



El Dorado County

Legislative File Number 07-1829 (version 1)

Transportation Department recommending the Board receive and file the Impact Fee Program Report for the Fiscal Year 2006/2007.

RECOMMENDED ACTION: Approve.

FUNDING: Road Fund.

BUDGET SUMMARY:		
Total Estimated Cost		\$0.00
Funding		
Budgeted	\$	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$0.00	
Change To Net County Cost		\$ 0.00

Fiscal Impact/Change to Net County Cost:

No change to net County Cost.

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 activity for the County's Impact Fee programs. In compliance with Government Code, 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 on which fees were expended
- Approximate date by which construction will commence
- A description 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

This Board letter and attached schedules provides a brief summary of the road impact fee programs administered by the County.

While the items listed above meet the requirements of Government Code the Department is considering adding more information to the report in the future. In response to various requests for more detail, the Department is currently working with the Auditor's Office to determine what additional information should be provided to the public related to the fee program.

Action to be taken following Board approval:

Attachments A through C will be posted to the Department's web page.

Contact:

Scott Wilson, x6050

ATTACHMENT A

El Dorado County Department of Transportation
 Public Notice of Impact Fee Accounts
 Fiscal Year 06/07

	2004 GP EDH TIM Fee	2004 GP Silva Valley Set-Aside Fund	2004 GP TIM Fee	2004 GP Hwy50 TIM Fee	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
Fee Schedule on DOT Website (http://co.el-dorado.ca.us/DOT)						
Beginning Cash Balance 7/01/06	2,269,842	493,247	963,186	772,319	2008	100%
Fees Collected FY 06/07	4,142,859	1,578,445	3,338,195	1,859,647	2010	99%
Refunds	(19,230)	-	(21,744)	(9,254)	Complete	99%
Interest Earned	183,345	59,918	137,474	86,278	2010	81%
Loans or Inter-Fund Transfers	-	-	-	-	Complete	94%
Public Improvement Expenditures					Complete	95%
BASS LAKE ROAD / SPECIFIC PLAN PHASE 1A	18,623		197,006		2011	100%
CAMERON PARK DRIVE-HWY 50 TO GREEN VLY					2009	93%
EDH BLVD INTERCHANGE PSR	592				N/A	100%
EDH BLVD NORTHERLY ALIGNMENT	45,944				N/A	30%
EDH BOULEVARD INTERCHANGE ENHANCEMENTS PHASE 1.2B	1,646				Complete	95%
EDH BOULEVARD INTERCHANGE SARATOGA REALIGNMENT PHASE 1.2A	(29,622)				Complete	95%
EL DORADO HILLS BLVD INTERCHANGE IMPROVEMENTS	73,800				2011	100%
EL DORADO ROAD / HIGHWAY 50 INTERCHANGE			5,741		2009	93%
EL DORADO ROAD/HEADINGTON TRAFFIC STUDY			111		N/A	100%
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE REIMB	120,000	30,000	130,000	40,000	N/A	30%
GREEN VALLEY RD UNDERGROUND DISTRICT PH 3	2,023				Complete	95%
GREEN VALLEY RD. - MORMON ISLAND TO FRANCISCO RD	1,034,842				2006	95%
GREEN VALLEY ROAD/SILVA VALLEY PARKWAY INTER SIGNAL	887,068				Complete	93%
PLEASANT VALLEY ROAD/PATTERSON DR SIGNALIZATION			85,901		2008	95%
SARATOGA WAY EXTENSION TO COUNTY LINE	248,105				2010	97%
SLY PARK RD / CLEAR CREEK CROSSING - BRIDGE REHAB			4,706		2010	93%
US 50 / CAMERON PARK DR INTERCHANGE ALTS. STUDY			332		N/A	91%
US 50 BASS LAKE ROAD INTERCHANGE RECONSTRUCTION	253		253		2011	94%
US 50/PONDEROSA/S. SHINGLE INTERCHANGE			34,668		2011	93%
Reverse Accruals	(115,069)	(2,865)	(84,345)	852		
Total Public Improvement Expenditures (Cash)	2,288,206	27,115	374,373	40,852		
Ending Cash Balance 6/30/07	4,288,611	2,104,495	4,042,738	2,668,138		

