

County of El Dorado

330 Fair Lane, Building A Placerville, California 530 621-5390 FAX 622-3645 www.edcgov.us/bos/

Legislation Details

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Board of Supervisors

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12/18/2018

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12/18/2018

Title:

Department of Transportation recommending the Board receive and file the Traffic Impact Mitigation

Fee Program Annual Report for Fiscal Year 2017/18.

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments:

1. A - Attachment A - Brief Description of TIM Fee Types 12-18-18, 2. B - Attachment B - Fee

Schedules 12-18-18, 3. C - Attachment C - Cash Statement 12-18-18

Date Ver. Action By Action Result

12/18/2018 1 Board of Supervisors



County of El Dorado

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Legislation Text

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Department of Transportation recommending the Board receive and file the Traffic Impact Mitigation Fee Program Annual Report for Fiscal Year 2017/18.

FUNDING: N/A

DISCUSSION / BACKGROUND

Pursuant to Section 66006 of the California Government Code, Mitigation Fee Act, the County is required to annually make available to the public specific information related to the prior fiscal year's activity for the County's Impact Fee Programs.

In compliance with Government Code Section 66006, Attachments A through C provide the following, related to the County's TIM Fee Programs for FY 17/18:

Attachment A - Brief Description of Types of TIM Fee Programs

Attachment B - Fee Schedules

Attachment C - Cash Statement

- Beginning and ending (cash) balance of the account
- Total fees collected
- Total interest earned in the fund
- Identification of each public improvement for which fees were expended
- Approximate date by which construction will commence
- A summary of loans or interfund transfer activity during the fiscal year
- Total refunds

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

This item has no associated fiscal impact or change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

Clerk of the Board to receive and file the Annual Report following Board approval.

COMMUNITY DEVELOPMENT SERVICES FOLLOW UP ACTIONS

Community Development Services, Administration and Finance Division, will facilitate the posting of Attachments A through C of the Annual Report for FY 17/18 to the El Dorado County, Community

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Development Services website.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Rafael Martinez, Director Department of Transportation

ATTACHMENT A

El Dorado County Brief Description of the Types of Traffic Impact Mitigation Fees As required by Government Code Section 66006 (b) (1) (A)

The purpose of the traffic impact mitigation (TIM) fees is to finance capital transportation/circulation improvements which are related directly to the incremental traffic/vehicle burden imposed upon the County's transportation/circulation system by new development in the unincorporated west slope of El Dorado County through 2038. Improvements funded by the TIM Fee Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, operational and safety improvement, bridge replacement and rehabilitation, and transit. Fees are derived by establishing that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development being charged.

General Plan Traffic Impact Mitigation (TIM) Fee Program

The General Plan Traffic Impact Mitigation Fee Program addresses the need to fund a road system capable of achieving the traffic level of service standards of the General Plan. This fee program succeeds the 2004 General Plan Traffic Impact Mitigation Fee Program as well as all subsequent fee programs.

A major revision of the TIM Fee Program was adopted on December 6, 2016 and went into effect on February 13, 2017 (Resolution #191-2016). As a result of this Resolution, the following four TIM Fee Funds are as follows:

- 1. TIM Zone 8 El Dorado Hills (Acct 3670715/7730510)
- 2. TIM Silva Valley Interchange Zone 8 (Acct 3670716/7730511)
- 3. TIM Zones 1-7 (Acct 3670717/7730512)
- 4. TIM HWY 50 (Acct 3670718/7730513)

An update of the TIM Fee Program was adopted on December 12, 2017 and went into effect on February 10, 2018 (Resolution #172-2017).

