



County of El Dorado

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Master Report

File Number: 21-1232

***File ID #:** 21-1232

Agenda Agenda Item
Type:

Status: Consent Calendar

Version: 1

Reference:

Gov Body: Board of
Supervisors

Created: 07/20/2021

Agenda Title: 12/07/21 DOT FY20-21 Annual Mitigation Fee Report

Final Action:

Title: Department of Transportation recommending the Board receive and file Annual Mitigation Reports for Fiscal Year 2020-21:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
- 3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement and Bass Lake Hills Specific Plan Public Facilities Plan in compliance with California Government Code Sections 66006; and
- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: N/A

Notes:

Sponsors:

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Attachments: A - Brief Description of Fees, B - Fee Schedules, C - Cash Statement

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Contact: Rafael Martinez

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Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 21-1232

Department of Transportation recommending the Board receive and file Annual Mitigation Reports for Fiscal Year 2020-21:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
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- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: N/A

DISCUSSION / BACKGROUND

Pursuant to Section 66006 of the California Government Code, Mitigation Fee Act, the County is required to make available annually to the public specific information related to the prior Fiscal Year's activity for the County's Mitigation Fee programs. Attachments A, B, and C provide the information required by Section 66006 for the County's Mitigation Fee programs:

Attachment A - A brief description of the fee programs (Section 66006(b)(1)(A))

Attachment B - Fee schedules (Section 66006(b)(1)(B))

Attachment C - Cash statement

- The beginning and ending balance of the accounts, (Section 66006(b)(1)(C)),
- The total fees collected (Section 66006(b)(1)(D)),
- Total interest earned in the funds (Section 66006(b)(1)(D)),
- Identification of expenditures for the accounts (Section 66006(b)(1)(E)),
- Approximate date by which construction will commence (Section 66006(b)(1)(F)),
- A summary of loans or interfund transfer activity during the Fiscal Year, and
- Total refunds and other adjustments (Section 66006(b)(1)(H)).

Department of Transportation will post the annual report information contained in Attachments A through C for Fiscal Year 2020-21 to the Department's website to comply with the 15-day public notice requirement of Section 66006(b)(2).

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Community Development Finance and Administration

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

The annual reports are informational and there is no associated fiscal impact or change to Net

County Cost.

CLERK OF THE BOARD FOLLOW UP ACTION

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

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Rafael Martinez, Director
Department of Transportation

Becky Morton, Chief Fiscal Officer
Chief Administrative Office, Community Development Finance and Administration

ATTACHMENT A

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

The purpose of the traffic impact fee (TIF), formerly the traffic impact mitigation (TIM) fee, 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 2041. Improvements funded by the TIF 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.

The TIM/TIF program underwent two fee schedule changes in Fiscal year 2020-21 (FY20-21). The second change included a major update to the structure of the zones and their names along with their boundaries. Further description of the changes is below. The three fee schedules and their effective dates are provided in Attachment B.

General Plan Traffic Impact Fee (TIF) Program

The General Plan Traffic Impact Fee (TIF) 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 major revision to the 2017 General Plan Traffic Impact Mitigation (TIM) Fee Program (adopted December 6, 2016) as well as all subsequent fee programs.

The original TIM Fee schedule effective in FY20-21 was adopted by Resolution no. 072-2019.

An updated fee schedule went into effect on August 24, 2020 by Resolution no. 095-2020.

The third fee schedule went into effect on February 8, 2021 by Resolution no. 196-2020.

As a result of this final resolution (196-2020), the program name was changed from the TIM Fee Program to the TIF program and the new/updated TIF Funds are as follows:

1. TIF Zone A - Acct 3670719 (beginning February 8, 2021; formerly TIM Zones 1, 4, 5, 6 & 7)
2. TIF Zone B - Acct 3670720 (beginning February 8, 2021; formerly TIM Zones 2 & 3)
3. TIF Zone C - Acct 3670715 (formerly TIM Zone 8 El Dorado Hills)
4. TIF Zone C Silva Valley Interchange - Acct 3670716 (formerly TIM Zone 8 Silva Valley Interchange)
5. TIF Zone C HWY 50 - Acct 3670718 (formerly TIM Zone 8 HWY 50)

(TIM Zones 1-7 Acct 3670717: Although funds stopped being deposited into this account after February 7, 2021, existing monies will continue to fund projects until it is exhausted.)

Another update that went into effect from the changes in Resolution No. 196-2020 is described below:

- ✓ TIF Zone A - The Rural Fee Zone (formerly Zones 1 Grizzly Flats/Quintette/West of Echo Summit, Zone 4 El Dorado/Diamond Springs, Zone 5 Placerville/Camino/Pollock Pines, Zone 6 Pleasant Valley, and Zone 7 Fairplay/Latrobe/Mt. Aukum)

- ✓ TIF Zone B - Cameron Park and Shingle Springs (formerly Zones 2 Cameron Park and 3 Shingle Springs)
- ✓ TIF Zone C – El Dorado Hills Area (formerly Zone 8)

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 TIM Zones 1-7 (up until February 7, 2021) were 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 were deposited into TIM Zones 1-7 (Acct 3670717). On February 8, 2021 revenues collected are now being deposited into TIF Zones A and B, which are collected into Accounts 3670719 and 3670720 respectively.

Local funds collected from TIF Zone C (formerly TIM Zone 8 up until February 7, 2021) 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 TIF – Zone C Hwy 50 (Acct 3670715) at 70% and into TIF – Zone C Silva Valley Interchange (Acct 3670716) at 30%.

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

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 (see map, Figure 1a). Costs were divided by future growth projections to determine fees. As a part of Resolution No. 196-2020, the spreading of the costs are now among the three zones based on traffic volumes from each zone (see map, Figure 1b). Costs are divided by future growth projections to determine fees. Refer to Attachment B for list of the TIF fee breakdown.

More information about the various programs can be found in El Dorado County Ordinance Nos. 5044 and 5045, and the enabling Board Resolutions Nos. 021-2012, 191-2016, 001-2017, 189-2016, 190-2016, 191-2016, 072-2019, and 095-2020.

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 (7936465), 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. These funds are collected by the County and are deposited into the Marble Valley Road Trust account (7936466). Refer to Attachment B for details of fee calculation.

Alto, LLC Development Agreement Community Benefit Fee

The Alto development is a tentative subdivision for twenty-three (23) residential lots on an eighty-one (81) acre site identified as Assessor's Parcel Number 126-100-19 approved on May 5, 2009. On June 24, 2014 the Board approved Ordinance 5009 approving Development Agreement (DA) 13-0001 with Alto, LLC. Section 4.01 of the DA required the Alto, LLC to contribute \$30,000.00 for the County to use at its discretion toward a public benefit for the community. County received \$30,000.00 on July 25, 2014 to be used for potential road improvements in the Green Valley Road area. A map (figure 4) depicts the proposed Alto development.

Fees were deposited into the Road Construction Improvement In-Lieu fund (3670704). Note that the interest collected applies to the entire fund which includes Alto, LLC among other developments. The asterisk in Attachment C identifies the interest which applies to the Alto portion only.

Frontage Improvement Deferral Program Fee

On March 16, 2021, the Board approved Resolution 009-2021, Chapter 12.09 of the El Dorado County Frontage Improvement Ordinance. The resolution allows the County Engineer to require concurrent construction of frontage improvements such as curb, gutter, sidewalk and conform paving. Agreements between the County and developers are known as Deferred Frontage Improvement Agreements (DFIA) and fees paid as a part of a Frontage Improvement Deferral Program (FIDP). Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road improvement in Serrano Village J7 (PD18-0005/TM18-1536). As a part of the DFIA, the in-lieu amount of \$76,907.88 for DOT Serrano Village J7 (for Bass Lake Road) was collected and deposited into FIDP account number 3670721 (see map, figure 5).