(1) Does not reflect final project funding percentage

**EI Dorado County Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 06/07**

Fee Schedule on DOT Website (<http://co.el-dorado.ca.us/DOT>)

Beginning Cash Balance 7/01/06
Fees Collected FY 06/07
Refunds
Interest Earned
Loans or Inter-Fund Transfers

Public Improvement Expenditures

Project #	EI Dorado Hills/ Salmon Falls Area Road Impact Fee	Silva Valley Interchange Road Impact Fee	West Slope TIM Fee	State Traffic Impact Mitigation Fee	Highway 50 Corridor Variable TIM Fee	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
71353	3,859,231 795,071 (21,224) 147,189	19,158,185 331,648 -	18,957,399 914,550 (15,501) 923,325	18,803,405 826,564 -	17,924,113 1,039,951 (21,224) 867,055	Complete	97%
73345			226			Complete	86%
53119			262,281		776,264	Complete	99%
72366			419			Complete	94%
73127			679			Complete	90%
73124			261,881			2007	83%
72365			100,169			2007	96%
72364			(10,106)			2010	99%
72361			435,510	71,005		Complete	94%
73321			88,683			2012	30%
71319						2008	95%
73354	87					Complete	94%
71322						Complete	94%
71318	52,863					Complete	99%
71321	7,522					Complete	95%
71350	95					Complete	100%
77114			26,336			2009	18%
77109			44,472			2009	11%
72355	1,407,728		1,324,555		2,000,000	2006	95%
72357			1,293			Complete	95%
73315			275,731			Complete	100%
73312	11,615		574,568			2006	93%
53110					659,383	2008	99%
72335	5,924					Complete	62%
73356			287,939			Complete	99%
72334			97,868			2013	97%
73130			62,593			2007	70%
73307			42,320			2010	95%
73319			29,025			2008	97%
73318			(104,758)			2006	19%
71341	169,397			11,271		Complete	100%
73346			(86,597)			Complete	82%
73125					81,436	N/A	98%
53121					562	2009	91%
53113					35,334	2011	100%
53120						2007	99%
71317				6,388,509		2008	97%
71328	55,429					2008	91%
71335	101,090						

EI Dorado County Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 06/07

	El Dorado Hills/ Salmon Falls Area Road Impact Fee	Silva Valley Interchange Road Impact Fee	West Slope TIM Fee	State Traffic Impact Mitigation Fee	Highway 50 Corridor Variable TIM Fee	
Fee Schedule on DOT Website (http://co.el-dorado.ca.us/DOT)						
WHITE ROCK ROAD - E 5TH AVE TO SILVA VALLEY PHASE II	72349 1,385,527	816,262				Complete 100%
WHITE ROCK ROAD-WEST COUNTY LINE TO WINDFIELD	72360 1,213					Complete 97%
Reverse Accruals	504,352	22,585	78,538	(632,860)	131,106	
Total Public Improvement Expenditures (Cash)	3,546,323	995,366	3,793,625	5,837,925	3,691,775	
Ending Cash Balance 6/30/07	1,233,944	19,494,728	16,986,148	14,722,806	16,118,120	

(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)
November 9, 2007

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 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 impact fee 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):

