

County of El Dorado

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Master Report

File Number: 09-1338

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Agenda Type: Agenda Item
Status: Approved
Version: 1
Reference:
Gov Body: Board Of Supervisors
Created: 10/19/2009
Agenda Title: DOT 12/15/09 Transportation Department recommending the Board receive and file the Impact Fee Program Report for the 2008/2009 Fiscal Year
Final Action: 12/15/2009

Title: Transportation Department recommending the Board receive and file the Impact Fee Program Report for the 2008/2009 Fiscal Year.

Notes:

Sponsors:
Attachments: A - Cash Statement, B - Brief Description of Fee Programs, C - Fee Schedules
Same:
Contact: Scott Wilson, x6050

Enactment Date:
Time Required:
Hearing Date:
Next Meeting Date:

Approval History

Version	Date	Approver	Action
1	10/26/2009	Karen Barger	Approved
1	11/19/2009	Ruth Young	Approved
1	11/23/2009	Jim Ware	Approved
1	11/30/2009	Agenda Coordinator	Delegate
1	12/02/2009	Laura Schwartz	Approved
Notes	Consent		
1	12/09/2009	Gayle Erbe-Hamlin	Approved

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1 Board Of Supervisors 12/15/2009 Approved Pass
Action Text: This matter was Approved on the consent calendar.
Yes 5
Supervisor Knight, Supervisor Nutting, Supervisor Sweeney, Supervisor
Briggs and Supervisor Santiago

Text of Legislative File 09-1338

Transportation Department recommending the Board receive and file the Impact Fee Program Report for the 2008/2009 Fiscal Year.

Fiscal Impact/Change to Net County Cost:

There is no fiscal impact and no change to net County cost associated with this item.

Reason for Recommendation:

Pursuant to Section 66006 of the Government Code, the County is required to annually make available to the public specific information related to the prior year's activity for the County's Impact Fee programs. In compliance with Government Code 66006, Attachments A-C provide the following:

Attachment A - Cash Statement

- The beginning and ending (cash) balance of the account
- The 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 inter-fund transfer activity during the fiscal year
- Total refunds

Attachment B - A Brief Description of the Fee Programs

Attachment C - Fee Schedules

The attached schedules provide a brief summary of the road impact fee programs administered by the County.

Action to be taken following Board approval:

Attachments A through C, Impact Fee Program Report for the 2008/2009 Fiscal Year will be posted to the El Dorado County Department of Transportation's web site.

Contact: James W. Ware, PE
Director of Transportation

Concurrences:

ATTACHMENT A

El Dorado County Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 08/09

Fee Schedule on DOT Website (http://co.el-dorado.ca.us/DOT)	2004 GP EDH TIM Fee (Zone 8) Acct. 7730503	2004GP EDH TIM Fee (Zone 8) West Valley Prepay Acct. 7730506	2004 GP Silva Valley Set-Aside Fund Acct. 7730504	2004 GP TIM Fee (Zones 1-7) Acct. 7730505	2004 GP Hwy50 TIM Fee Acct. 7730701	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
Beginning Cash Balance 7/01/08	7,215,752	14,983,552	4,881,126	4,208,595	2,129,087		
Fees Collected FY 08/09	817,470	-	555,664	3,008,890	1,484,476		
Refunds	(264,536)	-	(113,373)	(83,056)	(91,642)		
Interest Earned	96,926	174,025	76,449	79,067	36,023		
Loans or Inter-Fund Transfers	(750,000)	-	-	-	-		
Public Improvement Expenditures							
BASS LAKE ROAD - SERRANO PARKWAY TO EXISTING BASS LAKE ROAD	724,600					Complete	100%
BASS LAKE ROAD - SPECIFIC PLAN PHASE 1A	10,503					Beyond 2018	100%
BASS LAKE ROAD FULL IMPROVEMENTS - PHASE 1A	8,456					Beyond 2018	100%
CAMERON PARK DRIVE/GREEN VALLEY ROAD INTERSECTION IMPROVEMENTS				278,288		2013-2018	87%
COUNTRY CLUB DR. - SILVA VALLEY PARKWAY TO THE "OLD LINCOLN HIGHWAY"	77,977					2011	97%
EL DORADO HILLS BLVD/WILSON BLVD SIGNALIZATION	494,098					Complete	100%
EL DORADO HILLS BOULEVARD INTERCHANGE - SARATOGA REALIGNMENT - PHASE 1.2A	569,031					Complete	95%
EL DORADO HILLS BOULEVARD/FRANCISCO DRIVE INTERSECTION ALIGNMENT	95,867					2013-2018	68%
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	58,913		11,590	78,643	49,457	N/A	99%
GREEN VALLEY ROAD AT TENNESSEE CREEK - BRIDGE REPLACEMENT				26,305		2010	16%
GREEN VALLEY ROAD AT WEBER CREEK - BRIDGE REPLACEMENT				14,138		2012	7%
GREEN VALLEY ROAD WIDENING - COUNTY LINE TO FRANCISCO DRIVE	8,599					Complete	96%
HEADINGTON ROAD EXTENSION - MISSOURI FLAT ROAD TO EL DORADO ROAD				242,053		2013-2018	100%
LATROBE ROAD WIDENING (2 TO 4 LANES) - GOLDEN FOOTHILL PARKWAY (SOUTH) TO INVESTMENT BOULEVARD	68,989					Beyond 2018	99%
LATROBE ROAD WIDENING (2 TO 4 LANES) - SUNCAST LANE TO GOLDEN FOOTHILL PARKWAY (SOUTH)		5,731,283				In Construction	91%
LATROBE ROAD WIDENING (4 TO 6 LANES) - US 50 TO WHITE ROCK ROAD		28,742				Complete	100%
PLEASANT VALLEY ROAD (SR 49)/PATTERSON DRIVE INTERSECTION SIGNALIZATION				159,542		Beyond 2018	98%
PLEASANT VALLEY ROAD AT OAK HILL ROAD INTERSECTION IMPROVEMENTS				5,384		2011	63%
SARATOGA WAY EXTENSION - PHASE 1	317,324					2013-2018	99%
SILVA VALLEY PARKWAY WIDENING (2 TO 4 LANES)	158,918					Beyond 2018	99%
SLY PARK ROAD AT CLEAR CREEK CROSSING - BRIDGE REHABILITATION				10,552		2012	9%

