



RESOLUTION NO. _____
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
RESOLUTION SETTING
Interim 2004 General Plan Traffic Impact Mitigation Fees

WHEREAS, the County Board of Supervisors has long recognized the need for new development to help fund the roadway and bridge improvements necessary to serve that new development; and

WHEREAS, starting in 1984 and continuing until the present time, the Board has adopted and updated various fee resolutions to ensure that new development on the western slope pay to fund its fair share of the costs of improving the county and state roadways necessary to serve that new development; and

WHEREAS, the fees collected have gone into four separate fee programs: the El Dorado Hills/Salmon Falls Road Impact Fee (RIF) currently adopted as Resolution 091-2005; the Traffic Impact Mitigation (TIM) Fee currently adopted as Resolution 092-2005; the Traffic Impact Mitigation Fees for the State System's Capacity and Interchanges currently adopted as Resolution 093-2005; and the Interim Highway 50 Corridor Variable Traffic Impact Mitigation Fee Program currently adopted as Resolution 094-2005; and

WHEREAS, the County prepared a new General Plan entitled "2004 El Dorado County General Plan: A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief", and in July of 2004 adopted that plan; and

WHEREAS, the Board of Supervisors determined that the existing and anticipated fees collected under the fee programs are insufficient to ensure that the roadway improvements needed to comply with the traffic policies in the 2004 General Plan; and

WHEREAS, in August 2004 the Board of Supervisors directed staff to develop an integrated fee program that would implement the policies in the 2004 General Plan; and

WHEREAS, staff, with the assistance of numerous consultants and the Community Advisory Committee that the Board created to provide public input to the process, reviewed numerous fee scenarios to implement the policies of the General Plan; and

WHEREAS pursuant to Government Code Section 66001 et seq., the County has directed the preparation of the West Slope Travel Demand Forecasting Model and an Interim 2004 General Plan Traffic Impact Mitigation (TIM) Fee Program final report by the Department of Transportation; and

WHEREAS said studies analyzed the impacts of contemplated future development on existing public facilities in the County, along with an analysis of the need for new public facilities and improvements required by the new development; and

WHEREAS said studies set forth the relationship between new development, the needed facilities, and the estimated costs of these improvements; and

WHEREAS the facts and evidence presented in the reports, analyses, and a public hearing at the Board of Supervisors establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development described, for which the corresponding fee is charged; and

WHEREAS the facts and evidence presented in the reports, analyses, and a public hearing at the Board of Supervisors establish there is a reasonable relationship between the fee's use and the type of development for which the fee is charged (document package on file with the Clerk of the Board of Supervisors and at the Department of Transportation); and

WHEREAS the Board of Supervisors has determined that Federal and State of California transportation improvement grants are not County tax revenues as described in Policy TC-Xa, Subsection 4., and that the estimated grant revenue from these sources has been appropriately distributed to project costs in the fee program calculations; and

WHEREAS it was determined that it is not possible to develop one integrated fee program without segregating the funds already collected and programmed; and

WHEREAS since El Dorado Hills may incorporate in November 2005 the Board determined that the fees collected in El Dorado Hills should be maintained in a separate account; and

WHEREAS the County determined that the funds collected under this fee program shall be placed in three separate funds: for Highway 50 improvements, for local roads in El Dorado Hills and for all other local roads; and

WHEREAS fully implementing the General Plan policies will take additional research and study to integrate the fee program with other funding and financing mechanisms; and

WHEREAS the County desires to not wait until all of the issues are fully resolved and a complete financing program is adopted to update the fees, but instead adopt an interim fee program as incremental implementation of the various 2004 General Plan Policies and Implementation Measures; and

WHEREAS after a full public hearing during which the fee structure was studied and reviewed the Board determined to adopt the fee structure as presented by staff at the public hearing;

NOW THEREFORE, BE IT RESOLVED:

A. The Board of Supervisors hereby adopts the Interim 2004 General Plan Traffic Impact Mitigation Fee Program fees as shown in the attached Exhibit A within each of the areas of benefit shown on the map in Exhibit A..

