

**Table A-1
EDH Feasibility Analysis
Housing Feasibility Analysis
Fee Breakdown**

Item	Single-Family				Attached Multifamily - For-Sale		Multifamily- For-Rent
	El Dorado Hills Feb-10	Cameron Hills Feb-10	Oak Highlands Feb-10	Placerville Estates Feb-10	Cameron Park Feb-10	Oak Highlands Feb-10	
Assumptions							
Lot Size	4,500	10,000 [1]	4,500	20,000	n/a	n/a	n/a
Project Density	6.5 DU/acre	2.0 DU/acre	5.0 DU/acre	2.0 DU/acre	11.5 DU/acre	11.5 DU/acre	20.0 DU/acre
Unit Square Feet	1,825	2,200	1,825	2,200	1,100	1,122	1,100
City/ County/ Other Agency Fees							
Processing Fees	\$2,589	\$2,589	\$2,589	\$3,350	\$2,256	\$2,256	\$1,629
Sewer	\$13,441	\$9,449	\$13,403	\$6,355	\$7,087	\$10,052	\$10,081
Water	\$16,539	\$16,539	\$17,093	\$17,093	\$12,404	\$12,820	\$12,404
Regional Traffic	\$32,420	\$41,700	\$41,700	\$15,160	\$27,180	\$27,180	\$21,160
Traffic	\$0	\$0	\$0	\$14,256	\$0	\$0	\$0
Park [2]	\$9,806	\$8,021	\$0	\$1,320	\$6,141	\$0	\$8,103
Fire/Police [3]	\$2,117	\$2,678	\$657	\$2,420	\$2,678	\$566	\$1,276
Habitat/Greenbelt Preservation [4]	\$885	\$885	\$386	\$386	\$664	\$290	\$664
Subtotal City/ County/ Other Agency Fees	\$77,797	\$81,861	\$75,828	\$60,340	\$58,410	\$53,163	\$55,317
School Fees/Cost & Burden	\$7,756	\$16,086	\$6,552	\$7,436	\$13,865	\$5,647	\$4,675
Total City/ County/ Other Agency and School Fees	\$85,554	\$97,947	\$82,380	\$67,776	\$72,274	\$58,810	\$59,992
Total City/ County/ Other Agency and School Fees (Rounded)	\$86,000	\$98,000	\$82,000	\$68,000	\$72,000	\$59,000	\$60,000

Source: EPS.

[1] Reflects minimum lot size - most lots in the Cameron Hills project are larger.
 [2] Oak Highlands is not located in the El Dorado Hills CSD; therefore, it is not subject to the park development impact fee. The El Dorado Hills project is located in the El Dorado Hills CSD and is subject to the park impact fee.
 Cameron Hills/Park: Cameron Hills/Park is located in the Cameron Park CSD.
 [3] Cameron Hills/Park: Cameron Hills/Park is located in the Cameron Park CSD, which has a fire development impact fee of \$2,678 / unit. The El Dorado Hills project will be served by the El Dorado Hills Fire Department. Oak Highlands is subject to the county fire fee.
 [4] Habitat Mitigation Includes Rare Plant Mitigation Fee (by zone). An additional Oakland Mitigation Fee may also apply.