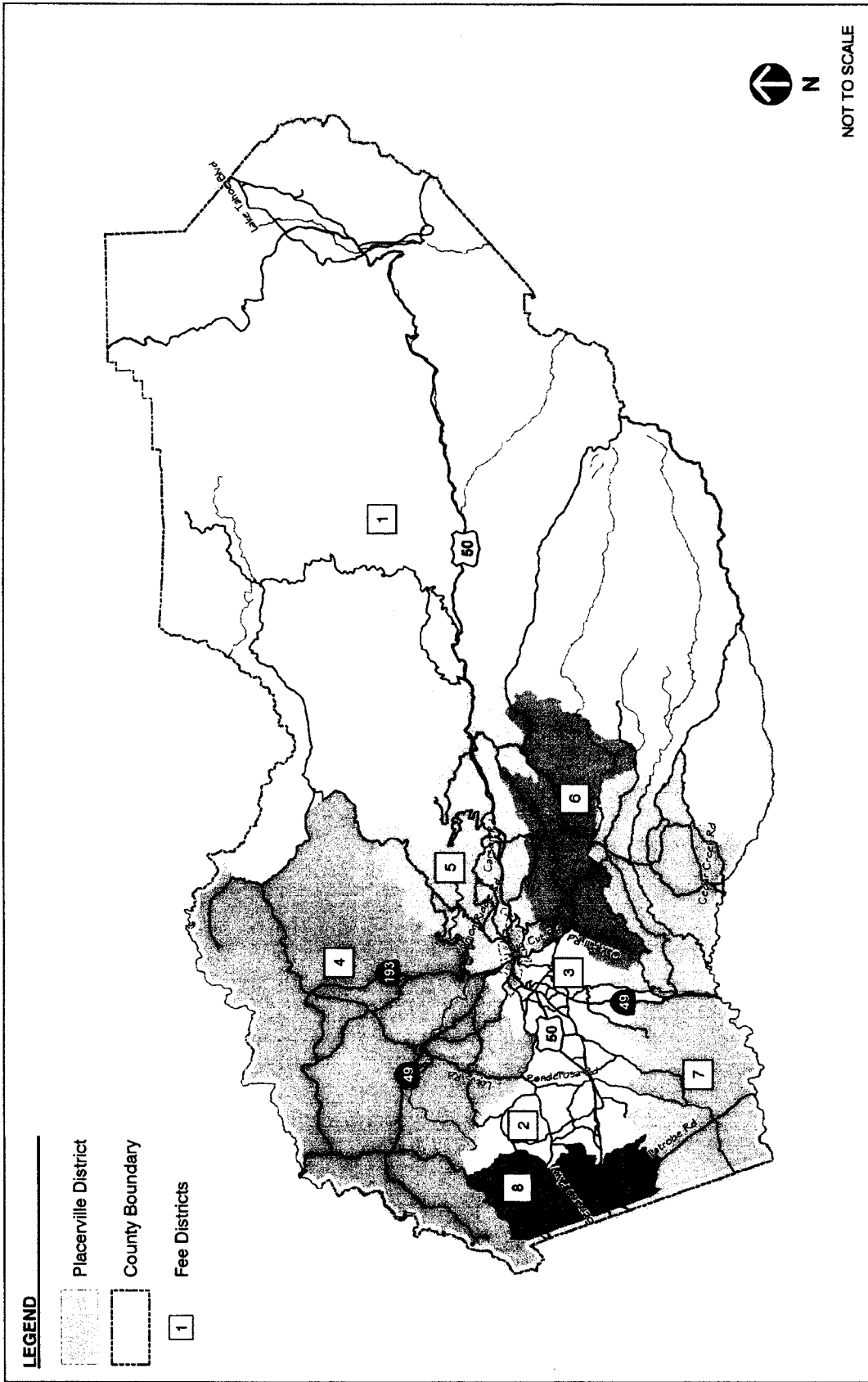
- ✓ El Dorado Hills/Salmon Falls Area
- ✓ Regional Analysis Zone # 1 (includes El Dorado/Diamond Springs, Cameron Park, Shingle Springs, Placerville Periphery, and City of Placerville)
- ✓ Regional Analysis Zones #2 – 5 (balance of county excluding Tahoe Basin)