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road/Bridlewood Drive Intersection (PD18-0005/TM18-1536). The DFIA stated that a total of \$200,000 must be paid to the County and used as a "fair share" contribution. Payments will be made in 64 equal installments of \$3,077 and one final payment of \$3,072, for a total of 65 payments. Reimbursement will be made in accordance with conditions of the DFIA. Funds are deposited into the Bass Lake Road/Bridlewood Drive Intersection FIDP account number 3670722 (see map, figure 5).

Bass Lake Hills Specific Plan – Public Facilities Financing Plan Fee

The Bass Lake Hills Specific Plan (BLHSP) was established November 7, 1995 and approved in 1996 for a 20-year agreement. It consists of 1,414 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres. The BLHSP Public Facilities Financing Plan (PFFP) fee was adopted on June 8, 2004. In phases 1, 1A, 2, and 3 of the development, 1,404 units were subject to the PFFP fee. The fee was established to finance the backbone infrastructure and other public facilities for the BLHSP.

In April 2016 the Planning Commission approved Tentative Map and Planned Development revisions (Hawk view, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) supported by corresponding 10-year Development Agreements to replace the expired original BLHSP Development Agreement that was approved in 1996.

On February 23, 2021 Resolution 218-2021 was adopted by the Board to approve the 2020 BLHSP and PFFP fee, which replaced the former BLHSP (see map, figure 6).

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. The BLHSP PFFP fee is collected from new developments within the BLHSP at the time a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued.

Fees are deposited into the Bass Lake Hills PFFP fund (7936467). The Administration Fee will be deposited into its own fund (3670727) beginning in FY 2021-22. Refer to Attachment B for details of fee calculation.

Intelligent Transportation System

In 2006/07, the Department of Transportation (Transportation) hired a consultant to draft an Intelligent Traffic System (ITS) Master Plan. A Draft ITS Master Plan for El Dorado County was prepared in August of 2007. However, the draft plan was never approved or accepted by the County or the El Dorado County Transportation Commission (EDCTC).

In 2018, Transportation Director, Rafael Martinez presented some information to the Board regarding a pilot program for ITS in the El Dorado Hills area. As the proposed ITS improvements are over and above the identified impacts of currently approved projects, Transportation cannot require new developments to pay for the ITS improvements through the TIF Program.

Transportation has developed a methodology for allocating a “fair share” amount per Dwelling Unit Equivalent (DUE) to future growth in the region. This methodology is based on the growth in vehicle miles travelled (VMT) in this region from 2018 to 2040 and allocates 78.8% of this growth to traffic originating or terminating in the El Dorado Hills region (defined as TIM Fee District 8; see map, figure 7).

This being the case, as large developments go through map approval, they may choose to pay the project’s fair share voluntary fee contribution with each final map application, to the El Dorado County Intelligent Transportation System (ITS) Program. The voluntary fee may be reimbursable, if the El Dorado County ITS Program is approved by the Board of Supervisors.

The agreements that are associated with these large developments specify that if, at the time of the payment, the County has not yet adopted and implemented the ITS Program as part of a mandatory fee program applicable in part to multi-family residential development projects, funds received from the applicant shall be held in a special revenue fund. The funds will be held until such time as the County has adopted and implemented the ITS Program, at which time the funds shall be transferred into the ITS Program account.

Since the ITS Program has not yet been adopted by the Board, the collected funds have been placed in the ITS Program Fee special revenue fund (3670755). ITS fees collected in FY 2018-19 and FY 2019-20 are included in Attachment C, since they were not previously reported.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

More information about the fee programs can be found in the enabling resolutions and ordinances for each program and the subsequent updates. Refer to Attachment B for a listing of the resolutions and ordinances.

Figure 1a

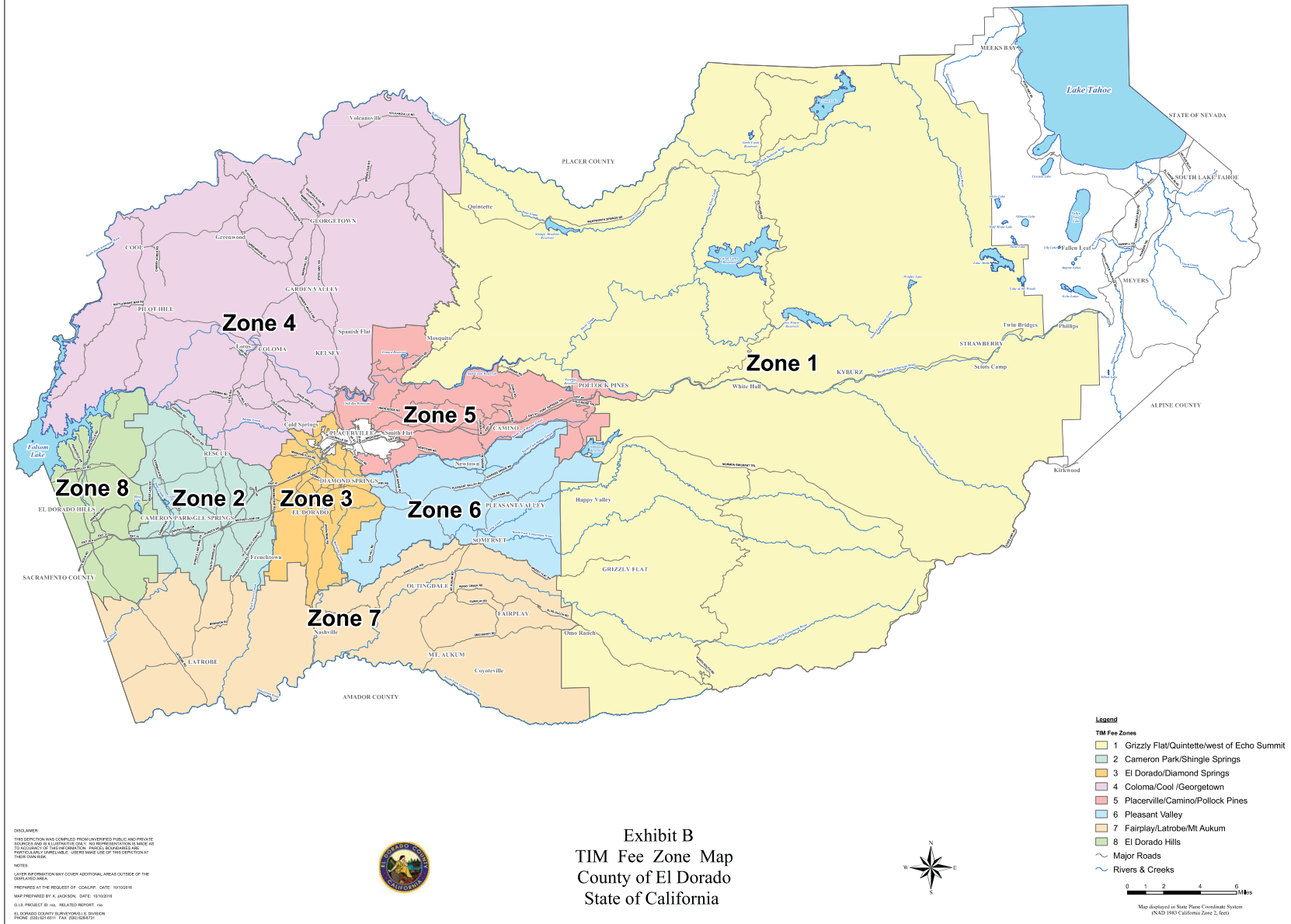
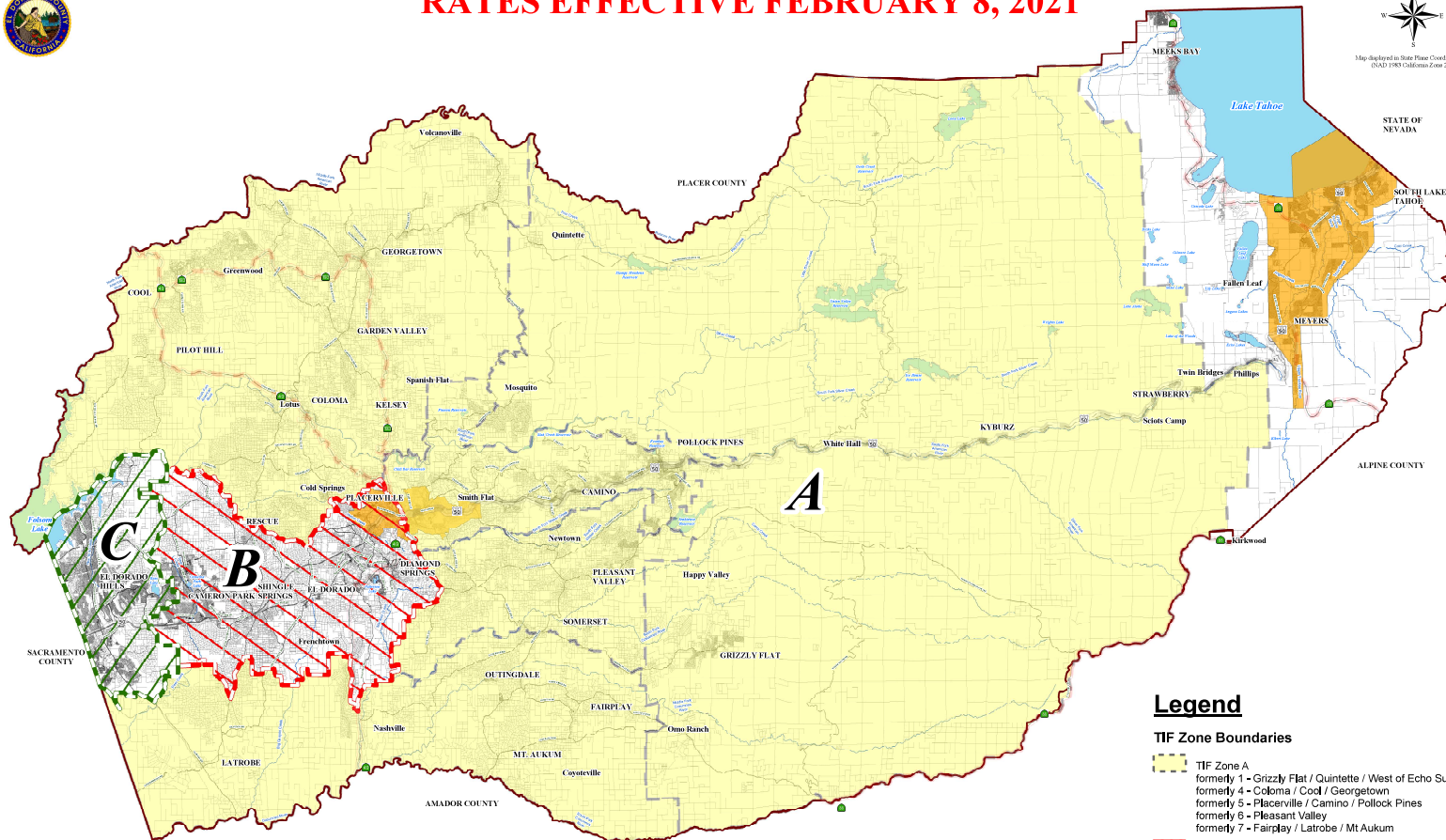