B. The Board of Supervisors hereby directs that the traffic impact fee rates in the following programs are to be replaced with the new rates contained in the Interim 2004 General Plan TIM Fee Program, set forth in Exhibit A to this resolution, sixty days from the date of this resolution. .

1. El Dorado Hills/Salmon Falls Road Impact Fee (RIF) currently adopted as Resolution 091-2005
2. Traffic Impact Mitigation (TIM) Fee currently adopted as Resolution 092-2005
3. Traffic Impact Mitigation Fees for the State System's Capacity and Interchanges (State TIM) currently adopted as Resolution 093-2005
4. Interim Highway 50 Corridor Variable Traffic Impact Mitigation Fee Program (Interim Highway 50) currently adopted as Resolution 094-2005

C. Those building permit applications that had final applications submitted and accepted prior to the effective date of the new Interim 2004 General Plan TIM Fee Program will pay the fee rate(s) listed in the four programs identified in Section B above rather than the Interim 2004 General Plan Fee.

D. Cash balances collected under the existing current fee programs are to remain in existing programs and expended only for projects included in those fee programs with no cash transfers being made to the new fee program.

E. New special revenue funds will be created for each of the three new components of the fee program where fees will be deposited as follows:

1. The Highway 50 Component of the fees collected in all Fee Zones will be deposited into the Highway 50 TIM special revenue fund, and;
2. The Local Road Component of the fees collected in Fee Zones 1 through 7 will be deposited into the 2004 TIM special revenue fund, and;
3. The Local Road Component of the fees collected in Fee Zone 8 will be deposited into two separate funds:
 - i. 70% into the 2004 EDH TIM special revenue fund; and
 - ii. 30% deposited into the existing Silva Valley Set-Aside special revenue fund.

F. All Program receipts are to be expended on projects and in the proportions shown on Exhibit B.

G. In accordance with section D above, cash balances in the existing fee program funds can be applied to a project such that the TIM cash can be used to satisfy the obligation of the 2004 TIM, the RIF cash can be used to satisfy the obligation of the 2004 EDH TIM, the Silva Valley Set-Aside can be used for the Silva Valley Interchange only, and the two existing state program funds can be used to satisfy the obligation of the Highway 50 TIM.

H. All references to earlier programs in agreements, conditions of approval, mitigation measures, etc., will be assumed to apply to the new fee program where:

- a. References to the current RIF are assumed to also include the new 2004 EDH TIM
- b. References to the current TIM are assumed to also include the new 2004 TIM
- c. References to the State TIM and the Interim Highway 50 programs are assumed to also include the new 2004 Highway 50 TIM.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2005, by the following vote of said Board:

ATTEST CINDY KECK Clerk of the Board of Supervisors	Ayes: Noes: Absent:
By _____ <div style="text-align: center;">Deputy Clerk</div>	_____ <div style="text-align: center;">Chairman, Board of Supervisors</div>

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____
ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

EXHIBIT A**TO RESOLUTION SETTING AN INTERIM 2004 GENERAL PLAN TRAFFIC
IMPACT MITIGATION FEE****FEE ZONE NUMBER 1**

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$1,717	\$11,032	\$12,749
Multi-family Residential	\$1,120	\$7,195	\$8,315
High-Trip Commercial (per sq. foot)	\$2.14	\$14.00	\$16.14
General Commercial (per sq. foot)	\$1.00	\$6.53	\$7.53
Office (per sq. foot)	\$0.26	\$1.68	\$1.94
Industrial (per sq. foot)	\$0.16	\$1.06	\$1.22
Warehouse (per sq. foot)	\$0.08	\$0.53	\$0.61
Church (per sq. foot)	\$0.08	\$0.53	\$0.61
Gas Station (per pump)	\$1,008	\$6,582	\$7,590
Golf Course (per hole)	\$820	\$5,357	\$6,177
Campground (per campsite)	\$325	\$2,121	\$2446
Bed & Breakfast (per rented room)	\$163	\$1,066	\$1,229

