								

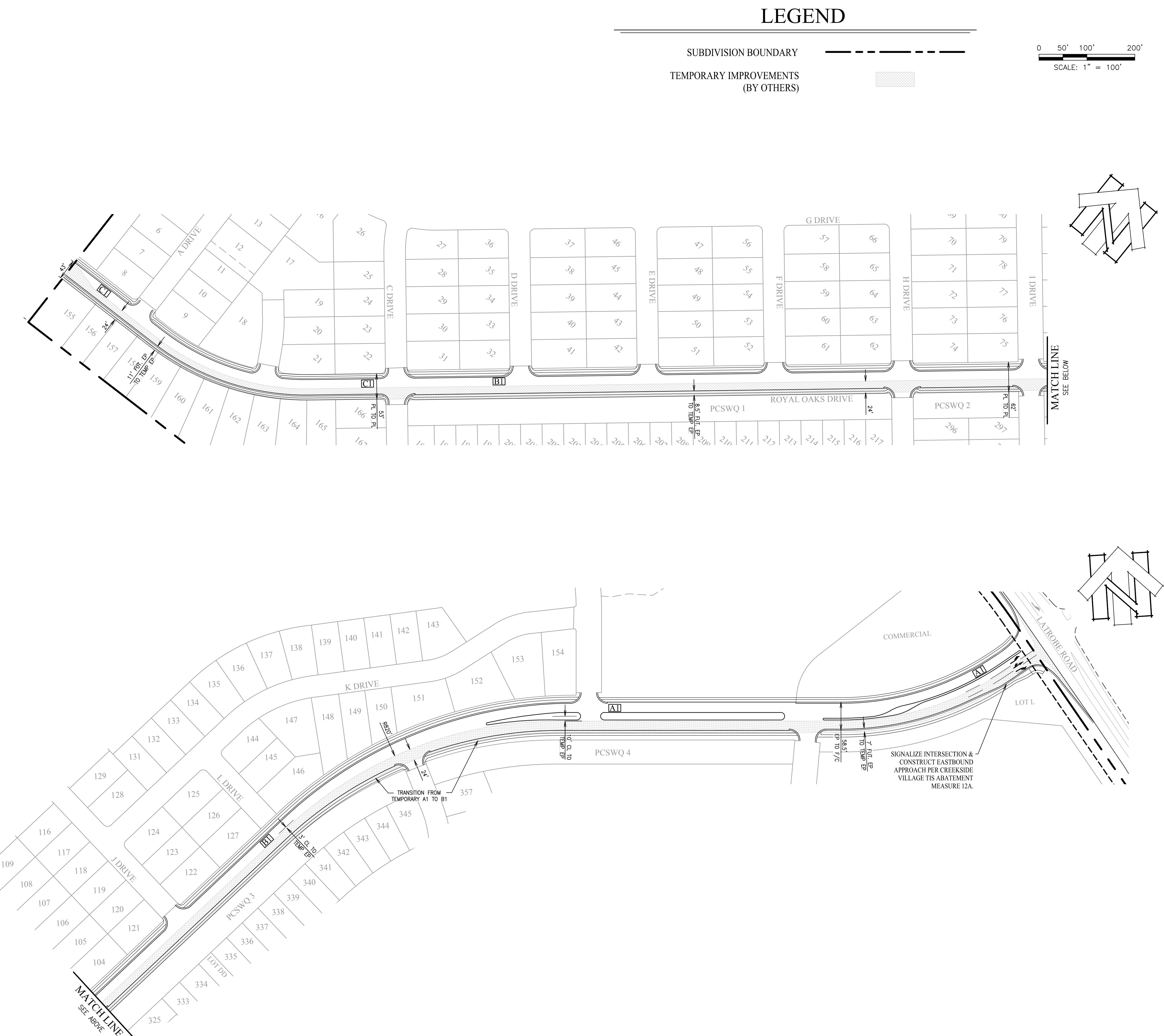
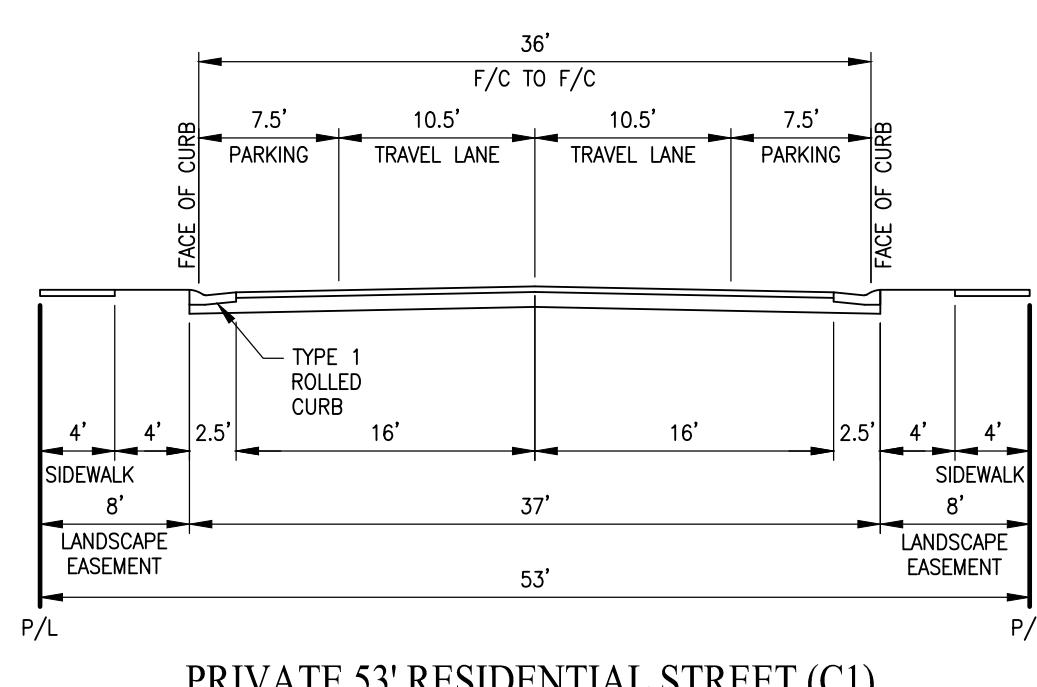
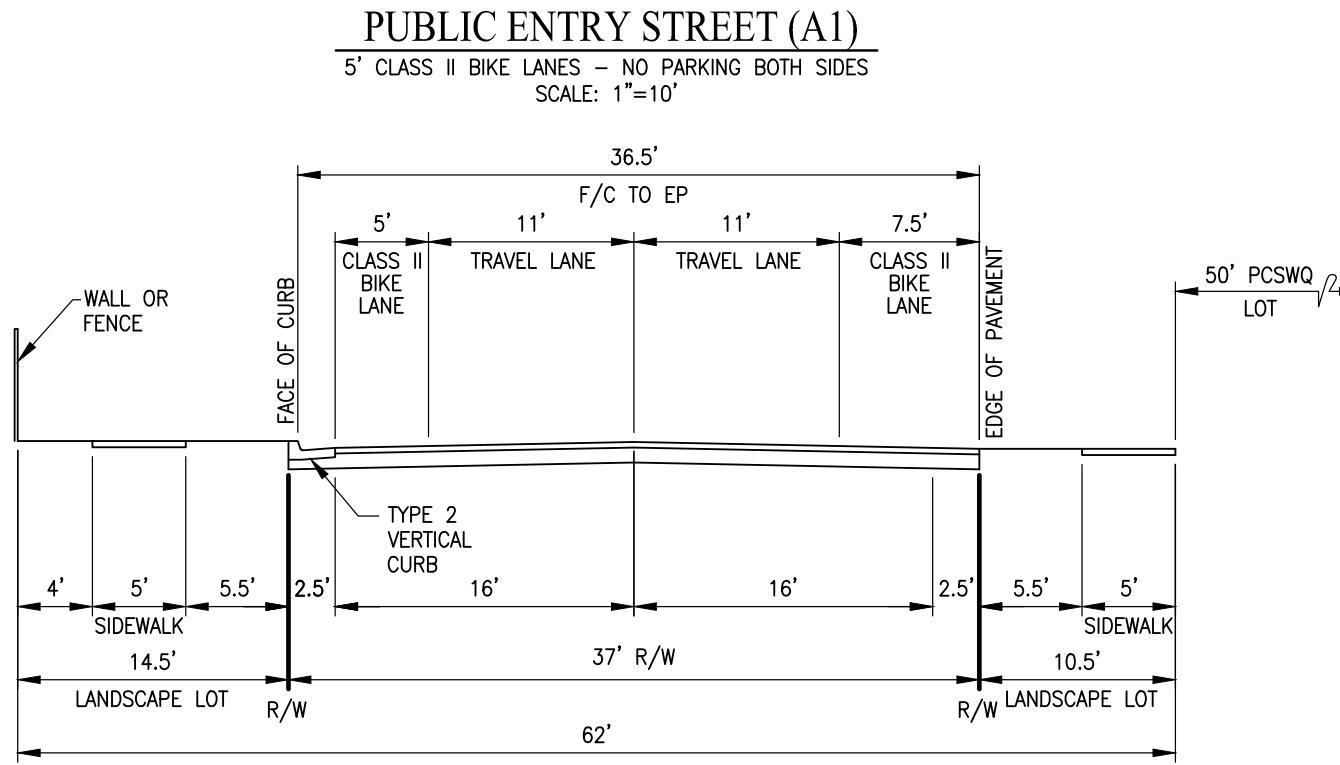
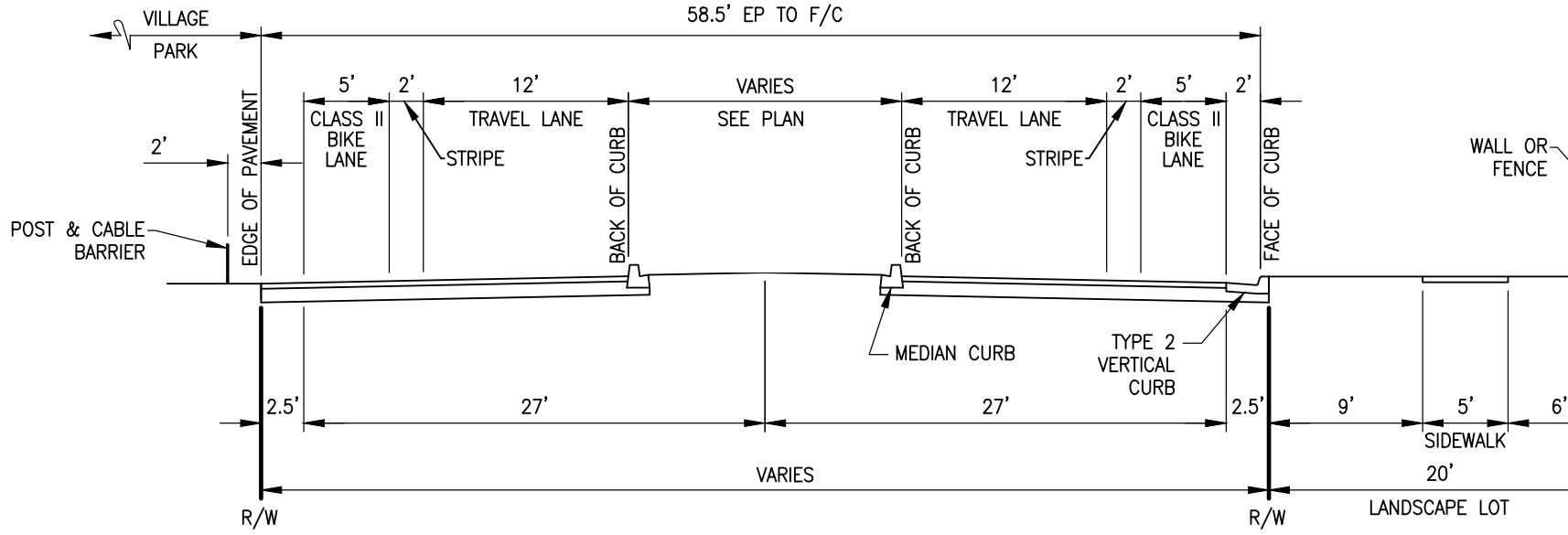
(a) Equivalent Dwelling Units (EDU) % allocation based on application of EDU factors. EDU factors are derived based on land use "benefit factors" for each facility type. Sources include TIF program, EID water and sewer programs and persons per household assumptions for parks/trails.