El Dorado County Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 08/09

	2004 GP EDH TIM Fee (Zone 8)	2004GP EDH TIM Fee (Zone 8) West Valley Prepay	2004 GP Silva Valley Set-Aside Fund	2004 GP TIM Fee (Zones 1-7)	2004 GP Hwy50 TIM Fee	
U.S. 50/BASS LAKE ROAD INTERCHANGE IMPROVEMENTS - PHASE 1	763			763	1,525	Beyond 2018 100%
U.S. 50/CAMBRIDGE ROAD INTERCHANGE IMPROVEMENTS - PHASE 1				445	445	Beyond 2018 99%
U.S. 50/CAMERON PARK DRIVE INTERCHANGE ALTERNATIVES STUDY				3,977	3,977	N/A 99%
U.S. 50/CAMERON PARK DRIVE INTERCHANGE IMPROVEMENTS - PHASE 1				21,271	21,271	2013-2018 100%
U.S. 50/CAMINO AREA PARALLEL CAPACITY/SAFETY STUDY					210,614	Beyond 2018 100%
U.S. 50/EL DORADO HILLS BLVD INTERCHANGE - PEDESTRIAN OVERCROSSING	104,783					Beyond 2018 33%
U.S. 50/EL DORADO HILLS BOULEVARD INTERCHANGE IMPROVEMENTS	151,399					Beyond 2018 100%
U.S. 50/EL DORADO HILLS BOULEVARD INTERCHANGE PHASE 1.1: SOUNDWALL	25					Complete 99%
U.S. 50/EL DORADO ROAD INTERCHANGE IMPROVEMENTS - PHASE 1				7,872	7,872	Beyond 2018 99%
U.S. 50/MISSOURI FLAT ROAD INTERCHANGE IMPROVEMENTS - PHASE 1A				948,474	948,474	Complete 98%
U.S. 50/MISSOURI FLAT ROAD INTERCHANGE IMPROVEMENTS - PHASE 1B				536,537	536,537	2010 99%
U.S. 50/PONDEROSA RD INTERCHANGE - DUROCK RD REALIGNMENT				1,236	1,236	2013 99%
U.S. 50/PONDEROSA RD INTERCHANGE - N. SHINGLE RD REALIGNMENT				2,205	2,205	2013 99%
U.S. 50/PONDEROSA RD/SC. SHINGLE RD INTERCHANGE IMPROVEMENTS				169,358	169,358	2013-2018 100%
WHITE ROCK ROAD LATROBE ROAD TO KEABLES 2 TO 4 LANES	60,186					2013-2018 100%
WHITE ROCK ROAD REALIGNMENT - MANCHESTER DRIVE TO LATROBE ROAD		2,530,522				Complete 100%
WHITE ROCK ROAD WIDENING - WEST COUNTY LINE TO WINDFIELD	572,051					Complete 100%
WHITE ROCK ROAD WIDENING (2 TO 4 LANES) - KEABLES ROAD TO U.S. 50/SILVA VALLEY PARKWAY INTERCHANGE	2,838					2013-2018 99%
WHITE ROCK ROAD/POST STREET SIGNAL	175,715					2009 100%
Reverse Accruals	20,733	199,488	-	465,349	502,601	
Total Public Improvement Expenditures (Cash)	3,681,768	8,490,035	11,590	2,972,392	2,455,572	
Ending Cash Balance 6/30/09	3,433,842	6,667,542	5,388,276	4,241,104	1,102,372	

(1) Does not reflect final project funding percentage

El Dorado County Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 08/09

Fee Schedule on DOT Website (http://co.el-dorado.ca.us/DOT)	El Dorado Hills/ Salmon Falls Area Road Impact Fee Acct. 7730400	Silva Valley Interchange Road Impact Fee Acct. 7730401	West Slope TIM Fee Acct. 7730500	State Traffic Impact Mitigation Fee Acct. 7730604	Highway 50 Corridor Variable TIM Fee Acct. 7730700	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
Beginning Cash Balance 7/01/08	1,039,368	20,089,863	11,925,851	1,025,221	13,939,088	2013	77%
Fees Collected FY 08/09	-	-	6,145	1,828	1,312	Complete	96%
Refunds	(8,465)	(3,628)	(11,163)		(18,960)	Complete	96%
Interest Earned	12,698	307,609	175,058	4,303	199,021	Complete	98%
Loans or Inter-Fund Transfers	-	750,000	-	-	-	2011	97%
Public Improvement Expenditures						2011	98%
	Project #						
BASS LAKE FRONTAGE IMPROVEMENTS - SILVER SPRINGS	66115		11,015			2010	99%
CAMERON PARK DRIVE/COUNTRY CLUB DRIVE/PALMER DRIVE INTERSECTION IMPROVEMENTS	72364		726,786			Complete	96%
CAMERON PARK DRIVE/LA CANADA DRIVE INTERSECTION IMPROVEMENTS	72366		1,601,791			Complete	96%
CAMERON PARK DRIVE/OXFORD DRIVE INTERSECTION IMPROVEMENTS	72365		171			Complete	98%
COUNTY CLUB DR. - SILVA VALLEY PARKWAY TO THE "OLD LINCOLN HIGHWAY"	71335	122,641				2011	97%
DIAMOND SPRINGS PARKWAY - PHASE 1	72334		370,999			2011	98%
DUROCK ROAD/BUSINESS DRIVE INTERSECTION SIGNALIZATION	73354		268,459			2010	99%
GREEN VALLEY ROAD AT DRY CREEK - BRIDGE RECONSTRUCTION	77103		(351,092)			Complete	11%
GREEN VALLEY ROAD WIDENING - COUNTY LINE TO FRANCISCO DRIVE	72355		5,498			Complete	95%
GREEN VALLEY ROAD/CAMBRIDGE ROAD INTERSECTION SIGNALIZATION	73315		137,863			Complete	100%
GREEN VALLEY ROAD/DEER VALLEY ROAD WEST INTERSECTION IMPROVEMENTS	66114		83,969			2010	97%
GREEN VALLEY ROAD/SILVER SPRINGS PARKWAY INTERSECTION	72404		817			2010	100%
GREEN VALLEY ROAD/SILVER SPRINGS PARKWAY INTERSECTION SIGNALIZATION	66106		71,752			2010	92%
LATROBE ROAD WIDENING (2 TO 4 LANES) - GOLDEN FOOTHILL PARKWAY (SOUTH) TO INVESTMENT BOULEVARD	72350	50,003				Beyond 2018	99%
LATROBE ROAD - WHITE ROCK TO SUNCAST LANE - PHASE 1	72335	(382,133)				Complete	57%
MISSOURI FLAT ROAD/GOLDEN CENTER DRIVE INTERSECTION SIGNALIZATION	73356		1,153			Complete	99%
MOTHER LODGE DRIVE TWO-WAY LEFT TURN LANE/WIDENING	73130		75,124			Complete	92%
MOTHER LODGE DRIVE/PLEASANT VALLEY ROAD INTERSECTION IMPROVEMENTS	73307		241			Beyond 2018	95%
PLEASANT VALLEY ROAD TWO-WAY LEFT TURN LANE	73318		6,297			Complete	18%
SILVER SPRINGS PKWY TO BASS LAKE RD (SOUTH SEGMENT)	66108		35,644			2012	55%

El Dorado County Department of Transportation
 Public Notice of Impact Fee Accounts
 Fiscal Year 08/09

Fee Schedule on DOT Website (http://co.el-dorado.ca.us/DOT)	El Dorado Hills/ Salmon Falls Area Road Impact Fee Acct. 7730400	Silva Valley Interchange Road Impact Fee Acct. 7730401	West Slope TIM Fee Acct. 7730500	State Traffic Impact Mitigation Fee Acct. 7730604	Highway 50 Corridor Variable TIM Fee Acct. 7730700	
SILVER SPRINGS PKWY TO GREEN VALLEY RD (NORTH SEGMENT)			62,855		2010	94%
U.S. 50 CORRIDOR PROGRAM MANAGEMENT					N/A	100%
U.S. 50 HOV LANES (PHASE 1) - EL DORADO HILLS TO BASS LAKE GRADE					3,727,665	In Construction
U.S. 50 HOV LANES (PHASE 2) - BASS LAKE GRADE TO CAMERON PARK DRIVE					48,111	2013-2018
U.S. 50 HOV LANES (PHASE 3) - PONDEROSA ROAD TO GREENSTONE ROAD					2,708	Beyond 2018
U.S. 50 MAINLINE WIDENING AT EL DORADO HILLS					1,622	Beyond 2018
U.S. 50 MISSOURI FLAT ROAD INTERCHANGE IMPROVEMENTS - PHASE 1A				1,029,129		Complete
U.S. 50/SILVA VALLEY PARKWAY INTERCHANGE - PHASE 1 & 2		198,096				2012
WHITE ROCK ROAD WIDENING - WEST COUNTY LINE TO WINDFIELD	999,228					Complete
Reverse Accruals	-	-	13,208	2,223	111,437	
Total Public Improvement Expenditures (Cash)	667,098	320,737	3,122,550	1,031,352	3,937,536	
Ending Cash Balance 6/30/09	376,503	20,823,107	8,973,341	0	10,182,925	

