

## APPENDIX C

### EXISTING AND PROPOSED FEE REVENUE ESTIMATES

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**Table C-1**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Existing City, County and Special District Development Impact Fees (2006\$)**

Fee Source	District/ Zone	Sacramento County and Other Fees by Land Use Type							
		Residential			Nonresidential				
		Single-Family	Medium-Density	High-Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
<b>Assumptions</b>									
Residential Units		7,985	1,896	1,720					
Nonresidential Acres					22.0	111.0	20.0	86.0	282.0
Assumed Sq. Ft. per Residential Unit		2,600	2,000	1,400					
<b>Existing Development Impact Fees per Unit/Acre</b>									
		<i>Per Dwelling Unit</i>			<i>Per Acre</i>				
Transportation Development Fee	City								
Citywide Transportation Fee		\$17,284	\$17,284	\$11,540	\$139,719	\$139,719	\$139,719	\$150,173	\$98,402
Transit Fee		\$175	\$175	\$356	\$8,385	\$8,385	\$8,385	\$10,672	\$3,136
<i>Subtotal Transportation Development Fee</i>		<i>\$17,459</i>	<i>\$17,459</i>	<i>\$11,896</i>	<i>\$148,104</i>	<i>\$148,104</i>	<i>\$148,104</i>	<i>\$160,845</i>	<i>\$101,538</i>
Plus Transportation Admin Fee (2%)		\$349	\$349	\$238	\$2,962	\$2,962	\$2,962	\$3,217	\$2,031
<i>Total Transportation Development Fee</i>		<i>\$17,808</i>	<i>\$17,808</i>	<i>\$12,134</i>	<i>\$151,066</i>	<i>\$151,066</i>	<i>\$151,066</i>	<i>\$164,062</i>	<i>\$103,569</i>
County of Sacramento Water Impact Fee	Zone 40	\$9,192	\$9,192	\$9,192	\$14,353	\$14,353	\$14,353	\$22,021	\$15,310
Rancho Cordova CFF Program	City								
Library		\$547	\$547	\$412	n/a	n/a	n/a	n/a	n/a
Other Facilities and 3.75% Administration [1]		\$2,975	\$2,975	\$2,242	\$4,491	\$4,577	\$4,471	\$10,440	\$3,864
<i>Subtotal Rancho Cordova CFF Program [1]</i>		<i>\$3,522</i>	<i>\$3,522</i>	<i>\$2,654</i>	<i>\$4,491</i>	<i>\$4,577</i>	<i>\$4,471</i>	<i>\$10,440</i>	<i>\$3,864</i>
Sacramento County Drainage Fee	Zone 11A	\$2,668	\$1,746	\$807	\$18,278	\$18,278	\$18,278	\$18,278	\$17,945
Folsom Cordova Unified School District Fees	FCUSD	\$14,612	\$11,240	\$7,868	\$4,574	\$4,574	\$4,574	\$6,403	\$8,233
CSD-1 Sewer Fee [2]	CSD-1	\$2,269	\$1,435	\$601	\$11,163	\$11,163	\$11,163	\$11,163	\$11,163
Estimated Preliminary Park Development Fee [3]	CRPD	\$11,027	\$11,027	\$8,270	N/A	N/A	N/A	N/A	N/A
SRCSO Sewer Fee	SRCSO	\$7,000	\$7,000	\$5,250	\$7,623	\$7,623	\$7,623	\$21,344	\$13,721
SMFD Capital Fire Facilities Fee	SMFD	\$1,066	\$820	\$574	\$5,990	\$5,990	\$5,990	\$8,385	\$10,781
<b>Total Existing Develop. Impact Fees per Unit/Acre</b>		<b>\$69,923</b>	<b>\$64,549</b>	<b>\$48,110</b>	<b>\$217,538</b>	<b>\$217,624</b>	<b>\$217,518</b>	<b>\$262,097</b>	<b>\$184,586</b>

"fees"

**READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.**

Source: Elliott Homes; County of Sacramento; City of Rancho Cordova; and EPS.

[1] Includes Supplemental CFF.

[2] Includes \$45 inspection fee.