FEE ZONE NUMBER 2

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$5,808	\$22,576	\$28,384
Multi-family Residential	\$3,788	\$14,724	\$18,512
High-Trip Commercial (per sq. foot)	\$6.66	\$15.42	\$22.08
General Commercial (per sq. foot)	\$3.12	\$7.22	\$10.34
Office (per sq. foot)	\$0.80	\$1.85	\$2.65
Industrial (per sq. foot)	\$0.51	\$1.17	\$1.68
Warehouse (per sq. foot)	\$0.255	\$0.585	\$0.84
Church (per sq. foot)	\$0.255	\$0.585	\$0.84
Gas Station (per pump)	\$2,947	\$6,819	\$9,766
Golf Course (per hole)	\$2,560	\$5,924	\$8,484
Campground (per campsite)	\$967	\$2,239	\$3,206
Bed & Breakfast (per rented room)	\$485	\$1,122	\$1,607

FEE ZONE NUMBER 3

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$5,808	\$22,576	\$28,384
Multi-family Residential	\$3,788	\$14,724	\$18,512
High-Trip Commercial (per sq. foot)	\$3.93	\$18.15	\$22.08
General Commercial (per sq. foot)	\$1.84	\$8.50	\$10.34
Office (per sq. foot)	\$0.47	\$2.18	\$2.65
Industrial (per sq. foot)	\$0.30	\$1.38	\$1.68
Warehouse (per sq. foot)	\$0.15	\$0.69	\$0.84
Church (per sq. foot)	\$0.15	\$0.69	\$0.84
Gas Station (per pump)	\$1,738	\$8,028	\$9,766
Golf Course (per hole)	\$1,510	\$6,974	\$8,484
Campground (per campsite)	\$571	\$2,635	\$3,206
Bed & Breakfast (per rented room)	\$286	\$1,321	\$1,607

FEE ZONE NUMBER 4

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$1,884	\$11,710	\$13,594
Multi-family Residential	\$1,229	\$7,637	\$8,866
High-Trip Commercial (per sq. foot)	\$2.57	\$14.92	\$17.49
General Commercial (per sq. foot)	\$1.20	\$6.97	\$8.17
Office (per sq. foot)	\$0.31	\$1.79	\$2.10
Industrial (per sq. foot)	\$0.20	\$1.13	\$1.33
Warehouse (per sq. foot)	\$0.10	\$0.57	\$0.67
Church (per sq. foot)	\$0.10	\$0.57	\$0.67
Gas Station (per pump)	\$1,196	\$6,949	\$8,145
Golf Course (per hole)	\$983	\$5,711	\$6,694
Campground (per campsite)	\$385	\$2,238	\$2,623
Bed & Breakfast (per rented room)	\$193	\$1,124	\$1,317

FEE ZONE NUMBER 5

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$1,723	\$11,129	\$12,852
Multi-family Residential	\$1,124	\$7,258	\$8,382
High-Trip Commercial (per sq. foot)	\$2.29	\$15.20	\$17.49
General Commercial (per sq. foot)	\$1.07	\$7.10	\$8.17
Office (per sq. foot)	\$0.27	\$1.82	\$2.09
Industrial (per sq. foot)	\$0.17	\$1.15	\$1.32
Warehouse (per sq. foot)	\$0.085	\$0.575	\$0.66
Church (per sq. foot)	\$0.085	\$0.575	\$0.66
Gas Station (per pump)	\$1,067	\$7,078	\$8,145
Golf Course (per hole)	\$877	\$5,817	\$6,694
Campground (per campsite)	\$344	\$2,279	\$2,623
Bed & Breakfast (per rented room)	\$172	\$1,145	\$1,317

FEE ZONE NUMBER 6

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$2,070	\$14,800	\$16,870
Multi-family Residential	\$1,350	\$9,652	\$11,002
High-Trip Commercial (per sq. foot)	\$2.03	\$15.46	\$17.49
General Commercial (per sq. foot)	\$0.95	\$7.22	\$8.17
Office (per sq. foot)	\$0.24	\$1.85	\$2.09
Industrial (per sq. foot)	\$0.15	\$1.17	\$1.32
Warehouse (per sq. foot)	\$0.075	\$0.585	\$0.66
Church (per sq. foot)	\$0.075	\$0.585	\$0.66
Gas Station (per pump)	\$947	\$7,198	\$8,145
Golf Course (per hole)	\$778	\$5,916	\$6,694
Campground (per campsite)	\$305	\$2,318	\$2,623
Bed & Breakfast (per rented room)	\$153	\$1,164	\$1,317