The zones that comprise the TIM Fee program are:

- √ Fee Zone 1 Comprised of the area east of Pollock Pines
- √ Fee Zone 2 Cameron Park and Rescue area
- ✓ Fee Zone 3 The area west of Placerville along Highway 50
- √ Fee Zone 4 Northwest area of the County
- ✓ Fee Zone 5 Area along Highway 50 east of Placerville
- √ Fee Zone 6 Area Southeast of Placerville
- ✓ Fee Zone 7 Southwest area of the County
- √ Fee Zone 8 El Dorado Hills

In all the zones, there is a specified local component to the fee and a specified Hwy 50 component. The local component of fees collected from Zones 1-7 are pooled for use on future projects in any of these zones, but the amount used in each zone should ultimately approximate the amount of fees collected from that zone. Revenues collected are deposited into TIM – Zones 1-7 (Acct 3670717/7730512)

Local funds collected from Zone 8 are held separately due to pre-existing agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road

Improvement Fee (RIF) program. Revenues collected are deposited into TIM – Zone 8 El Dorado Hills (Acct 73670715/730510) 70% and into TIM – Silva Valley Interchange Zone 8 (Acct 3670716/7730511) 30%.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. Revenues collected are deposited into TIM HWY 50 (Acct 3670718/7730513).

Fees were established by estimating projected costs of future projects and spreading those costs among the eight zones based on traffic volumes from each zone. Costs were divided by future growth projections to determine fees.

Project costs are paid by the account in which the project is located. A fair share allocation is usually made annually in order to transfer 16.99% of TIM Fee revenues received in TIM Zones 1-7 account to TIM Zone 8 and the TIM Silva Valley Interchange accounts representing the zones fair share of the program costs. This allocation facilitates the need for each zone to pay its fair share of all project costs in the program. This entry was not completed in Fiscal Year 2017/2018, so the TIM Zones 1-7 account is overstated by \$115,756, TIM Zone 8 is understated by \$39,382, and TIM Silva Valley Interchange is understated by \$76,374. The correction will be made in Fiscal Year 2018/2019.

More information about the various programs can be found in El Dorado County Ordinance Nos. 5044 and 5045, and the enabling Board Resolutions Nos. 191-2016, 001-2017, 190-2016, 189-2016, and 021-2012.

BAR J Trust Road Impact Fee

Established by Resolution 304-99 on December 14, 1999, the Country Club Drive-Tierra De Dios Area of Benefit (see map, figure 2) is intended to reimburse Bell Ranch Properties, LTD, the Developer that constructed improvements and realigned Country Club Drive and Tierra De Dios in the Cameron Park area. The associated fee is based on the apportionment of costs to benefiting properties as defined in the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Bar J Trust account, then disbursed to Bell Ranch Properties, LTD as reimbursement for the constructed improvements. Refer to Attachment B for details of fee calculation.

Marble Valley Road - Road Impact Fee

Established by Resolution 118-2000 on May 2, 2000, the Marble Valley Road Area of Benefit (see map, figure 3) and its associated impact fee, are intended to be used to reimburse Developer(s) that build the future roadway known as Marble Valley Road. The fee, which is collected with the building permit application, is based on the percentage of peak hour trips allocated to the property as detailed in the Traffic Analysis for Marble Valley Road, an appendix of the Engineer's Report for the Area of Benefit. Refer to Attachment B for details of fee calculation.

ATTACHMENT B

Traffic Impact Fees - Local and Highway 50 Zones 1-8 Effective July 1, 2017 through February 11, 2018