[3] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

**Table C-2**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Projected Sacramento County and Special District Fee Revenues from Rio del Oro for Phase 1 (2006\$)**

<b>Phase 1</b>
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Existing Fee Source	District/ Zone	Total Revenues	Sacramento County and Other Fees by Land Use Type							
			Residential			Nonresidential				
			Single- Family	Medium- Density	High- Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
<b>Assumptions</b>										
Residential Units			1,450	904	640					
Nonresidential Acres						22.0	76.0	0.0	41.0	188.0
Sq. Ft. per Residential Unit			2,600	2,000	1,400					
<b>Existing Development Impact Fees by Unit/Acre</b>										
Transportation Development Fee	City									
Citywide Transportation Fee		<b>\$86,421,249</b>	\$25,061,800	\$15,624,736	\$7,385,600	\$3,073,811	\$10,618,621	\$0	\$6,157,097	\$18,499,584
Transit Fee		<b>\$2,488,738</b>	\$253,750	\$158,200	\$227,840	\$184,477	\$637,283	\$0	\$437,560	\$589,628
<i>Subtotal Transportation Development Fee</i>		<b>\$88,909,987</b>	<i>\$25,315,550</i>	<i>\$15,782,936</i>	<i>\$7,613,440</i>	<i>\$3,258,288</i>	<i>\$11,255,904</i>	<i>\$0</i>	<i>\$6,594,657</i>	<i>\$19,089,212</i>
County of Sacramento Water Impact Fee	Zone 40	<b>\$32,708,582</b>	\$13,328,400	\$8,309,568	\$5,882,880	\$315,767	\$1,090,833	\$0	\$902,877	\$2,878,256
Rancho Cordova CFF Program	City									
Library		<b>\$1,551,318</b>	\$793,150	\$494,488	\$263,680	n/a	n/a	n/a	n/a	n/a
Other Facilities and 3.75% Administration [1]		<b>\$10,040,189</b>	\$4,314,203	\$2,689,683	\$1,435,164	\$98,804	\$347,867	\$0	\$428,028	\$726,440
<i>Subtotal Rancho Cordova CFF Program [1]</i>		<b>\$11,591,507</b>	<i>\$5,107,353</i>	<i>\$3,184,171</i>	<i>\$1,698,844</i>	<i>\$98,804</i>	<i>\$347,867</i>	<i>\$0</i>	<i>\$428,028</i>	<i>\$726,440</i>
Sacramento County Drainage Fee	Zone 11A	<b>\$11,877,668</b>	\$3,868,310	\$1,578,384	\$516,672	\$402,116	\$1,389,128	\$0	\$749,398	\$3,373,660
Folsom Cordova Unified School District Fees	FCUSD	<b>\$38,642,422</b>	\$21,187,400	\$10,160,960	\$5,035,520	\$100,624	\$347,609	\$0	\$262,536	\$1,547,774
CSD-1 Sewer Fee [2]	CSD-1	<b>\$8,622,231</b>	\$3,290,050	\$1,297,240	\$384,640	\$245,586	\$848,388	\$0	\$457,683	\$2,098,644
Estimated Preliminary Park Development Fee [3]	CRPD	<b>\$31,250,518</b>	\$15,989,150	\$9,968,408	\$5,292,960	N/A	N/A	N/A	N/A	N/A
SRCS D Sewer Fee	SRCS D	<b>\$24,039,706</b>	\$10,150,000	\$6,328,000	\$3,360,000	\$167,706	\$579,348	\$0	\$875,104	\$2,579,548
SMFD Capital Fire Facilities Fee	SMFD	<b>\$5,611,973</b>	\$1,545,700	\$741,280	\$367,360	\$131,780	\$455,240	\$0	\$343,785	\$2,026,828
<b>Total Existing Development Impact Fees by Land Use Type</b>		<b>\$253,254,594</b>	<b>\$99,781,913</b>	<b>\$57,350,947</b>	<b>\$30,152,316</b>	<b>\$4,720,671</b>	<b>\$16,314,317</b>	<b>\$0</b>	<b>\$10,614,068</b>	<b>\$34,320,362</b>

Source: Elliott Homes; City of Rancho Cordova; County of Sacramento; and EPS.

"buildout\_revP1"

**READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.**

[1] Includes Supplemental CFF.

[2] Includes \$45 inspection fee.