(1) Does not reflect final project funding percentage

El Dorado County Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 08/09

	El Dorado/ Diamond Springs Road Impact Fee Acct. 7730406	Barnett Bus Park / Durock Road Imp Road Impact Fee Acct. 7730420	Bassi Road Corridor Road Impact Fee Acct. 7730421	BAR J Trust Road Impact Fee Acct. 8830422	Marble Valley Road Road Impact Fee Acct. 8830423
Beginning Cash Balance 7/01/08	135,307	3,884	123,491	181	51,414
Fees Collected FY 08/09	-	-	928	-	-
Refunds	-	-	-	-	-
Interest Earned	2,077	-	703	3	789
Loans or Inter-Fund Transfers	-	-	-	-	-
Public Improvement Expenditures					
BASSI ROAD IMPROVEMENTS			125,123		
DUROCK ROAD/BUSINESS DRIVE INTERSECTION SIGNALIZATION (REIMBURSEMENT TO DEVELOPER)		3,884			
Reverse Accruals	-	-	-	-	-
Total Public Improvement Expenditures (Cash)	-	3,884	125,123	-	-
Ending Cash Balance 6/30/09	137,384	-	-	184	52,203
				Complete	91%
				2010	99%

(1) Does not reflect final project funding percentage

ATTACHMENT B

El Dorado County
Brief Description of the Types of Road Impact Fees
As required by Government Code Section 66006 (b) (1) (A)
December 15, 2009

General

The purpose of road impact mitigation fees is to finance major road and thoroughfare improvement facilities to reduce the impact of traffic congestion caused by new development within the area. 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 following fee programs currently exist in the County:

FEES CURRENTLY CHARGED AND USED TO FUND PROJECTS:

2004 General Plan Traffic Impact Mitigation (2004GP TIM) Fee

The 2004 General Plan Traffic Impact Mitigation (TIM) fee program addresses the need to fund a road system capable of achieving the traffic level of service standards of the 2004 General Plan. For permits submitted after 11/19/2005, this fee program succeeds the El Dorado Hills Road Impact Fee, the West Slope Traffic Impact Mitigation Fee, the State Traffic Impact Mitigation Fee and the Interim Hwy 50 Corridor Variable Traffic Impact Fee.

For this new fee program, the projected costs of future projects were spread among eight zones (See map, figure 1) based on traffic volumes from each zone and these costs were converted into the adopted fees. 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. Local funds collected from zone 8 are held separately due to preexisting agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road Improvement Fee (RIF) program. Local funds collected from zone 8 can only be used on projects within the boundaries of zone 8, and additionally, local funds from zones 1-7 cannot be used on projects within zone 8.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. To provide equity to the fee program, the different zones' Hwy. 50 component of the fee was based on the usage attributable to development in that given zone.

The zones that comprise this 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

More information about the various programs can be found in the enabling resolutions for each program and the subsequent updates. Refer to Exhibit C for a listing of the resolutions.

FEES CURRENTLY CHARGED AND USED TO FUND PROJECTS (Continued):

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 5) 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 Exhibit C 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 6) 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 at the time of 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 Exhibit C for details of fee calculation.

FEES NOT CURRENTLY BEING CHARGED, BUT REMAINING FUNDS ARE BEING USED TO FUND PROJECTS:

El Dorado Hills/Salmon Falls Area Road Impact Fee (RIF)

The El Dorado Hills/ Salmon Falls area RIF program provides funding for major road improvements required as a result of development occurring within the boundaries as shown on the attached map (figure 2).

As a provision of the El Dorado Hills Specific Plan, Public Improvements Financing Plan, the County is required to set aside, at time of collection, thirty percent (30%) of all fees collected within the El Dorado Hills/Salmon Falls area for the financing of the Silva Valley Interchange.

West Slope Traffic Impact Mitigation Fee (TIM)

The TIM fee area program provides funding for major road improvements required as a result of development occurring in the "West Slope" area of the County, being that portion of the County located westerly of the divide between the Tahoe Basin and Sacramento Valley watersheds, excluding the El Dorado Hills/Salmon Falls area.

State Traffic Impact Mitigation Fee

The State Traffic Impact Mitigation Fee is not a State fee, but a fee collected and administered by the County for the purpose of constructing improvements to the State highway system within our County. This fee program funds capacity needs for State Highways 49, 193, U.S. 50, and all anticipated U.S. 50 interchanges with the exception of the El Dorado Hills and Silva Valley Interchanges, which are financed through the El Dorado Hills/Salmon Falls RIF. Fees for this program are calculated based on each area's relative share of trips generated in the county. These areas are the regional analysis zones used in the General Plan EIR (see map, figure 3):

- ✓ El Dorado Hills/Salmon Falls Area
- ✓ Regional Analysis Zone # 1 (includes El Dorado/Diamond Springs, Cameron Park, Shingle Springs, Placerville Periphery, and City of Placerville)
- ✓ Regional Analysis Zones #2 – 5 (balance of county excluding Tahoe Basin)

Interim Highway 50 Corridor Variable Traffic Impact Fee

The Interim Highway 50 Corridor Variable Traffic Impact Fee program addresses facility improvements needed related to the Highway 50 corridor. Projects in this fee program include improvements to Highway 50 that are not included in the State TIM program, commuter buses, park and Ride lots, parallel capacity. Fees were calculated by region (see map, figure 4) and square footage:

- ✓ El Dorado Hills/Salmon Falls Area District
- ✓ West District
- ✓ Central District
- ✓ East District

El Dorado / Diamond Springs Road Impact Fee

This fee was established and collected to fund road projects in the El Dorado / Diamond Springs area of the County. The remaining amount in this fund has been designated to be used for the future signalization project at the intersection of Pleasant Valley Road (Highway 49) and Patterson Drive.

PREPAID TRAFFIC IMPACT FEES – WEST VALLEY (BLACKSTONE)

2004 General Plan Traffic Impact Mitigation (2004GP TIM) Fee – Zone 8 – West Valley Prepay Account

In January of 2007, the Developers of the West Valley (Blackstone) Specific Plan area prepaid 70% of the local component of the 2004GP TIM Zone 8 fee for all the planned residential and a portion of the commercial development in the Specific Plan. The 70% represents the portion of the local component of the 2004GP TIM Zone 8 that is NOT part of the set-aside specifically held for the delivery of the future Highway 50/Silva Valley Interchange. This prepaid amount of \$23,288,440 is to be held in a separate account, and is to be used primarily for delivery of transportation projects that are conditioned to the development, with any remaining funds being utilized for other Capital Improvement Projects within the 2004GP TIM Zone 8 (El Dorado Hills).