Exhibit B
 TIM Fee Zone Map
 County of El Dorado
 State of California



RATES EFFECTIVE FEBRUARY 8, 2021

Figure 1b



Legend

TIF Zone Boundaries

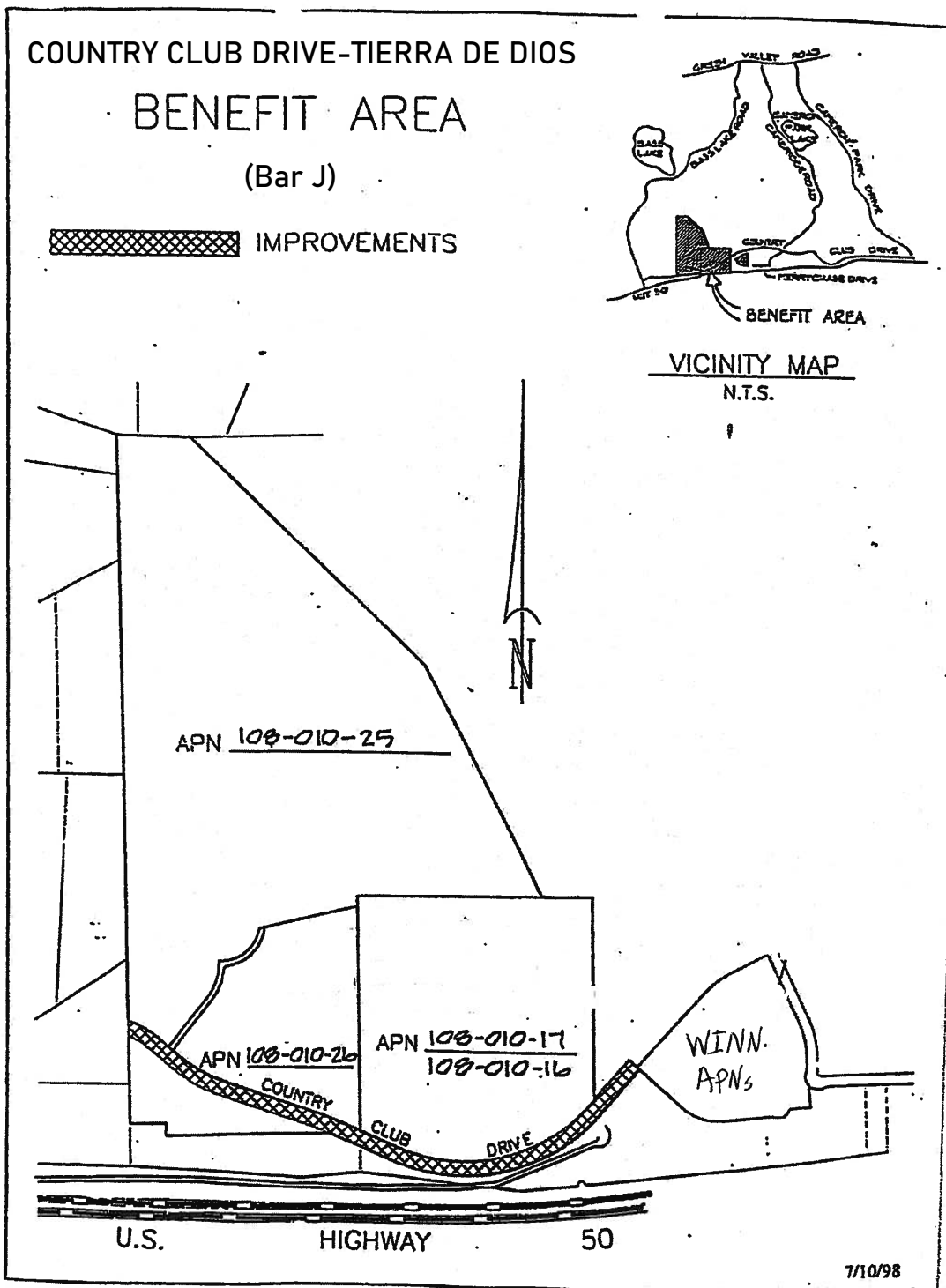
- TIF Zone A
formerly 1 - Grizzly Flat / Quintette / West of Echo Summit
formerly 4 - Coloma / Cool / Georgetown
formerly 5 - Placerville / Camino / Pollock Pines
formerly 6 - Pleasant Valley
formerly 7 - Fairplay / Latrobe / Mt Aukum
- TIF Zone B
formerly 2 - Cameron Park / Shingle Springs
formerly 3 - El Dorado / Diamond Springs
- TIF Zone C
formerly 8 - El Dorado Hills
- Parcels
- Cities
- Rivers & Creeks
- Lakes
- Major Roads
- US Highway
- State Routes