[3] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

**Table C-3**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Projected Sacramento County and City of Rancho Cordova Fee Revenues from Rio del Oro for Phases 2 through 5 (2006\$)**

<b>Remaining Phases</b>
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Existing Fee Source	District/ Zone	Total Revenues	Sacramento County and Other Fees by Land Use Type							
			Residential			Nonresidential				
			Single- Family	Medium- Density	High- Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
<b>Assumptions</b>										
Residential Units			6,535	992	1,080					
Nonresidential Acres						0.0	35.0	20.0	45.0	94.0
Sq. Ft. per Residential Unit			2,600	2,000	1,400					
<b>Existing Development Impact Fees by Unit/Acre</b>										
Transportation Development Fee	City									
Citywide Transportation Fee		\$166,251,978	\$112,950,940	\$17,145,728	\$12,463,200	\$0	\$4,890,155	\$2,794,374	\$6,757,790	\$9,249,792
Transit Fee		\$2,937,960	\$1,143,625	\$173,600	\$384,480	\$0	\$293,486	\$167,706	\$480,249	\$294,814
<i>Subtotal Transportation Development Fee</i>		<b>\$169,189,937</b>	<b>\$114,094,565</b>	<b>\$17,319,328</b>	<b>\$12,847,680</b>	<b>\$0</b>	<b>\$5,183,640</b>	<b>\$2,962,080</b>	<b>\$7,238,039</b>	<b>\$9,544,606</b>
County of Sacramento Water Impact Fee	Zone 40	\$82,335,053	\$60,069,720	\$9,118,464	\$9,927,360	\$0	\$502,357	\$287,061	\$990,963	\$1,439,128
Rancho Cordova CFF Program	City									
Library		\$4,562,229	\$3,574,645	\$542,624	\$444,960	N/A	N/A	N/A	N/A	N/A
Other Facilities and 3.75% Administration [1]		\$25,899,654	\$19,443,667	\$2,951,510	\$2,421,839	\$0	\$160,202	\$89,429	\$469,786	\$363,220
<i>Subtotal Rancho Cordova CFF Program [1]</i>		<b>\$30,461,883</b>	<b>\$23,018,312</b>	<b>\$3,494,134</b>	<b>\$2,866,799</b>	<b>\$0</b>	<b>\$160,202</b>	<b>\$89,429</b>	<b>\$469,786</b>	<b>\$363,220</b>
Sacramento County Drainage Fee	Zone 11A	\$23,552,619	\$17,434,073	\$1,732,032	\$871,884	\$0	\$639,730	\$365,560	\$822,510	\$1,686,830
Folsom Cordova Unified School District Fees	FCUSD	\$116,450,535	\$95,489,420	\$11,150,080	\$8,497,440	\$0	\$160,083	\$91,476	\$288,149	\$773,887
Park Renovation Fee	CRPD	\$6,532,713	\$4,960,065	\$752,928	\$819,720	\$0	\$0	\$0	\$0	\$0
CSD-1 Sewer Fee [2]	CSD-1	\$19,066,137	\$14,827,915	\$1,423,520	\$649,080	\$0	\$390,705	\$223,260	\$502,335	\$1,049,322
Estimated Preliminary Park Development Fee [3]	CRPD	\$91,932,099	\$72,061,445	\$10,938,784	\$8,931,870	N/A	N/A	N/A	N/A	N/A
SRCS D Sewer Fee	SRCS D	\$61,028,519	\$45,745,000	\$6,944,000	\$5,670,000	\$0	\$266,805	\$152,460	\$960,480	\$1,289,774
SMFD Capital Fire Facilities Fee	SMFD	\$10,119,859	\$6,966,310	\$813,440	\$619,920	\$0	\$209,650	\$119,800	\$377,325	\$1,013,414
<b>Total Existing Development Impact Fees by Land Use Type</b>		<b>\$610,669,355</b>	<b>\$454,666,825</b>	<b>\$63,686,710</b>	<b>\$51,701,753</b>	<b>\$0</b>	<b>\$7,513,172</b>	<b>\$4,291,126</b>	<b>\$11,649,587</b>	<b>\$17,160,181</b>

*"buildout\_rev\_rem"*

Source: Elliott Homes, County of Sacramento, City of Rancho Cordova, and EPS.

**READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.**

[1] Includes Supplemental CFF.

[1] Includes \$45 inspection fee.