Zone	Resolution Date	Effective Date	Resolution #	Description		le Family er DU		ti-Family er DU		enior Adult ngle Family per DU		enior Adult Multi-Family per DU	Co	Seneral mmercial or Sq.Ft.	Hotel / Motel Bed & Breakfa per room		Church per Sq.Ft.		Office / Medical er Sq.Ft.	V	Industrial / Warehouse per Sq.Ft.
<u>=</u>	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$	1,581	\$	980		N/A		N/A	\$	0.47	s 7	3	\$ 0.09	s	0.30	\$	0.21
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$	1,609	s	998		N/A		N/A	s	0.48	s 7	5	\$ 0.09	s	0.31	s	0.21
IE 2	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	s	10,114	s	6,271	s	2,731	\$	2,529	\$	2.99	\$ 46	9	\$ 0.59	\$	1.94	s	1.35
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$	19,386	s	12,019	\$	5,234	\$	4,847	s	5.73	\$ 90	0	\$ 1.12	\$	3.71	s	2.59
E 3	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$	10,114	\$	6,271	\$	2,731	\$	2,529	s	2.99	\$ 46	9	\$ 0.59	\$	1.94	\$	1.35
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$	19,386	s	12,019	\$	5,234	s	4,847	s	5.73	s 90	0	\$ 1.12	\$	3.71	\$	2.59
E 4	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	s	1,854	s	1,149	900000	N/A	ate man	N/A	\$	0.55	S 8	6	\$ 0.11	s	0.35	\$	0.25
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$	2,163	\$	1,341		N/A		N/A	s	0.64	S 10	0	S 0.13	s	0.41	s	0.29
E 5	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$	1,968	s	1,220		N/A		N/A	\$	0.58	\$ 9	1	\$ 0.11	s	0.38	\$	0.26
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	s	2,771	\$	1,718		N/A		N/A	s	0.82	\$ 12	9	\$ 0.16	\$	0.53	\$	0.37
9 <u>=</u>	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$	3,389	s	2,101		N/A	2724.00	N/A	s	1.00	S 15	7	\$ 0.20	\$	0.65	\$	0.45
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$	2,441	s	1,513		N/A	SUPSHAR	N/A	s	0.72	S 11	3	\$ 0.14	s	0.47	s	0.33
IE 7	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$	2,605	\$	1,615		N/A		N/A	\$	0.77	\$ 12	1	\$ 0.15	s	0.50	\$	0.35
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$	1,777	\$	1,102		N/A		N/A	\$	0.53	\$ 8	2	\$ 0.10	\$	0.34	\$	0.24
8 E 8	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	s	14,993	\$	9,296	\$	4,048	s	3,748	s	4.43	S 69	6	\$ 0.87	s	2.87	\$	2.00
ZONE	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	s	4,892	\$	3,033	s	1,321	\$	1,223	\$	1.45	\$ 22	7	\$ 0.28	s	0.94	ş	0.65

Traffic Impact Fees - Local and Highway 50 Zones 1-8 Effective February 12, 2018 through June 30, 2018

Zone	Resolution Date	Effective Date	Resolution #	Description		gle Family er DU		-Family r DU	Sir	enior Adult ngle Family per DU		Senior Adult Multi-Family per DU	Cor	eneral mmercial r Sq.Ft.	Hotel / Motel / Bed & Breakfas per room		hurch r Sq.Ft.	М	Office / ledical r Sq.Ft.	W	dustrial / farehouse er Sq.Ft.
<u>=</u>	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$	1,659	\$	1,029		N/A		N/A	\$	0.49	\$ 77	\$	0.10	s	0.32	\$	0.22
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$	1,718	\$	1,065		N/A		N/A	\$	0.51	S 80	\$	0.10	\$	0.33	\$	0.23
IE 2	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$	10,603	s	6,574	\$	2,863	\$	2,651	s	3.14	\$ 492	\$	0.62	s	2.03	\$	1.41
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$	20,710	s	12,840	\$	5,592	\$	5,178	s	6.13	S 961	\$	1.20	\$	3.96	\$	2.76
E 3	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	s	10,603	s	6,574	s	2,863	s	2,651	s	3.14	\$ 492	\$	0.62	s	2.03	s	1.41
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$	20,710	s	12,840	\$	5,592	\$	5,178	\$	6.13	\$ 961	\$	1.20	\$	3.96	\$	2.76
IE 4	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$	1,950	\$	1,209	201111111	N/A		N/A	\$	0.58	\$ 90	\$	0.11	\$	0.37	\$	0.26
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	s	2,310	s	1,432		N/A		N/A	s	0.68	S 107	\$	0.13	\$	0.44	s	0.31
E 5	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$	2,056	\$	1,275	LOSS PLATE	N/A	DEMAR	N/A	\$	0.61	\$ 95	s	0.12	\$	0.39	\$	0.27
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	s	2,960	s	1,835		N/A		N/A	s	0.88	\$ 137	\$	0.17	s	0.57	\$	0.39
9 <u>1</u>	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$	3,516	\$	2,180		N/A		N/A	s	1.04	\$ 163	\$	0.20	\$	0.67	\$	0.47
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$	2,608	s	1,617		N/A		N/A	s	0.77	\$ 121	\$	0.15	s	0.50	\$	0.35
IE 7	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$	2,731	s	1,693		N/A		N/A	\$	0.81	\$ 127	s	0.16	\$	0.52	s	0.36
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$	1,899	s	1,177		N/A		N/A	s	0.56	\$ 88	\$	0.11	s	0.36	\$	0.25
E 8	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	s	15,699	s	9,733	s	4,239	\$	3,925	s	4.64	\$ 728	s	0.91	s	3.00	s	2.09
ZONE	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	s	5,229	s	3,242	s	1,412	\$	1,307	s	1.55	\$ 243	\$	0.30	\$	1.00	s	0.70