EXHIBIT B

Adopted Traffic Impact Fee Zones
With Parcel Boundaries
County of El Dorado
State of California

DISCLAIMER:
DATE AND TIME ZONE COORDINATES FROM UNVERIFIED SOURCE. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ACCURACY OF THE INFORMATION.
NOTES:
LAYER BOUNDARIES MAY COVER ADDITIONAL AREAS OUTSIDE OF THE BOUNDARIES.
PREPARED AT THE REQUEST OF: DOT Impact Fees DATE: 12/06/20
MAP PREPARED BY: JWA/MLH DATE: 1/18/2021

FIGURE 2



022262

FIGURE 3

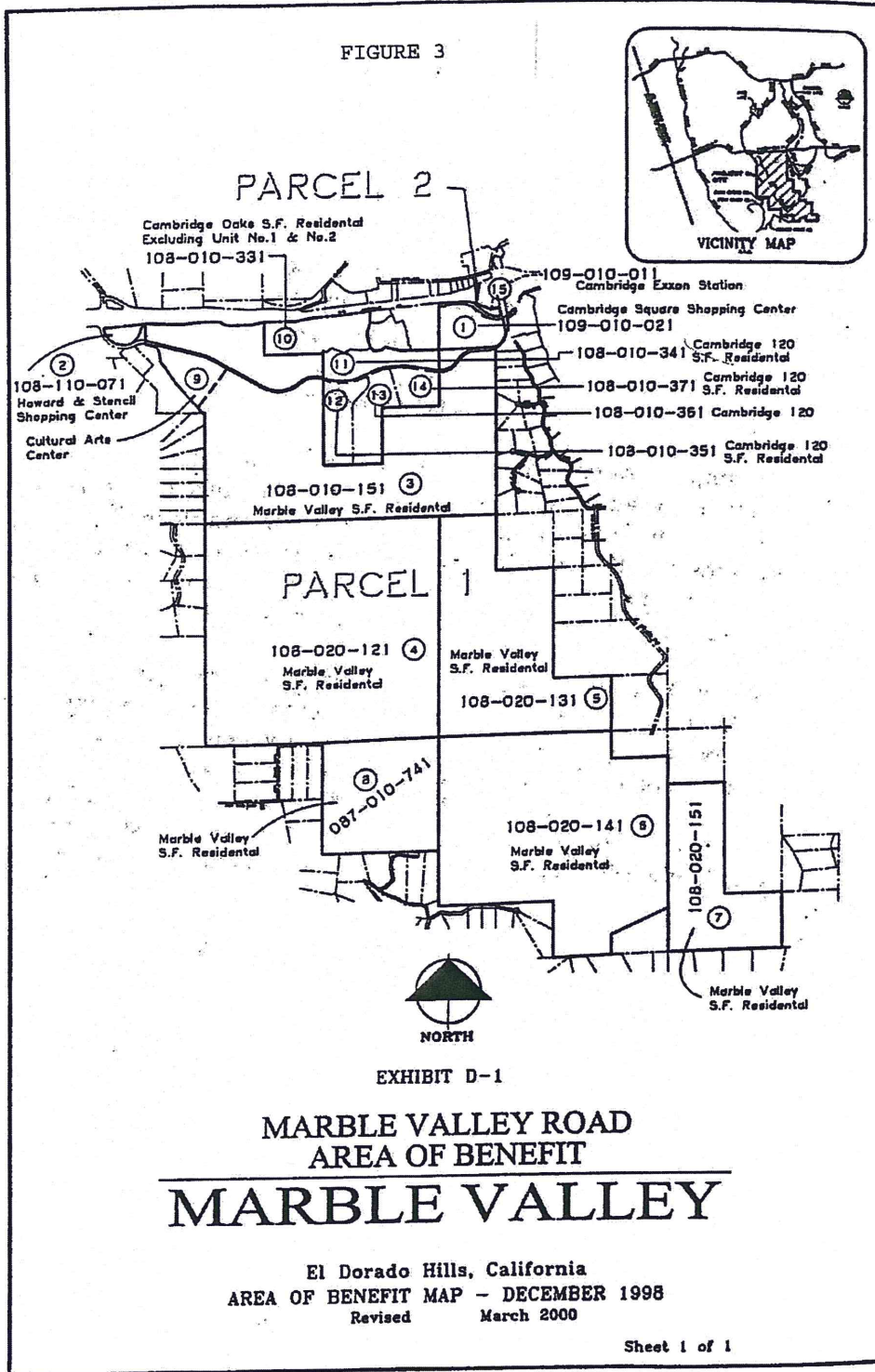
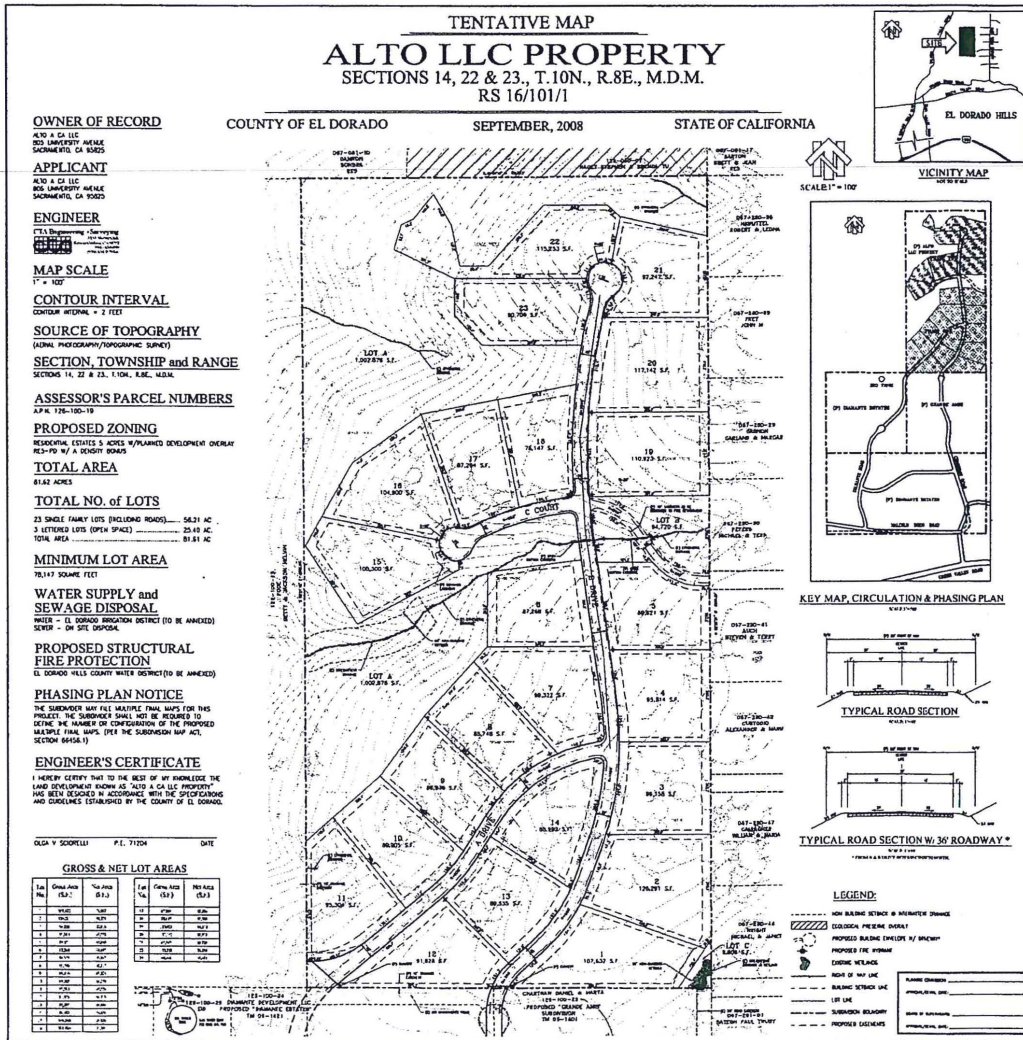