FEE ZONE NUMBER 7

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$3,648	\$10,939	\$14,587
Multi-family Residential	\$2,379	\$7,134	\$9,513
High-Trip Commercial (per sq. foot)	\$7.49	\$10.00	\$17.49
General Commercial (per sq. foot)	\$3.50	\$4.67	\$8.17
Office (per sq. foot)	\$0.90	\$1.20	\$2.10
Industrial (per sq. foot)	\$0.57	\$0.76	\$1.33
Warehouse (per sq. foot)	\$0.29	\$0.38	\$0.67
Church (per sq. foot)	\$0.29	\$0.38	\$0.67
Gas Station (per pump)	\$3,489	\$4,656	\$8,145
Golf Course (per hole)	\$2,868	\$3,826	\$6,694
Campground (per campsite)	\$1,124	\$1,499	\$2,623
Bed & Breakfast (per rented room)	\$564	\$753	\$1,317

FEE ZONE NUMBER 8

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$3,456	\$19,230	\$22,686
Multi-family Residential	\$2,254	\$12,541	\$14,795
High-Trip Commercial (per sq. foot)	\$2.10	\$15.61	\$17.71
General Commercial (per sq. foot)	\$0.99	\$7.37	\$8.36
Office (per sq. foot)	\$0.25	\$1.89	\$2.14
Industrial (per sq. foot)	\$0.16	\$1.20	\$1.36
Warehouse (per sq. foot)	\$0.08	\$0.60	\$0.68
Church (per sq. foot)	\$0.08	\$0.60	\$0.68
Gas Station (per pump)	\$955	\$7,110	\$8,065
Golf Course (per hole)	\$813	\$6,049	\$6,862
Campground (per campsite)	\$336	\$2,502	\$2,838
Bed & Breakfast (per rented room)	\$169	\$1,257	\$1,426

Notes:

1. All Interim 2004 General Plan Traffic Impact Mitigation Fee Program fees for residential projects shall be paid at the building permit stage. The fees charged will be the fees in effect on the date a completed application is accepted by the Development Services Department's Building Services.
2. No fee shall be required for remodeling of existing residential units pursuant to County Code Chapter 12.32.030. B. However, the fee may be due to bring a residential unit up to the applicable building code specifications if the unit was initially built without the approval of and inspection by the building department.
3. The fees other than residential shall be based on the projected use of structures, as determined by plans submitted for building permits, and paid

prior to the issuance of a building permit. Pursuant to the terms of Board of Supervisors Policy B-3 for fee deferral, some projects may be eligible to defer payment of the fee until issuance of the certificate of occupancy, or may elect to pay a portion of the fee over a five-year period.

4. Mobile homes on permanent foundations shall be subject to the single-family residential fee.
5. Second dwelling as defined under County Code Chapter 17.15.020 shall be subject to the multi-family fee.
6. A gas pump (defined) is a customer service location with a fuel delivery device containing fuel dispensing hose(s), which may or may not be located on an island or other raised platform.
7. Any applicant required to pay a fee calculated on the basis of the above schedule may receive a full or partial waiver of the fee or may receive credits against future fee obligations, and/or future reimbursements for any road improvement expenditures in excess of applicants fee obligation, if the Director of Transportation certifies that the applicant has constructed improvements included in the Interim 2004 General Plan Traffic Impact Mitigation Fee Program through other funding mechanisms.
8. The fees set forth above in this item "J" will be adjusted annually on, or about April 1st of each year by an increase or decrease in the California Department of Transportation (Caltrans) Price Index for Selected California Construction Items. The above fees are based on the end of the 3rd Quarter 2004 index figure of 167.1.