[2] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

Buildout

**Table C-4**  
**Rio del Oro Specific Plan**  
**Infrastructure and Public Facilities Financing Plan**  
**Projected Sacramento County and City of Rancho Cordova Fee Revenues from Rio del Oro at Buildout (2006\$)**

Existing Fee Source	District/ Zone	Total Revenues	Sacramento County and Other Fees by Land Use Type							
			Residential			Nonresidential				
			Single- Family	Medium- Density	High- Density	Local Town Center	Regional Town Center	Village Center	Business Park	Industrial Park
<b>Assumptions</b>										
Residential Units			7,985	1,896	1,720					
Nonresidential Acres						22.0	111.0	20.0	86.0	282.0
Sq. Ft. per Residential Unit			2,600	2,000	1,400					
<b>Existing Development Impact Fees by Unit/Acre</b>										
Transportation Development Fee	City									
Citywide Transportation Fee		\$252,673,227	\$138,012,740	\$32,770,464	\$19,848,800	\$3,073,811	\$15,508,776	\$2,794,374	\$12,914,887	\$27,749,375
Transit Fee		\$5,426,697	\$1,397,375	\$331,800	\$612,320	\$184,477	\$930,768	\$167,706	\$917,809	\$884,442
<i>Subtotal Transportation Development Fee</i>		<b>\$258,099,924</b>	<b>\$139,410,115</b>	<b>\$33,102,264</b>	<b>\$20,461,120</b>	<b>\$3,258,288</b>	<b>\$16,439,544</b>	<b>\$2,962,080</b>	<b>\$13,832,696</b>	<b>\$28,633,818</b>
County of Sacramento Water Impact Fee	Zone 40	\$115,043,635	\$73,398,120	\$17,428,032	\$15,810,240	\$315,767	\$1,593,190	\$287,061	\$1,893,840	\$4,317,384
Rancho Cordova CFF Program	City									
Library		\$6,113,547	\$4,367,795	\$1,037,112	\$708,640	N/A	N/A	N/A	N/A	N/A
Other Facilities and 3.75% Administration [1]		\$35,939,843	\$23,757,870	\$5,641,193	\$3,857,003	\$98,804	\$508,069	\$89,429	\$897,814	\$1,089,660
<i>Subtotal Rancho Cordova CFF Program [1]</i>	City	<b>\$42,053,390</b>	<b>\$28,125,665</b>	<b>\$6,678,305</b>	<b>\$4,565,643</b>	<b>\$98,804</b>	<b>\$508,069</b>	<b>\$89,429</b>	<b>\$897,814</b>	<b>\$1,089,660</b>
Sacramento County Drainage Fee	Zone 11A	\$35,430,287	\$21,302,383	\$3,310,416	\$1,388,556	\$402,116	\$2,028,858	\$365,560	\$1,571,908	\$5,060,490
Folsom Cordova Unified School District Fees	FCUSD	\$155,092,958	\$116,676,820	\$21,311,040	\$13,532,960	\$100,624	\$507,692	\$91,476	\$550,686	\$2,321,661
CSD-1 Sewer Fee [2]	CSD-1	\$27,688,368	\$18,117,965	\$2,720,760	\$1,033,720	\$245,586	\$1,239,093	\$223,260	\$960,018	\$3,147,966
Estimated Preliminary Park Development Fee [3]	CRPD	\$123,182,617	\$88,050,595	\$20,907,192	\$14,224,830	N/A	N/A	N/A	N/A	N/A
SRCS D Sewer Fee	SRCS D	\$85,068,225	\$55,895,000	\$13,272,000	\$9,030,000	\$167,706	\$846,153	\$152,460	\$1,835,584	\$3,869,322
SMFD Capital Fire Facilities Fee	SMFD	\$15,731,832	\$8,512,010	\$1,554,720	\$987,280	\$131,780	\$664,890	\$119,800	\$721,110	\$3,040,242
<b>Total Existing Development Impact Fees by Land Use Type</b>		<b>\$857,391,236</b>	<b>\$549,488,673</b>	<b>\$120,284,729</b>	<b>\$81,034,349</b>	<b>\$4,720,671</b>	<b>\$23,827,489</b>	<b>\$4,291,126</b>	<b>\$22,263,656</b>	<b>\$51,480,543</b>

"buildout\_rev"

Source: Elliott Homes, County of Sacramento, City of Rancho Cordova, and EPS.

**READER'S NOTE: Existing City, County and Special Financing District Development Impact Fees shown do not include all current and proposed fees. Only fees that will be used for project-related infrastructure and public facilities are included. Please see Table 17 for additional information on all current and proposed fees.**

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[2] Includes \$45 inspection fee.

[3] Assumes park fee is equal to the park fee established in the Sunridge East project in 2006.

C-4