Exhibit E: Tentative Subdivision Map

FIGURE 4



M:\04-076-001\PLANNING\TENTATIVE MAP\04-076-001-TM.dwg, TENTATIVE MAP, 2/9/2009 11:56:22 AM, Imartin

Figure 5

EXHIBIT A

SERRANO VILLAGE J7




Offsite Improvements

September 2, 2020

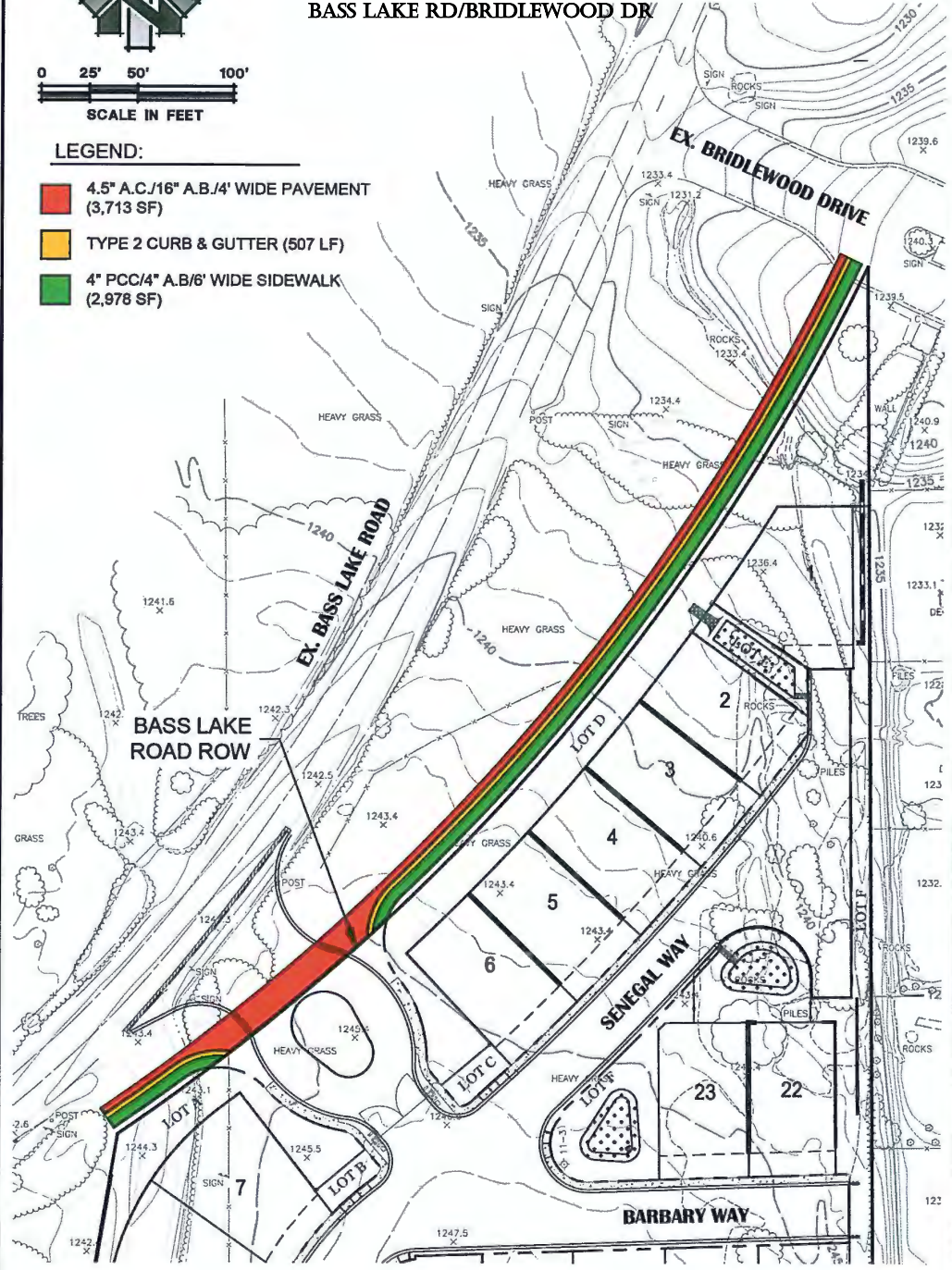
BASS LAKE RD/BRIDLEWOOD DR



LEGEND:

-  4.5" A.C./16" A.B./4' WIDE PAVEMENT (3,713 SF)
-  TYPE 2 CURB & GUTTER (507 LF)
-  4" PCC/4" A.B./6' WIDE SIDEWALK (2,978 SF)

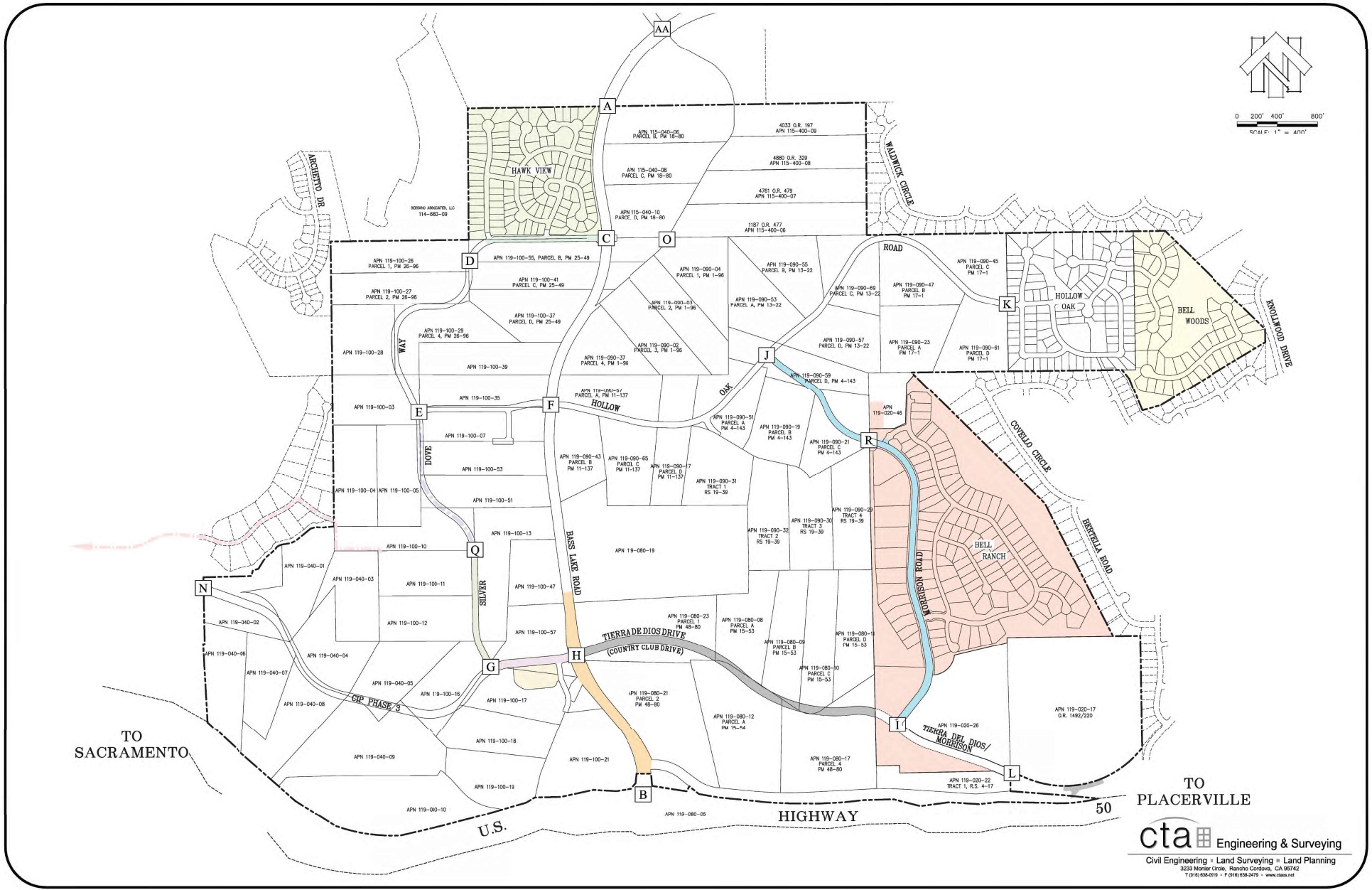
R:\SERRANO_VILLAGE - J7 - Offsite Improvements\Drawings\2020-09-02\01 - Offsite Improvements\LOT-11-11.dwg 11/11/2020 10:00:00 AM 11/11/2020 10:00:00 AM