The prepaid amount is based on the 2004GP TIM - Zone 8 fee in effect on January 22, 2007. When each building permit is issued for development in the West Valley Specific Plan area, the following fees will be collected:

- ✓ The difference between the in-effect non-Silva Valley set-aside portion of the local component of the 2004GP TIM Zone 8 fee (=70% of the in-effect local component) and the prepaid amount.
- ✓ The total in-effect Silva Valley set-aside of the 2004GP TIM Zone 8 fee.
- ✓ The total in-effect Highway 50 component of the 2004GP TIM Zone 8 fee.

FIGURE 1

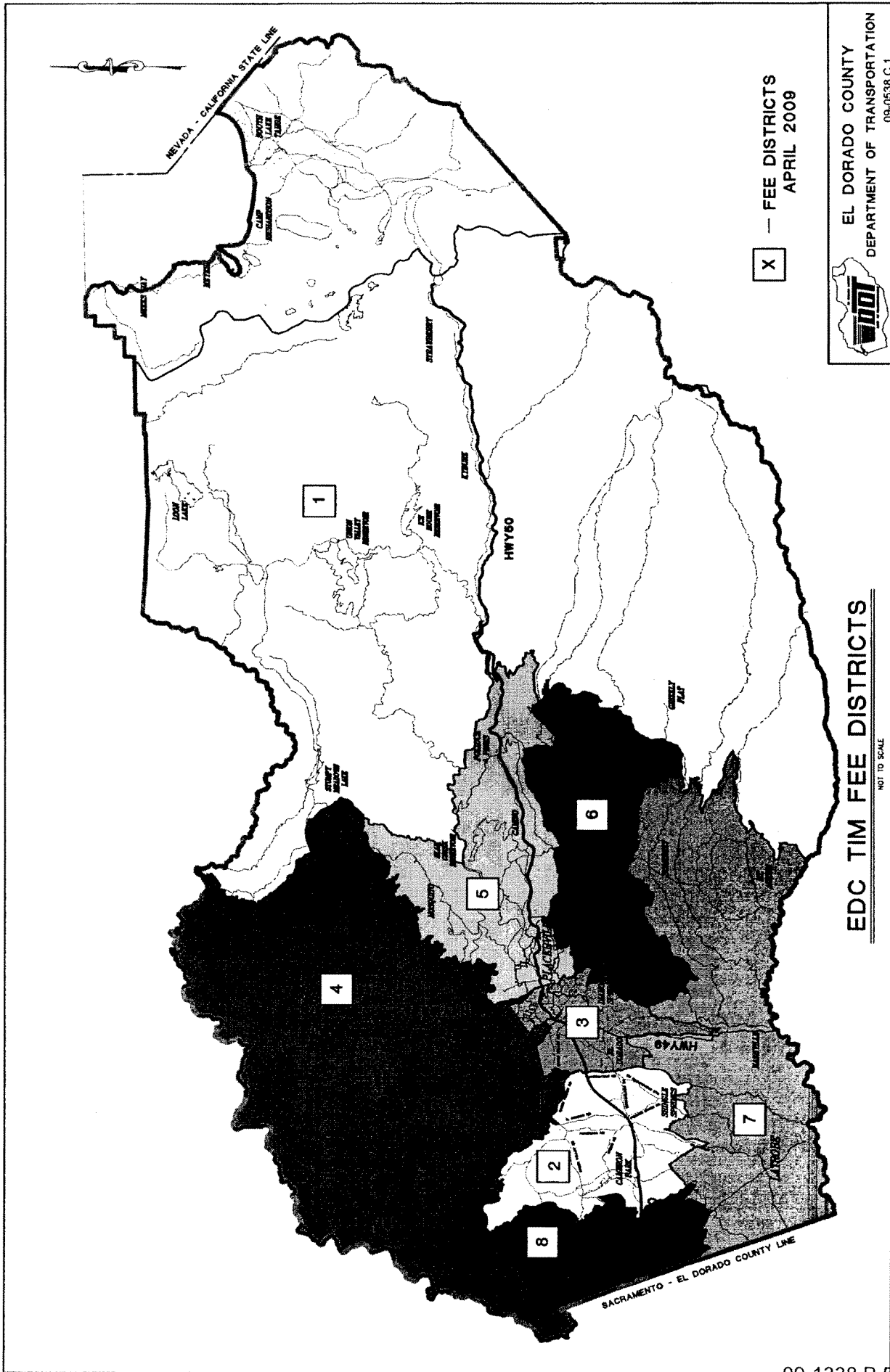
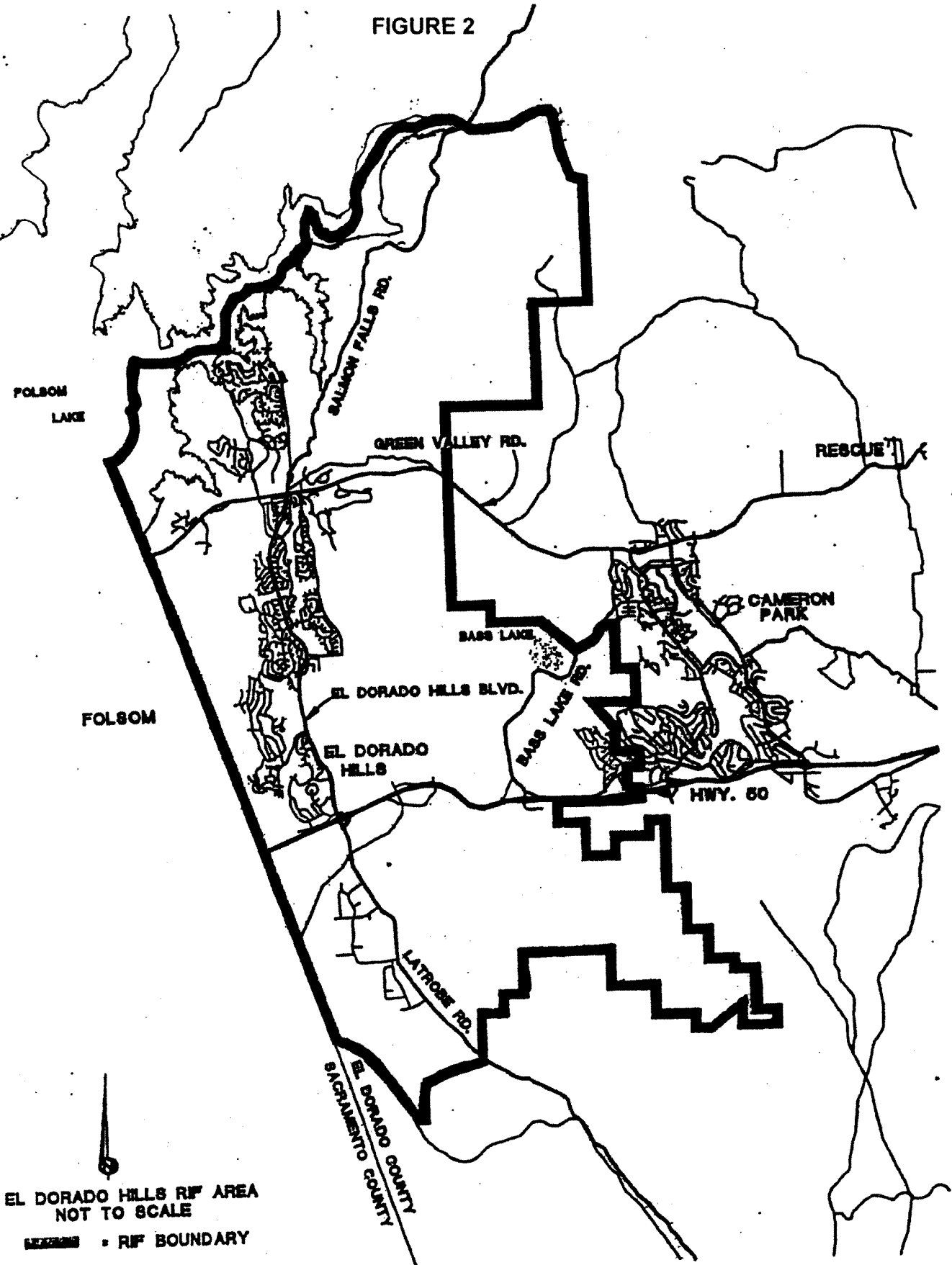