County of El Dorado - Country Club Drive / Tierra De Dios Area of Benefit Benefit Roll & Spread (Fees collected based on these assessed amounts) Effective July 1, 2014 through June 30, 2018

Benefit	Development Project	Assessors Parcel	Percent of	Α	ssessed
Number		Number	Benefit	Amount	
1	Bell Ranch (No payment due - Constructed improvements)	108-010-25	38.3%	\$	232,445
2	Roman Catholic Property	108-010-16 & 17	24.6%	\$	149,429
3	Holy Trinity Church & School Buildings	108-010-26	26.1%	\$	158,353
4	Winncrest - Bar J (Paid in Full)	Various	10.9%	\$	66,074

County of El Dorado - Marble Valley Road Area of Benefit Benefit Roll & Spread (Fees collected based on these assessed amounts) Effective July 1, 2014 through June 30, 2018

Benefit				1	Original	
Number	Development Project	Assessors Parcel	Percent	А	ssessed	
(See Maps, Figure 6)	and Land Use	Number	Trips		Amount	
1	Cambridge Square Shopping Center	109-010-021	31.0%	\$	1,246,257	
2	Howard & Stencil Single Family Residential	108-110-071	0.1%	\$	4,020	
3	Marble Valley Single Family Residential	108-010-151				
4	Marble Valley Single Family Residential	108-020-121				
5	Marble Valley Single Family Residential	108-020-131	49.8%	e ·	2,002,052	
6	Marble Valley Single Family Residential	108-020-141	49.070	Ψ	2,002,032	
7	Marble Valley Single Family Residential	108-020-151				
8	Marble Valley Single Family Residential	087-200-741				
9	Cultural Arts Center	Por 108-010-151	11.6%	\$	466,341	
10	Cambridge Oaks Single Family Residential (Excluding Units 1 & 2)	108-010-331	1.4%	\$	56,383	
11	Cambridge 120 Single Family Residential	108-010-341				
12	Cambridge 120 Single Family Residential	108-010-351	0.00/	•		
13	Cambridge 120 Single Family Residential	108-010-361	0.0%	\$	-	
14	Cambridge 120 Single Family Residential	108-010-371				
15	Cambridge Exxon Station	109-010-011	6.1%	\$	245,231	

ATTACHMENT C

El Dorado County, Community Development Services, Department of Transportation Public Notice of Impact Fee Accounts Fiscal Year 17/18