Additionally, the backbone infrastructure and public facilities have been allocated among the residential land uses based on specific equivalent dwelling unit ("EDU") factors. These EDU based allocations are the foundation for determining the equitable share of backbone infrastructure and public facility costs within the Project and are critical for achieving Project feasibility.

Appendix A – Engineer Cost Estimates

CREEKSIDE VILLAGE (P)BACKBONE IMPROVEMENTS SURFACE IMPROVEMENTS EXHIBIT EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=100'
JULY, 2024



Creekside Village
 PFFP Backbone Improvements
 Parks and Trail
 Engineer's Opinion of Costs

4/17/2025

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
PARK IMPROVEMENTS					
1	Village Park - Lot O	5.87	AC	\$602,844.00	\$3,538,694.28
2	Neighborhood Park - Lot T	2.23	AC	\$376,777.00	\$840,212.71
3	Neighborhood Park - Lot P	1.58	AC	\$376,777.00	\$595,307.66
4	Neighborhood Park - Lot V	4.42	AC	\$376,777.00	\$1,665,354.34
5	12' Pedestrian Trail	57,566	SF	\$25.00	\$1,439,150.00
				Direct Cost Total	\$8,078,718.99
				Mobilization (5% of Direct Costs)	\$403,935.95
SOFT COSTS					
4	Engineering			6%	\$484,723.14
5	Bond Enforcement Costs			2%	\$161,574.38
6	Construction Staking			4%	\$323,148.76
7	Construction Management & Inspection			10%	\$807,871.90
8	Contingency			25%	\$2,019,679.75
				Subtotal Soft Costs	\$3,796,997.93
				Total Estimated Cost	\$12,279,652.86