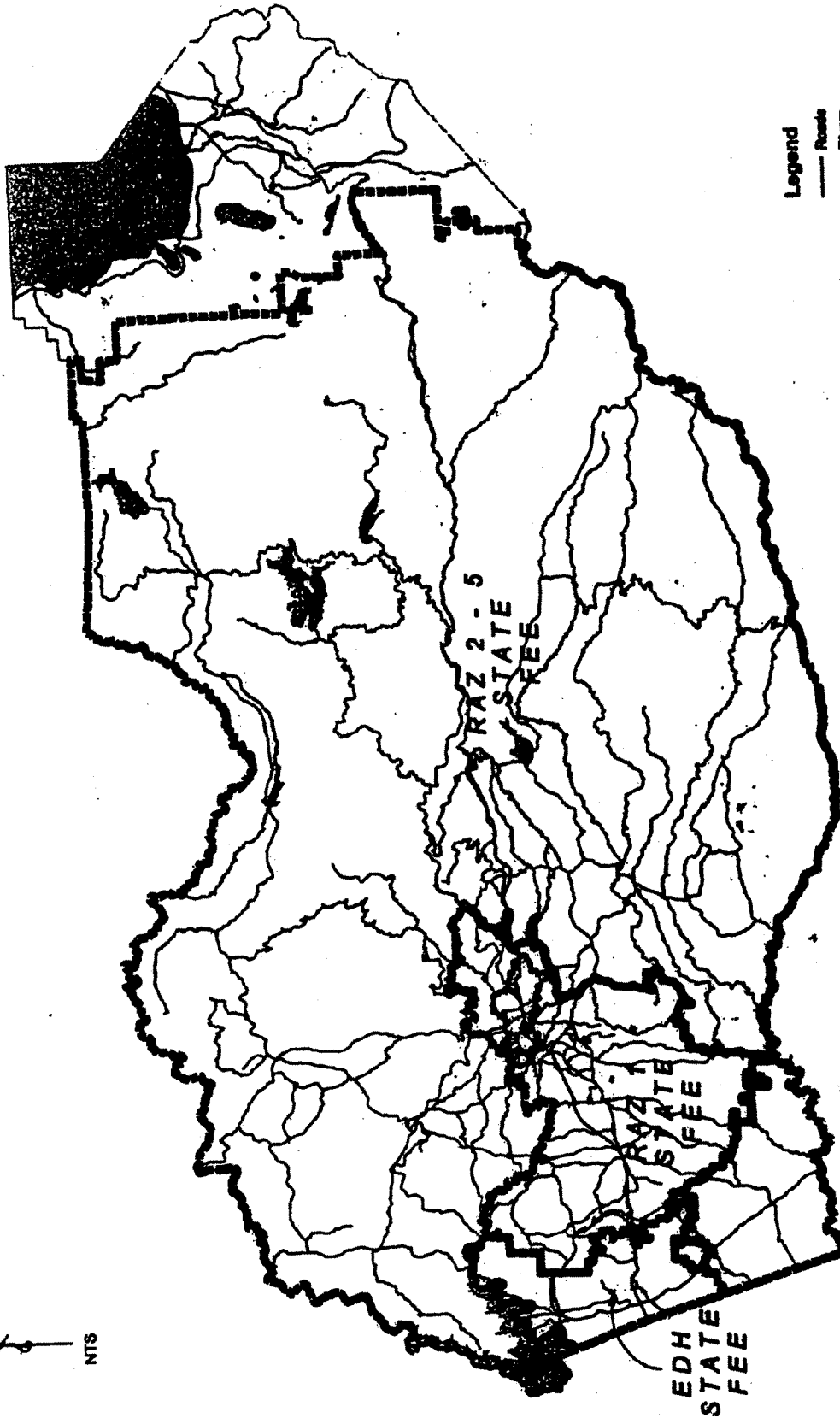
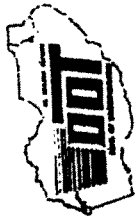
FIGURE 2