905 Corner Street Suite 200 Folsom CA 95630
916 965-3040 Fax 916 965-3023
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Civil Engineers | Land Surveyors | LIDAR

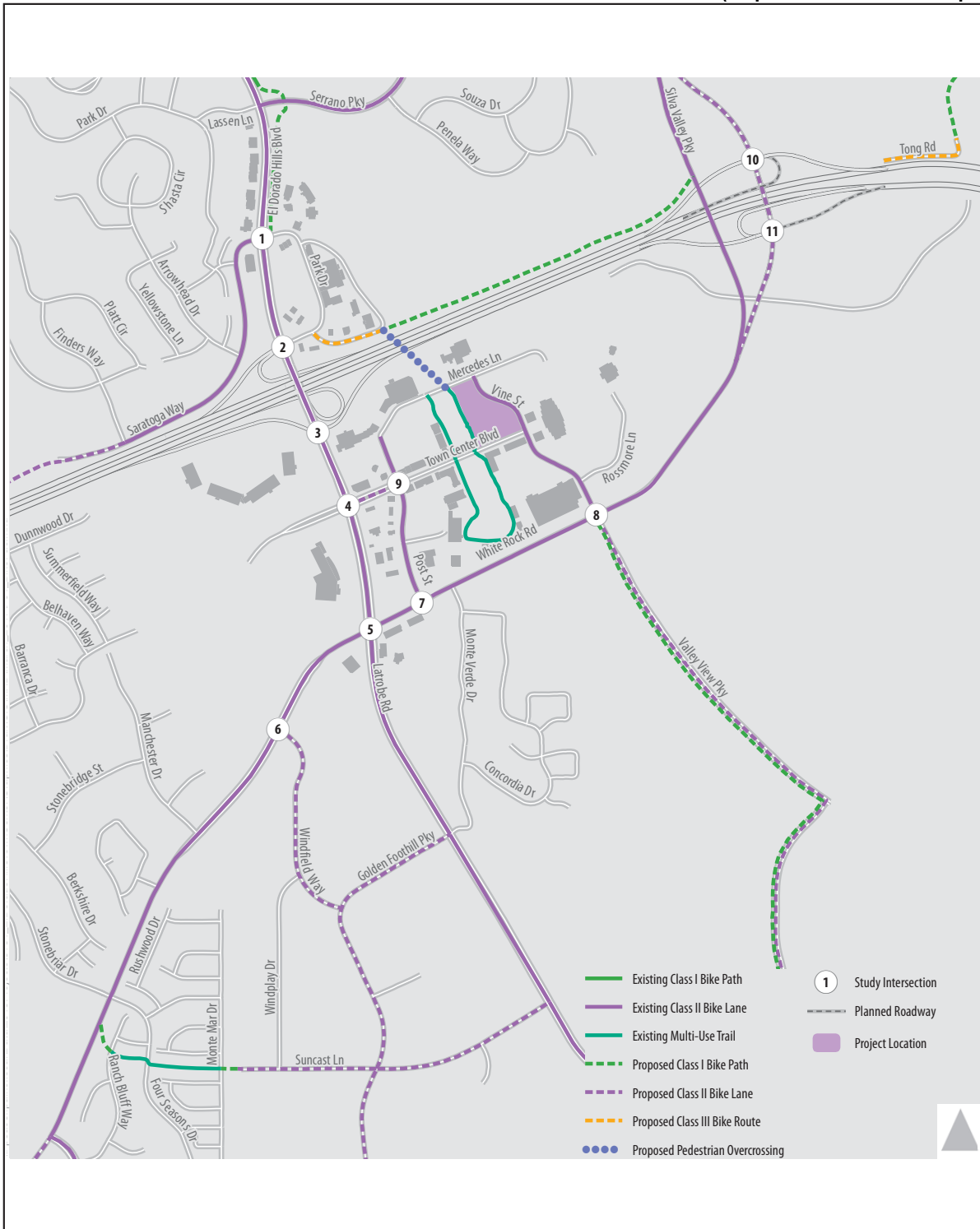


Figure 6
 (Map in reference to Bass Lake Hills PFFP Program)



M:\18110\18110\FM\BASS LAKE OVERLAP EXHIBIT COLOR REDUCTION.dwg 21-1232 A 12 of 13

Figure 7
(Map for reference to ITS program)



SOURCE: Fehr and Peers, 2017

FIGURE 4.8-2



1269.001-06/17

Existing and Planned Bicycle Facilities

ATTACHMENT B

**Traffic Impact Mitigation Fees - Local and Highway 50
Zones 1-8
Effective July 1, 2020 through August 23, 2020**

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU	Multi-Family per DU	Senior Adult Single Family per DU	Senior Adult Multi-Family per DU	General Commercial per Sq.Ft.	Hotel / Motel / Bed & Breakfast per room	Church per Sq.Ft.	Office / Medical per Sq.Ft.	Industrial / Warehouse per Sq.Ft.
ZONE 1	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 2,099	\$ 1,301	N/A	N/A	\$ 0.62	\$ 97	\$ 0.12	\$ 0.40	\$ 0.28
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,552	\$ 1,582	N/A	N/A	\$ 0.75	\$ 118	\$ 0.15	\$ 0.49	\$ 0.34
ZONE 2	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 9,048	\$ 5,610	\$ 2,443	\$ 2,262	\$ 2.68	\$ 420	\$ 0.52	\$ 1.73	\$ 1.21
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,721	\$ 7,267	\$ 3,165	\$ 2,930	\$ 3.47	\$ 544	\$ 0.68	\$ 2.24	\$ 1.56
ZONE 3	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 9,048	\$ 5,610	\$ 2,443	\$ 2,262	\$ 2.68	\$ 420	\$ 0.52	\$ 1.73	\$ 1.21
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,721	\$ 7,267	\$ 3,165	\$ 2,930	\$ 3.47	\$ 544	\$ 0.68	\$ 2.24	\$ 1.56
ZONE 4	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 1,728	\$ 1,071	N/A	N/A	\$ 0.51	\$ 80	\$ 0.10	\$ 0.33	\$ 0.23
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,009	\$ 1,866	N/A	N/A	\$ 0.89	\$ 140	\$ 0.17	\$ 0.58	\$ 0.40
ZONE 5	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 1,714	\$ 1,063	N/A	N/A	\$ 0.51	\$ 80	\$ 0.10	\$ 0.33	\$ 0.23
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,997	\$ 1,858	N/A	N/A	\$ 0.89	\$ 139	\$ 0.17	\$ 0.57	\$ 0.40
ZONE 6	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 4,851	\$ 3,008	N/A	N/A	\$ 1.44	\$ 225	\$ 0.28	\$ 0.93	\$ 0.65
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,682	\$ 1,663	N/A	N/A	\$ 0.79	\$ 124	\$ 0.16	\$ 0.51	\$ 0.36
ZONE 7	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 6,052	\$ 3,752	N/A	N/A	\$ 1.79	\$ 281	\$ 0.35	\$ 1.16	\$ 0.81
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,695	\$ 3,531	N/A	N/A	\$ 1.68	\$ 264	\$ 0.33	\$ 1.09	\$ 0.76
ZONE 8	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 20,130	\$ 12,481	\$ 5,435	\$ 5,033	\$ 5.95	\$ 934	\$ 1.17	\$ 3.85	\$ 2.69
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,163	\$ 5,681	\$ 2,474	\$ 2,291	\$ 2.71	\$ 425	\$ 0.53	\$ 1.75	\$ 1.22