Fee Schedule is located on CDS Website at http://www.edcgov.us/Government/DOT/TIMReporting.aspx		TIM - Zone 8 El Dorado Hills Acct. 3670715 (7730510)	TIM - Silva Valley Interchange Acct. 3670716 (7730511)	TIM Zones 1-7 Acct. 3670717 (7730512)	TIM Highway 50 Acct. 3670718 (7730513)		
Beginning Cash Balance 7/1/17		9,428,636	4,979,513	10,167,708	13,242,412		
Residual Equity Transfers In Fees Collected FY 17/18		2,296,490	1,043,358	681,522	3,180,777		
Accruals FY 17/18		20,312	13,494	-	•		
Accounts Receivable		(31,302)	(9,208)	(10,602)	(30,831)		
Reverse Prior Year Accruals Reverse Prior Year Receivable		(2,430)	(944,092)	(105,322)	(7,694)		
Refunds		(46,812)	(111,986)		(10,812)		
Developer Cash Advance/Repayment		(738,430)	(1,561,793)	•			
Interest Earned		116,582	60,123	120,730	171,717		
Loans or Inter-Fund Transfers Fair Share Allocations		-			-		
NET REVENUE		1,614,410	(1,510,104)	686,328	3,303,156	Approximate	(1) Life to Date
Public Improvement Expenditures	Project #					Construction Start Date	% Funded with Impact Fees
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	34007	30,001		71,184		N/A	100%
UPDATE TRAFFIC MODEL	34014	338		801		N/A	100%
CAPITAL IMPROVEMENT PROGRAM (CIP) - UPDATE MAJOR	34032	(1,621)		(3,883)		N/A	61%
GP TRANSPORTATION IMPACT FEES MINOR UPDATE	34047	43,758		103,823		N/A	100%
LATROBE ROAD CONNECTOR TO WHITE ROCK RD - STUDY	66116	27,518				Beyond 2023	100%
SILVA VALLEY/US 50 INTERCHANGE	71328		7,664			Complete	97%
U.S. 50/PONDEROSA RD/SO. SHINGLE RD INTERCHANGE IMPROVEMENTS	71333				69,037	Beyond 2028	100%
U.S 50/PONDEROSA ROAD INTERCHANGE - DUROCK RD REALIGNMENT	71338				3,112	Beyond 2028	100%
SILVA VALLEY US 50 INTERCHANGE PHASE 1A	71368		18,274			FY 2018/2019	100%
CAMERON PARK DR - PALMER DR TO HACIENDA WIDENING	72143			32,439		FY 2018/2019	100%
DIAMOND SPRINGS PARKWAY	72334			124,859	15,442	FY 2020/2021	35%
U.S. 50 CAMERON PARK DRIVE INTERCHANGE	72361				30,851	Beyond 2028	99%
WHITE ROCK WIDENING (2-4 LANES) MANCHESTER DRIVE TO SAC COUNTY LINE	72381	22,088				Beyond 2023	95%
PLEASANT VALLEY ROAD/PATTERSON DR. SIGNALIZATION	73320			4,910		Complete	66%
ENTERPRISE DR/MISSOURI FLAD RD SIGALIZATION	73365			34,751		FY 2020/2021	20%
SILVER SPRINGS PARKWAY OFFSITE	76108		-	329,428		FY 2018/2019	92%
GREEN VALLEY ROAD AT WEBER CREEK - BRIDGE REPLACEMENT	77114			64,465		Complete	4%
SLY PARK ROAD CLEAR CREEK CROSSING BRIDGE REHAB	77115			(64,198)		FY 2018/2019	11%
BUCKS BAR N FORK COSUMNES RIVER BRIDGE	77116			34,385		FY 2019/2020	10%
GREEN VALLEY ROAD AT INDIAN CREEK - BRIDGE REPLACEMENT	77127			22,550		FY 2019/2020	7%
GREEN VALLEY ROAD AT MOUND SPRINGS CREEK - BRIDGE REPLACEMENT	77136			23,161		FY 2019/2020	7%
Total Public Improvement Expenditures (Cash)		122,081	25,938	778,675	118,442		
Ending Cash Balance 6/30/18		10,920,965	3,443,472	10,075,360	16,427,126		

⁽¹⁾ Does not reflect final project funding percentage

El Dorado County, Community Development Services, Department of Transportation Public Notice of Impact Fee Accounts Fiscal Year 17/18

		BAR J	Marble Valley		
		Trust	Road		
Fee Schedule is located on CDA Website at		Road Impact Fee	Road Impact Fee		
http://www.edcgov.us/Government/DOT/TIMReporting.aspx		Acct. 8830422	Acct. 8830423		
		79360465 (41-530-422)	79360466 (41-530-423)		
Beginning Cash Balance 7/01/17		189	54,912		
Fees Collected FY 17/18					
Refunds			*		
Interest Earned		2	627		
Loans or Inter-Fund Transfers					
			_	Approximate	(1) Life to Date
				Construction	% Funded with
Public Improvement Expenditures	Project #	10		Start Date	Impact Fees
N/A	N/A			N/A	N/A
Reverse Accruals					
Total Public Improvement Expenditures (Cash)			-		
Ending Cash Balance 6/30/18		191	55,539		
Ending Cash Dalance 6/30/16		191	55,539		

⁽¹⁾ Does not reflect final project funding percentage