EL DORADO HILLS RIF AREA
NOT TO SCALE
- RIF BOUNDARY

FIGURE 3

EL DORADO COUNTY TRANSPORTATION FEES
AND SUPERVISORIAL DISTRICTS

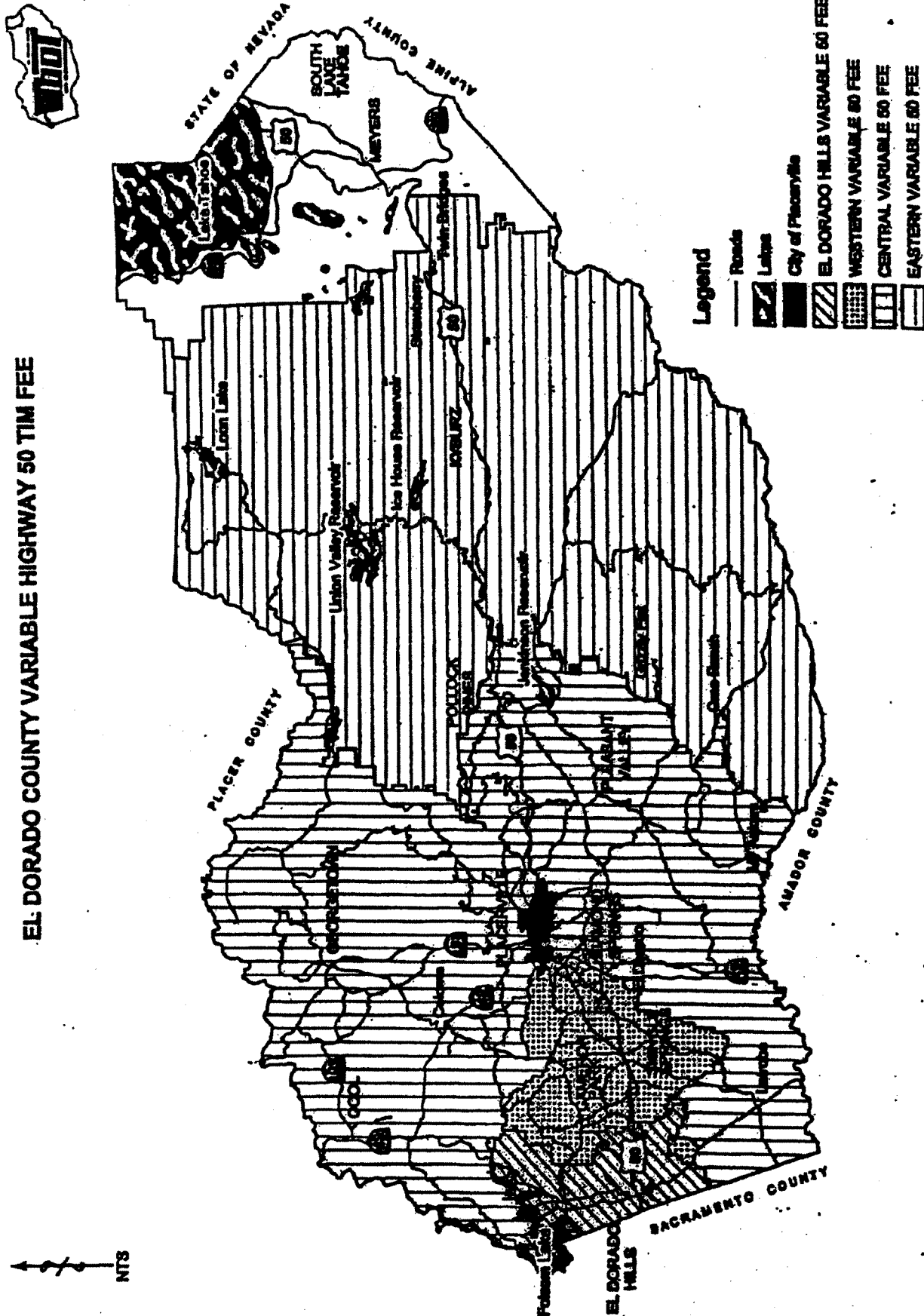


Legend
— Roads
— Rivers
— Lakes
□ Placerville City Limits
NOTE: STATE FEE AREAS LABELED ON MAP



FIGURE 4


EL DORADO COUNTY VARIABLE HIGHWAY 50 TIM FEE

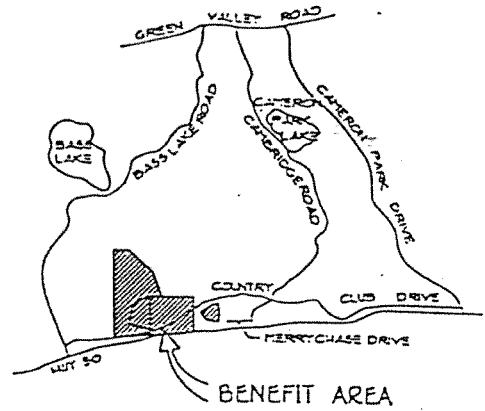


REAL DATE 1988
JPT

FIGURE 5

EXHIBIT 'C' BENEFIT AREA

 IMPROVEMENTS



VICINITY MAP
N.T.S.