Traffic Impact Mitigation Fees - Local and Highway 50
Zones 1-8
Effective August 24, 2020 through February 7, 2021

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU	Multi-Family per DU	Senior Adult Single Family per DU	Senior Adult Multi-Family per DU	General Commercial per Sq.Ft.	Hotel / Motel / Bed & Breakfast per room	Church per Sq.Ft.	Office / Medical per Sq.Ft.	Industrial / Warehouse per Sq.Ft.
ZONE 1	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 2,165	\$ 1,342	N/A	N/A	\$ 0.64	\$ 100	\$ 0.13	\$ 0.41	\$ 0.29
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,600	\$ 1,612	N/A	N/A	\$ 0.77	\$ 121	\$ 0.15	\$ 0.50	\$ 0.35
ZONE 2	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 9,289	\$ 5,759	\$ 2,508	\$ 2,322	\$ 2.75	\$ 431	\$ 0.54	\$ 1.78	\$ 1.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,927	\$ 7,395	\$ 3,220	\$ 2,982	\$ 3.53	\$ 553	\$ 0.69	\$ 2.28	\$ 1.59
ZONE 3	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 9,289	\$ 5,759	\$ 2,508	\$ 2,322	\$ 2.75	\$ 431	\$ 0.54	\$ 1.78	\$ 1.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,927	\$ 7,395	\$ 3,220	\$ 2,982	\$ 3.53	\$ 553	\$ 0.69	\$ 2.28	\$ 1.59
ZONE 4	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 1,770	\$ 1,097	N/A	N/A	\$ 0.52	\$ 82	\$ 0.10	\$ 0.34	\$ 0.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,065	\$ 1,900	N/A	N/A	\$ 0.91	\$ 142	\$ 0.18	\$ 0.59	\$ 0.41
ZONE 5	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 1,761	\$ 1,092	N/A	N/A	\$ 0.52	\$ 82	\$ 0.10	\$ 0.34	\$ 0.23
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,048	\$ 1,890	N/A	N/A	\$ 0.90	\$ 141	\$ 0.18	\$ 0.58	\$ 0.41
ZONE 6	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 5,024	\$ 3,115	N/A	N/A	\$ 1.49	\$ 233	\$ 0.29	\$ 0.96	\$ 0.67
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,731	\$ 1,693	N/A	N/A	\$ 0.81	\$ 127	\$ 0.16	\$ 0.52	\$ 0.36
ZONE 7	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 6,230	\$ 3,863	N/A	N/A	\$ 1.84	\$ 289	\$ 0.36	\$ 1.19	\$ 0.83
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,800	\$ 3,596	N/A	N/A	\$ 1.72	\$ 269	\$ 0.34	\$ 1.11	\$ 0.77
ZONE 8	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 21,139	\$ 13,106	\$ 5,708	\$ 5,285	\$ 6.25	\$ 981	\$ 1.23	\$ 4.05	\$ 2.82
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,333	\$ 5,786	\$ 2,520	\$ 2,333	\$ 2.76	\$ 433	\$ 0.54	\$ 1.79	\$ 1.24

**Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective February 8, 2021 to June 30, 2021**

Zone	Resolution	Effective	Resolution #	Description	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
	Date	Date			per DU	per DU	per DU	per DU	per DU	per DU
					Less than 1,000 SqFt	1,000 to 1,499 SqFt	1,500 to 1,999 SqFt	2,000 to 2,999 SqFt	3,000 to 3,999 SqFt	4,000 SqFt or more
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 6,190	\$ 6,719	\$ 7,172	\$ 7,549	\$ 8,002	\$ 8,304
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,692	\$ 1,837	\$ 1,961	\$ 2,064	\$ 2,188	\$ 2,270
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 13,682	\$ 14,850	\$ 15,851	\$ 16,685	\$ 17,686	\$ 18,353
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 6,049	\$ 6,566	\$ 7,008	\$ 7,377	\$ 7,820	\$ 8,115
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 22,803	\$ 24,750	\$ 26,418	\$ 27,809	\$ 29,477	\$ 30,590
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,554	\$ 1,687	\$ 1,801	\$ 1,895	\$ 2,009	\$ 2,085

**Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective February 8, 2021 to June 30, 2021**

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 4,303	N/A	N/A	\$ 1.04	\$ 187	\$ 0.17	\$ 0.85	\$ 0.34
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,176	N/A	N/A	\$ 0.63	\$ 115	\$ 0.10	\$ 0.52	\$ 0.21
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 9,510	\$ 5,005	\$ 4,338	\$ 4.90	\$ 885	\$ 0.79	\$ 4.04	\$ 1.61
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 4,205	\$ 2,213	\$ 1,918	\$ 2.36	\$ 426	\$ 0.38	\$ 1.95	\$ 0.78
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 15,851	\$ 8,343	\$ 7,230	\$ 9.83	\$ 1,775	\$ 1.58	\$ 8.09	\$ 3.23
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,080	\$ 569	\$ 493	\$ 0.35	\$ 64	\$ 0.06	\$ 0.29	\$ 0.12

**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, 2021**

Benefit Number	Development Project	Assessors Parcel Number	Percent of Benefit	Assessed Amount
1	Bell Ranch (No payment due - Constructed improvements)	108-010-25	38.3%	\$ 232,445
2	Roman Catholic Property	108-010-16 & 17	24.7%	\$ 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, 2021

Benefit Number <small>(See Maps, Figure 6)</small>	Development Project and Land Use	Assessors Parcel Number	Percent Trips	Original Assessed Amount
1	Cambridge Square Shopping Center	109-010-021	31.0%	\$ 1,246,257
2	Howard & Stancil 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%	\$ 2,002,052
6	Marble Valley Single Family Residential	108-020-141		
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%	\$ 56,283
11	Cambridge 120 Single Family Residential	108-010-341		
12	Cambridge 120 Single Family Residential	108-010-351	0.0%	\$ -
13	Cambridge 120 Single Family Residential	108-010-361		
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 2020-21

Fee Schedule is located on DOT Website at
<https://www.edcgov.us/Government/dot/Pages/timreporting.aspx>

	TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715	TIF(TIM) - Silva Valley Interchange Acct. 3670716	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717	TIF - Zone A (TIM - Zone 1, 4, 5, 6, 7 starting 2/8/21) Acct. 3670719	TIF - Zone B (TIM - Zone 2, 3 starting 2/8/21) Acct. 3670720	TIF(TIM) Highway 50 Acct. 3670718		
Beginning Cash Balance 7/1/20	16,972,137	2,882,819	10,148,746	0	0	23,238,808*		
Residual Equity Transfers In	-	-	-	-	-	-		
Fees Collected FY 20/21	3,127,480	2,151,517	369,521	126,417	396,549	3,290,648		
Accruals FY 20/21	-	-	-	-	-	-		
Accounts Receivable	-	-	-	-	-	-		
Reverse Prior Year Accruals	-	-	-	-	-	-		
Reverse Prior Year Receivable	-	-	-	-	-	-		
Refunds	-	-	(178)	-	-	(105)		
Developer Cash Advance/Repayment	(720,228)	(2,024,053)	-	-	-	-		
Interest Earned	90,000	19,447	51,961	65	165	121,798		
Loans or Inter-Fund Transfers	-	-	-	-	-	-		
Fair Share Allocations	-	-	-	-	-	-		
NET REVENUE	2,497,251	146,911	421,305	126,482	396,715	3,412,341		
Public Improvement Expenditures	Project #	Fenix #					Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	34007	36201014	211,889				N/A	100%
UPDATE TRAFFIC MODEL	34014	36201016		1,313			N/A	100%
GP TRANSPORTATION IMPACT FEES MINOR UPDATE	34047	36201014		109,455			N/A	100%
US50/EL DORADO HILLS INTERCHANGE PH 2B	71323	36104001	34,315				Beyond 2026	100%
SILVA VALLEY/US 50 INTERCHANGE	71328	36104002		23,864			Complete	86%
SILVA VALLEY US 50 INTERCHANGE PHASE 1A	71368	36104003		67,465			FY 2020/2021	100%
U.S. 50 CAMERON PARK DRIVE INTERCHANGE	72361	36104007				30,659	Beyond 2031	100%
U.S. 50/PONDEROSA ROAD INTERCHANGE - DUROCK RD REALIGNMENT	71338	36104008				44,592	Beyond 2031	98%
U.S. 50/PONDEROSA ROAD INTERCHANGE-NORTH SHINGLE REALIGN	71339	36104009				45,131	Beyond 2031	99%
U.S. 50/PONDEROSA RD/SO. SHINGLE RD INTERCHANGE IMPROVEMENTS	71333	36104010				103,232	Beyond 2031	98%
US50/EB BASS LAKE SIGNAL	73367	36104030				73,945	FY 2021/2022	98%
BUCKS BAR N FORK COSUMNES RIVER BRIDGE	77116	36105003		34,141			FY2022/2023	7%
CAMERON PARK DR - PALMER DR TO HACIENDA WIDENING	72143	36105004		111,945			FY 2021/2022	100%
GREEN VALLEY WIDENING - COUNTY LINE TO SOPHIA PARKWAY	72376	36105013	199				Beyond 2031	82%
GREEN VALLEY ROAD AT INDIAN CREEK - BRIDGE REPLACEMENT	77127	36105014					FY 2023/2024	7%
GREEN VALLEY ROAD AT MOUND SPRINGS CREEK - BRIDGE REPLACEMENT	77136	36105015					FY 2023/2024	7%
GREEN VALLEY@WEBER CRK-BRIDGE	77114	36105017		6,799			FY 2019/2020	2%
LATROBE ROAD CONNECTOR TO WHITE ROCK RD - STUDY	66116	36105024					Beyond 2026	94%
SARATOGA WAY EXTENSION PH 1	71324	36105034	35,589				FY 2019/2020	100%
SILVER SPRINGS PKWY EXTENSION	76108	36105039		1,009,577			FY 2021/2022	44%
WHITE ROCK WIDENING (2-4 LANES) MANCHESTER DRIVE TO SAC COUNTY LINE	72381	36105041	4,082				Beyond 2031	29%
ENTERPRISE DR/MISSOURI FLAD RD SIGNALIZATION	73365	36105052		34,092			FY 2021/2022	64%
Total Public Improvement Expenditures (Cash)	286,074	91,329	1,307,322	-	-	297,558		
Ending Cash Balance 6/30/21	19,183,314	2,938,401	9,262,728	126,482	396,715	26,353,591		

(1) Does not reflect final project funding percentage

*Beginning balance difference of \$1 is due to rounding from ending balance in FY19/20

El Dorado County, Community Development Services, Department of Transportation
 Public Notice of Impact Fee Accounts
 Fiscal Year 2020/21

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx	BAR J Trust Road Impact Fee Acct. 7936465	Marble Valley Road Road Impact Fee Acct. 7936466		
Beginning Cash Balance 07/01/20	199	57,762		
Fees Collected FY 20/21			-	
Refunds				
Interest Earned	1	285		
Loans or Inter-Fund Transfers				
<u>Public Improvement Expenditures</u>	<u>Project #</u>		<u>Approximate Construction Start Date</u>	<u>(1) Life to Date % Funded with Impact Fees</u>
N/A	N/A		N/A	N/A
Reverse Accruals	-	-		
Total Public Improvement Expenditures (Cash)	-	-		
Ending Cash Balance 06/30/21	200	58,047		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2020-21

	Community Benefit Fee (including Alto LLC*) Special Revenue Fund Acct. 3670704	Serrano J7: Bass Lake Road Special Revenue Fund Acct. 3670721	Serrano J7: Bass Lake Road-Bridlewood Drive Special Revenue Fund Acct. 3670722	Bass Lake Hills PFFP Special Revenue Fund Acct. 7936467	Bass Lake Hills PFFP - Admin Fee Special Revenue Fund Acct. 3670727	Intelligent Transportation System Special Revenue Fund Acct. 3670755		
Beginning Cash Balance 7/01/20	266,141	0	0	701,512	41	168,401		
Fees Collected FY 20/21	-	76,908	6,154	971,372	-	-		
Accruals FY 19/20	-	-	-	-	-	-		
Due to other funds - Payables	-	-	-	-	-	-		
Accounts Receivable	-	-	-	-	-	-		
Reverse Prior Year Accruals	-	-	-	-	-	-		
Reverse Prior Year Receivable	-	-	-	-	-	-		
Refunds	-	-	-	-	-	-		
Interest Earned	1,311	14	0	4,787	1	830		
NET REVENUE	1,311	76,922	6,154	976,159	42	830	Approximate	(1) Life to Date
Public Improvement Expenditures							Construction	% Funded with
Road Maint. Agmt	-	-	-	-	-	-	N/A	N/A
Total Expenditures (Cash)	-	-	-	-	-	-		
Ending Cash Balance 6/30/21	267,452	76,922	6,154	1,677,671	42	169,231		

*Alto portion beginning balance 7/1/20 \$31,962.76
Alto portion FY 20/21 Interest \$157.50
Alto portion ending balance 6/30/21 \$32,120.26

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts

Intelligent Transportation
System
Special Revenue Fund
Acct. 3670755
(FY 2018-19)

Beginning Cash Balance 7/01/18	0
Fees Collected FY 18/19	164,650
Accruals FY 17/18	-
Due to other funds - Payables	-
Accounts Receivable	-
Reverse Prior Year Accruals	-
Reverse Prior Year Receivable	-
Refunds	-
Interest Earned	633
NET REVENUE	165,283
<u>Public Improvement Expenditures</u>	
Road Maint. Agmt	-
Total Expenditures (Cash)	-
Ending Cash Balance 6/30/19	165,283

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts

Intelligent Transportation
System
Special Revenue Fund
Acct. 3670755
(FY 2019-20)

Beginning Cash Balance 7/01/19	165,283
Fees Collected FY 19/20	-
Accruals FY 18/19	-
Due to other funds - Payables	-
Accounts Receivable	-
Reverse Prior Year Accruals	-
Reverse Prior Year Receivable	-
Refunds	-
Interest Earned	3,118
 NET REVENUE	 3,118
 <u>Public Improvement Expenditures</u>	
Road Maint. Agmt	-
Total Expenditures (Cash)	-
Ending Cash Balance 6/30/20	168,401