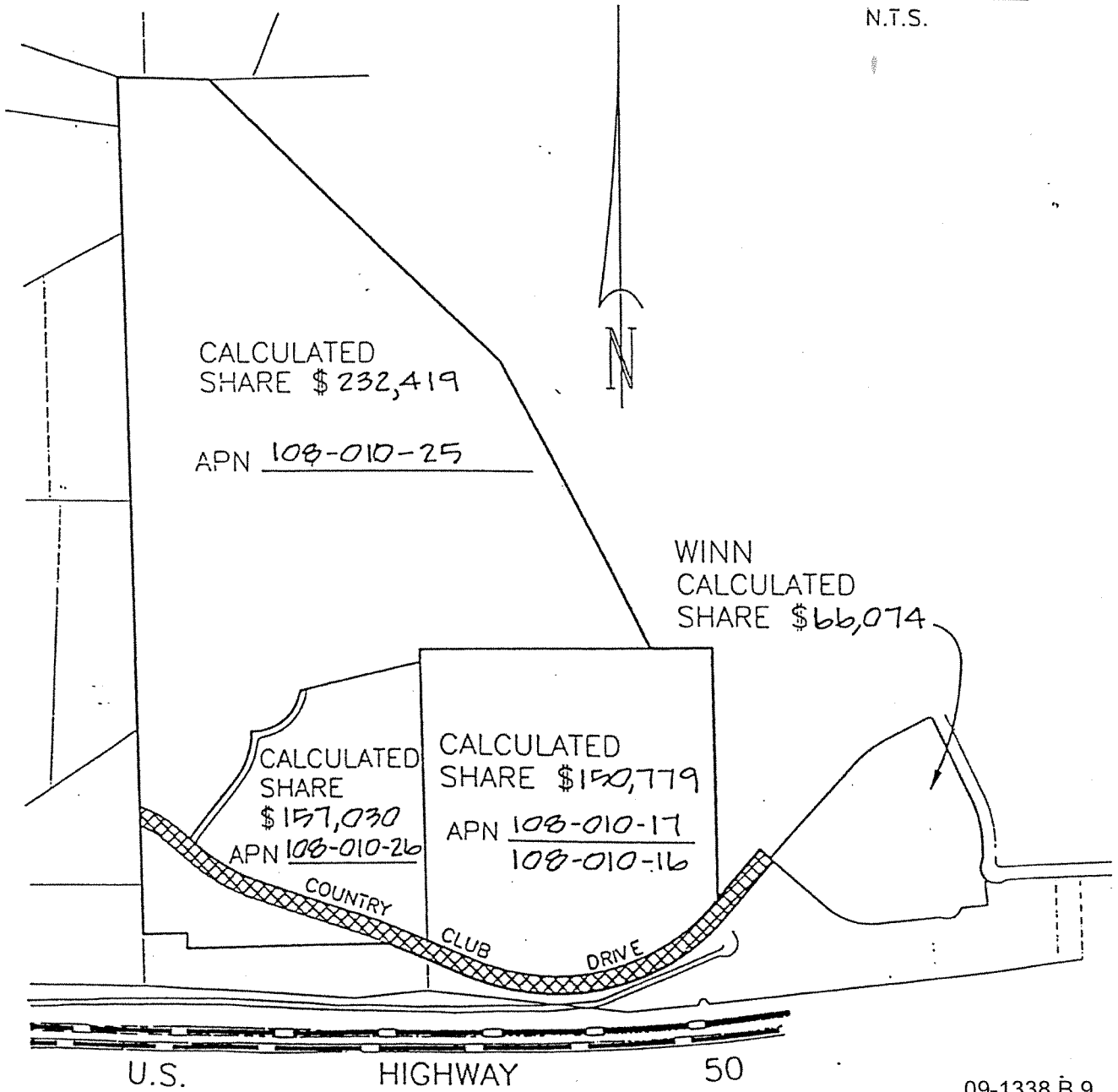


FIGURE 6

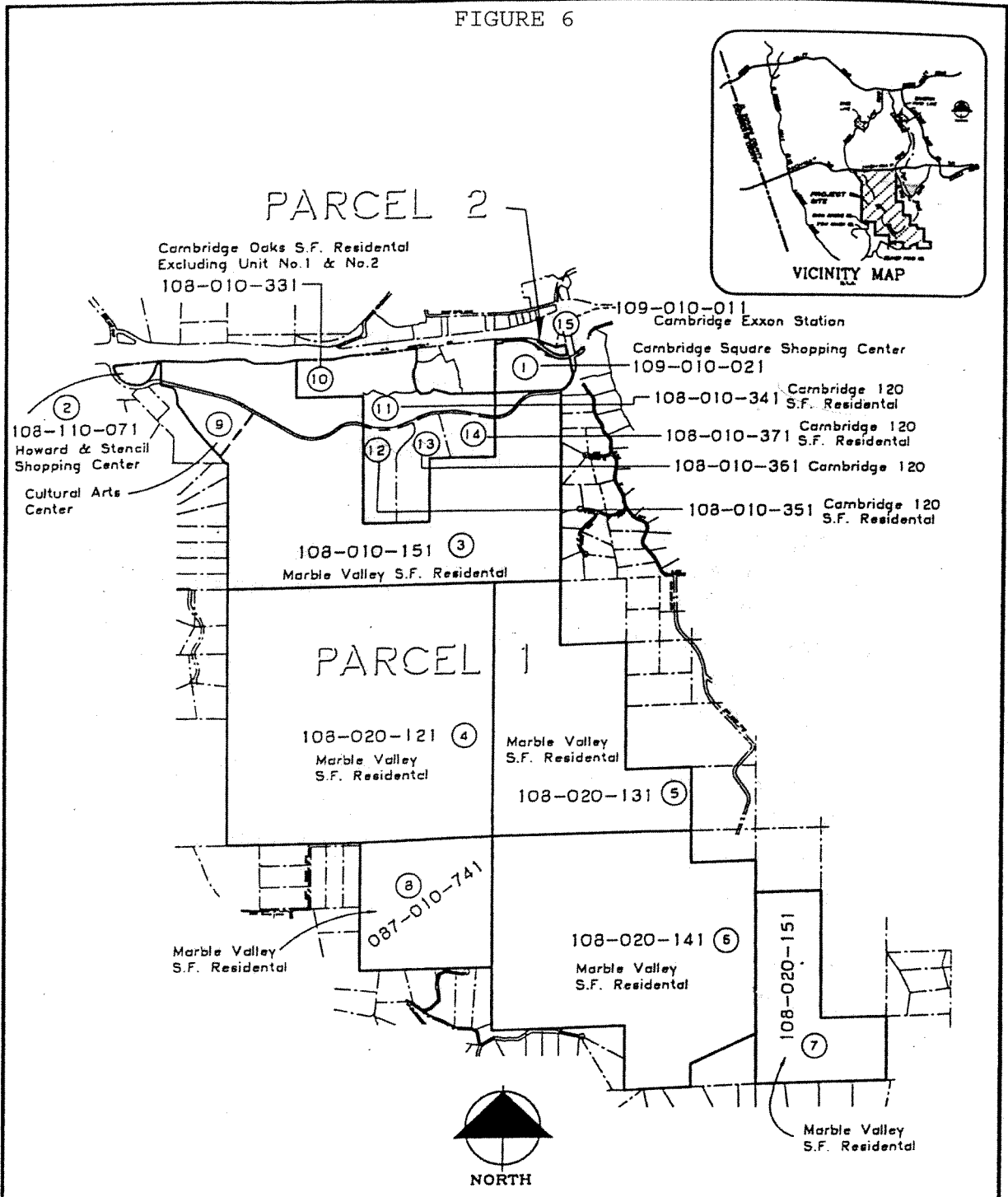


EXHIBIT D-1

MARBLE VALLEY ROAD
AREA OF BENEFIT

MARBLE VALLEY

El Dorado Hills, California
AREA OF BENEFIT MAP - DECEMBER 1998
Revised March 2000

ATTACHMENT C

**2004GP Traffic Impact Fees - Local and Highway 50
Zones 1-7
Effective through September 26, 2008**

Zone	Resolution Date	Effective Date	Resolution #	Description	High-ftp											
					Single Family per DU	Multi-Family per DU	Commercial per Sq.Ft.	Office per Sq.Ft.	Industrial per Sq.Ft.	Warehouse per Sq.Ft.	Church per Sq.Ft.	Gas Station per pump	Golf Course per hole	Campground Bed & Breakfast per room		
ZONE 1	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 13,500	\$ 8,800	\$ 16.80	\$ 7.82	\$ 2.01	\$ 1.27	\$ 0.64	\$ 0.64	\$ 7,890	\$ 6,420	\$ 2,550	\$ 1,280
	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,780	\$ 2,470	\$ 2.57	\$ 1.20	\$ 0.31	\$ 0.19	\$ 0.10	\$ 0.10	\$ 1,210	\$ 983	\$ 390	\$ 196
ZONE 2	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 30,100	\$ 19,700	\$ 18.50	\$ 8.65	\$ 2.21	\$ 1.40	\$ 0.71	\$ 0.71	\$ 8,180	\$ 7,110	\$ 2,690	\$ 1,350
	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 12,300	\$ 7,920	\$ 7.97	\$ 3.73	\$ 0.96	\$ 0.62	\$ 0.31	\$ 0.31	\$ 3,530	\$ 3,080	\$ 1,170	\$ 580
ZONE 3	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 30,100	\$ 19,700	\$ 21.80	\$ 10.20	\$ 2.61	\$ 1.66	\$ 0.83	\$ 0.83	\$ 9,630	\$ 8,360	\$ 3,170	\$ 1,590
	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 12,300	\$ 7,920	\$ 4.70	\$ 2.20	\$ 0.56	\$ 0.35	\$ 0.18	\$ 0.18	\$ 2,090	\$ 1,820	\$ 683	\$ 343
ZONE 4	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 13,300	\$ 8,620	\$ 18.00	\$ 8.36	\$ 2.15	\$ 1.36	\$ 0.68	\$ 0.68	\$ 8,340	\$ 6,850	\$ 2,690	\$ 1,350
	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,370	\$ 1,550	\$ 3.08	\$ 1.44	\$ 0.38	\$ 0.24	\$ 0.13	\$ 0.13	\$ 1,440	\$ 1,190	\$ 463	\$ 232
ZONE 5	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 12,400	\$ 8,020	\$ 18.30	\$ 8.50	\$ 2.18	\$ 1.38	\$ 0.70	\$ 0.70	\$ 8,490	\$ 6,980	\$ 2,740	\$ 1,390
	9/25/2007	11/24/2007	205-2008	2005 General Plan Traffic Impact Fees - Highway 50	\$ 3,520	\$ 2,300	\$ 2.74	\$ 1.28	\$ 0.32	\$ 0.21	\$ 0.10	\$ 0.10	\$ 1,280	\$ 1,050	\$ 411	\$ 207
ZONE 6	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 24,700	\$ 16,100	\$ 18.70	\$ 8.65	\$ 2.21	\$ 1.40	\$ 0.71	\$ 0.71	\$ 8,640	\$ 7,110	\$ 2,790	\$ 1,410
	9/25/2007	11/24/2007	205-2008	2005 General Plan Traffic Impact Fees - Highway 50	\$ 2,800	\$ 1,830	\$ 2.44	\$ 1.14	\$ 0.29	\$ 0.18	\$ 0.09	\$ 0.09	\$ 1,140	\$ 935	\$ 367	\$ 184
ZONE 7	9/25/2007	11/24/2007	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 13,600	\$ 8,850	\$ 12.00	\$ 5.59	\$ 1.44	\$ 0.91	\$ 0.46	\$ 0.46	\$ 5,590	\$ 4,630	\$ 1,810	\$ 902
	9/25/2007	11/24/2007	205-2008	2005 General Plan Traffic Impact Fees - Highway 50	\$ 3,810	\$ 2,480	\$ 8.97	\$ 4.19	\$ 1.07	\$ 0.68	\$ 0.34	\$ 0.34	\$ 4,180	\$ 3,440	\$ 1,350	\$ 676

**El Dorado Hills 2004GP Traffic Impact Fees - Local and Highway 50
Zone 8
Effective through September 26, 2008**

Zone	Resolution Date	Effective Date	Reference	Description	High-Trip											
					Single Family per DU	Multi-Family per DU	Commercial per Sq.Ft.	Commercial per Sq.Ft.	Office per Sq.Ft.	Industrial per Sq.Ft.	Warehouse per Sq.Ft.	Church per Sq.Ft.	Gas Station per pump	Golf Course per hole	Campground per site	Bed & Breakfast per room
ZONE 8	9/25/2007	11/24/2007	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 27,000	\$ 17,600	\$ 18.80	\$ 8.84	\$ 2.26	\$ 1.44	\$ 0.72	\$ 0.72	\$ 8,530	\$ 7,270	\$ 3,010	\$ 1,510
	9/25/2007	11/24/2007	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 6,020	\$ 3,930	\$ 2.51	\$ 1.19	\$ 0.30	\$ 0.19	\$ 0.10	\$ 0.10	\$ 1,160	\$ 975	\$ 403	\$ 203

**2004GP Traffic Impact Fees - Local and Highway 50
Zones 1-7
Effective starting September 27, 2008**

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU	Multi-Family per DU	High-trip per Sq.Ft.	Commercial per Sq.Ft.	Office per Sq.Ft.	Industrial per Sq.Ft.	Warehouse per Sq.Ft.	Church per Sq.Ft.	Gas Station per pump	Golf Course per hole	Campground Bed & Breakfast per site	per room
ZONE 1	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 13,300	\$ 8,650	\$ 16.50	\$ 7.68	\$ 1.98	\$ 1.25	\$ 0.63	\$ 0.63	\$ 7,750	\$ 6,310	\$ 2,510	\$ 1,260
	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,710	\$ 2,430	\$ 2.53	\$ 1.18	\$ 0.30	\$ 0.19	\$ 0.10	\$ 0.10	\$ 1,190	\$ 966	\$ 383	\$ 193
ZONE 2	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 29,600	\$ 19,400	\$ 18.20	\$ 8.50	\$ 2.17	\$ 1.38	\$ 0.70	\$ 0.70	\$ 8,040	\$ 6,990	\$ 2,640	\$ 1,330
	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 12,100	\$ 7,780	\$ 7.83	\$ 3.67	\$ 0.94	\$ 0.61	\$ 0.30	\$ 0.30	\$ 3,470	\$ 3,030	\$ 1,150	\$ 570
ZONE 3	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 29,600	\$ 19,400	\$ 21.40	\$ 10.00	\$ 2.56	\$ 1.63	\$ 0.82	\$ 0.82	\$ 9,460	\$ 8,220	\$ 3,120	\$ 1,560
	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 12,100	\$ 7,780	\$ 4.62	\$ 2.16	\$ 0.55	\$ 0.34	\$ 0.18	\$ 0.18	\$ 2,050	\$ 1,790	\$ 671	\$ 337
ZONE 4	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 13,100	\$ 8,470	\$ 17.70	\$ 8.22	\$ 2.11	\$ 1.34	\$ 0.67	\$ 0.67	\$ 8,200	\$ 6,730	\$ 2,640	\$ 1,330
	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,330	\$ 1,520	\$ 3.03	\$ 1.42	\$ 0.37	\$ 0.24	\$ 0.13	\$ 0.13	\$ 1,420	\$ 1,170	\$ 455	\$ 228
ZONE 5	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 12,200	\$ 7,880	\$ 18.00	\$ 8.35	\$ 2.14	\$ 1.36	\$ 0.69	\$ 0.69	\$ 8,340	\$ 6,860	\$ 2,690	\$ 1,370
	7/29/2008	9/27/2008	205-2008	2005 General Plan Traffic Impact Fees - Highway 50	\$ 3,460	\$ 2,260	\$ 2.69	\$ 1.26	\$ 0.31	\$ 0.21	\$ 0.10	\$ 0.10	\$ 1,260	\$ 1,030	\$ 404	\$ 203
ZONE 6	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 24,300	\$ 15,800	\$ 18.40	\$ 8.50	\$ 2.17	\$ 1.38	\$ 0.70	\$ 0.70	\$ 8,490	\$ 6,990	\$ 2,740	\$ 1,390
	7/29/2008	9/27/2008	205-2008	2005 General Plan Traffic Impact Fees - Highway 50	\$ 2,750	\$ 1,800	\$ 2.40	\$ 1.12	\$ 0.28	\$ 0.18	\$ 0.09	\$ 0.09	\$ 1,120	\$ 919	\$ 361	\$ 181
ZONE 7	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 13,400	\$ 8,700	\$ 11.80	\$ 5.49	\$ 1.42	\$ 0.89	\$ 0.45	\$ 0.45	\$ 5,490	\$ 4,550	\$ 1,780	\$ 886
	7/29/2008	9/27/2008	205-2008	2005 General Plan Traffic Impact Fees - Highway 50	\$ 3,740	\$ 2,440	\$ 8.81	\$ 4.12	\$ 1.05	\$ 0.67	\$ 0.33	\$ 0.33	\$ 4,110	\$ 3,380	\$ 1,330	\$ 664

**El Dorado Hills 2004GP Traffic Impact Fees - Local and Highway 50
Zone 8**

Effective starting September 27, 2008

Zone	Resolution Date	Effective Date	Reference	Description	High-Trip											
					Single Family per DU	Multi-Family per DU	Commercial per Sq.Ft.	Commercial per Sq.Ft.	Office per Sq.Ft.	Industrial per Sq.Ft.	Warehouse per Sq.Ft.	Church per Sq.Ft.	Gas Station per pump	Golf Course per hole	Campground per site	Bed & Breakfast per room
ZONE 8	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Local	\$ 26,500	\$ 17,300	\$ 18.50	\$ 8.69	\$ 2.22	\$ 1.42	\$ 0.71	\$ 0.71	\$ 8,380	\$ 7,140	\$ 2,960	\$ 1,480
	7/29/2008	9/27/2008	205-2008	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,920	\$ 3,860	\$ 2.47	\$ 1.17	\$ 0.29	\$ 0.19	\$ 0.10	\$ 0.10	\$ 1,140	\$ 958	\$ 396	\$ 199

**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, 2008 through June 30, 2009**

Benefit Number	Development Project	Assessors Parcel Number	Percent of Benefit	Assessed Amount
1	Bell Ranch (No payment due - Constructed improvements)	108-010-25	37.2%	\$ 232,445
2	Roman Catholic Property	108-010-16 & 17	23.9%	\$ 149,429
3	Holy Trinity Church & School Buildings	108-010-26	25.3%	\$ 158,353
4	Winncrest - Bar J (Paid in Full)	Various	13.6%	\$ 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, 2008 through June 30, 2009**

Benefit Number (See Maps, Figure 6)	Development Project and Land Use	Assessors Parcel Number	Percent Trips	Assessed 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%	\$ 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