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

FIGURE 1



EL DORADO COUNTY TRAFFIC IMPACT FEE DISTRICT

FEHR & PEERS
TRANSPORTATION CONSULTANTS
IN PROJECTS

FIGURE 2

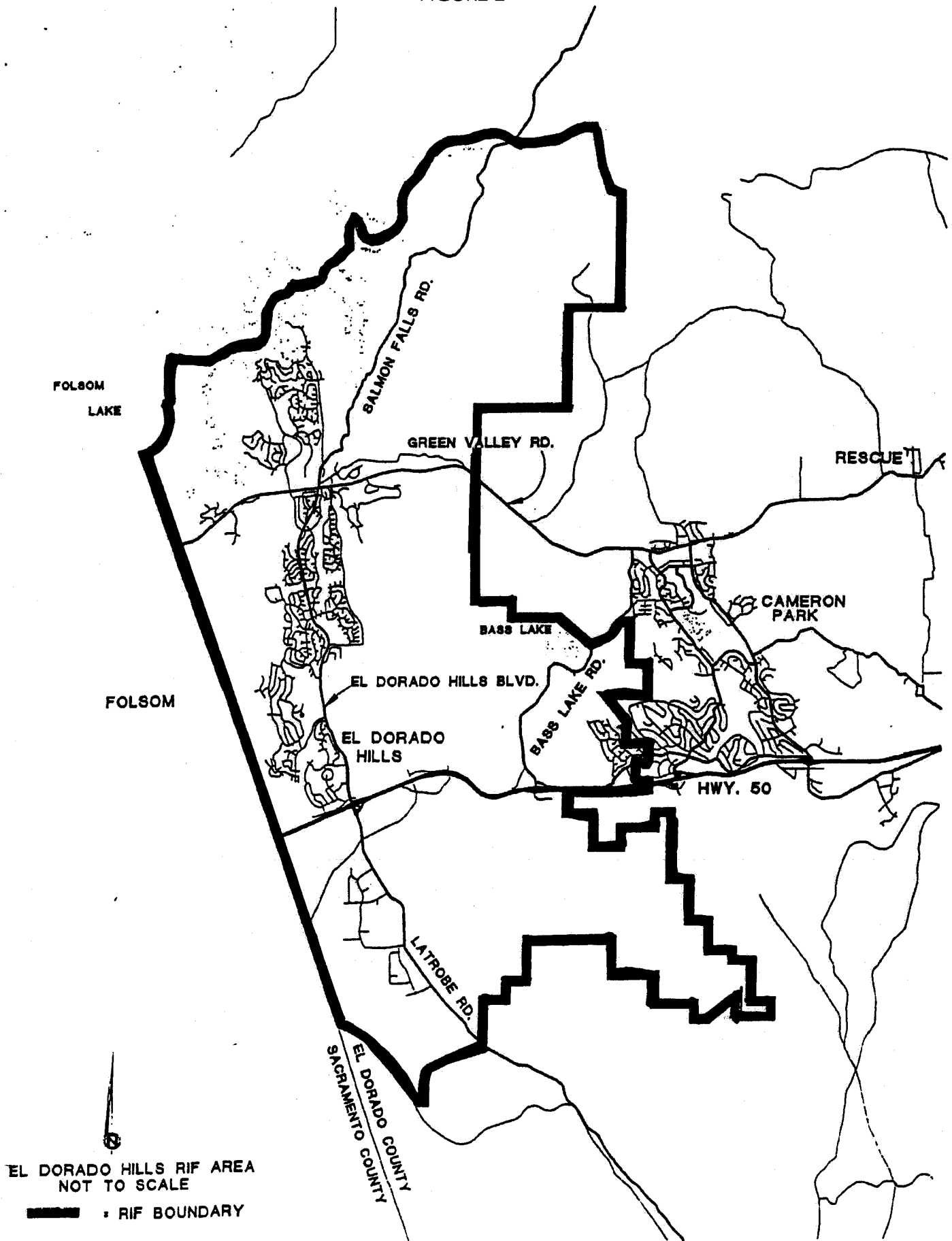


FIGURE 3

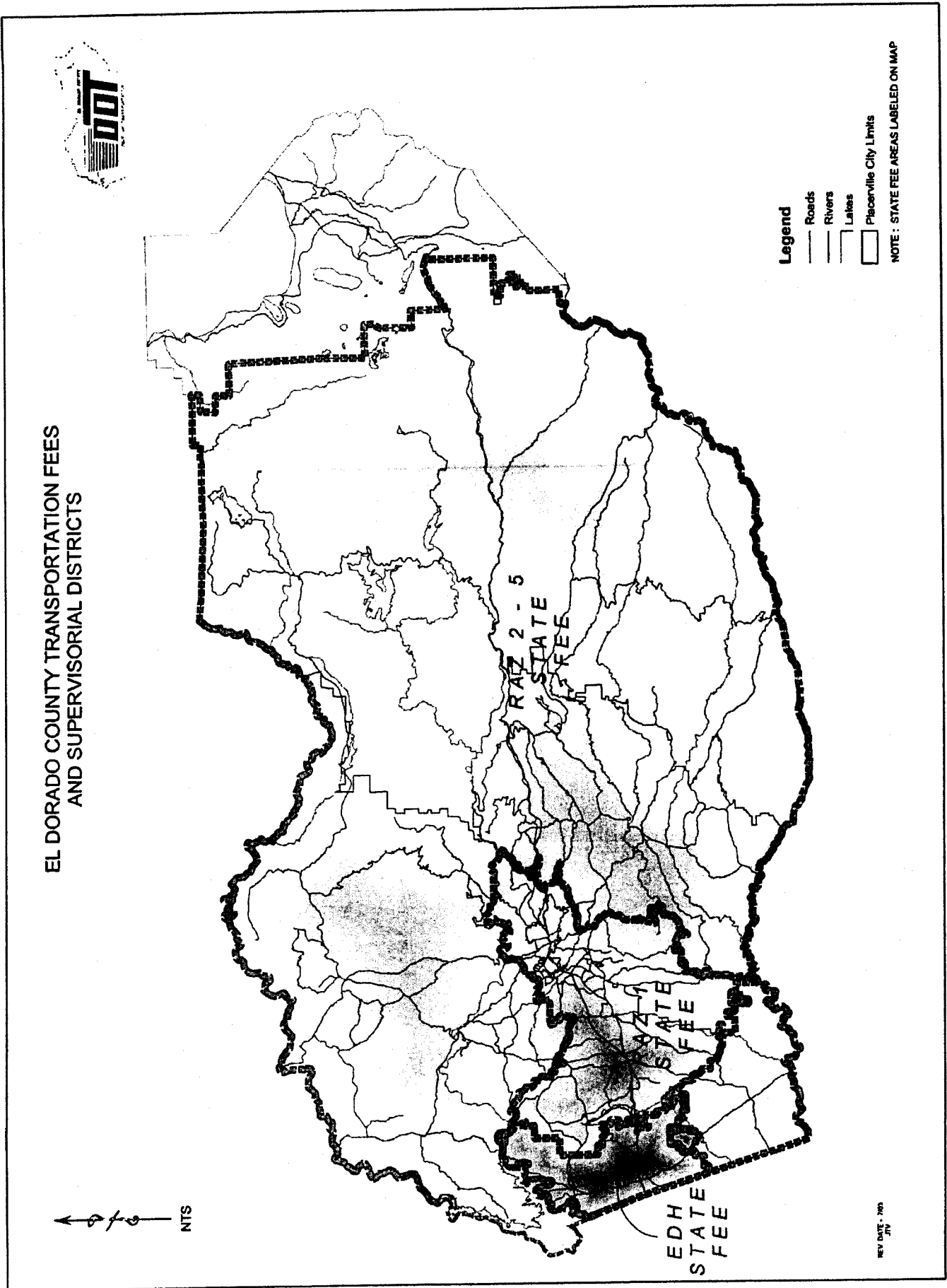
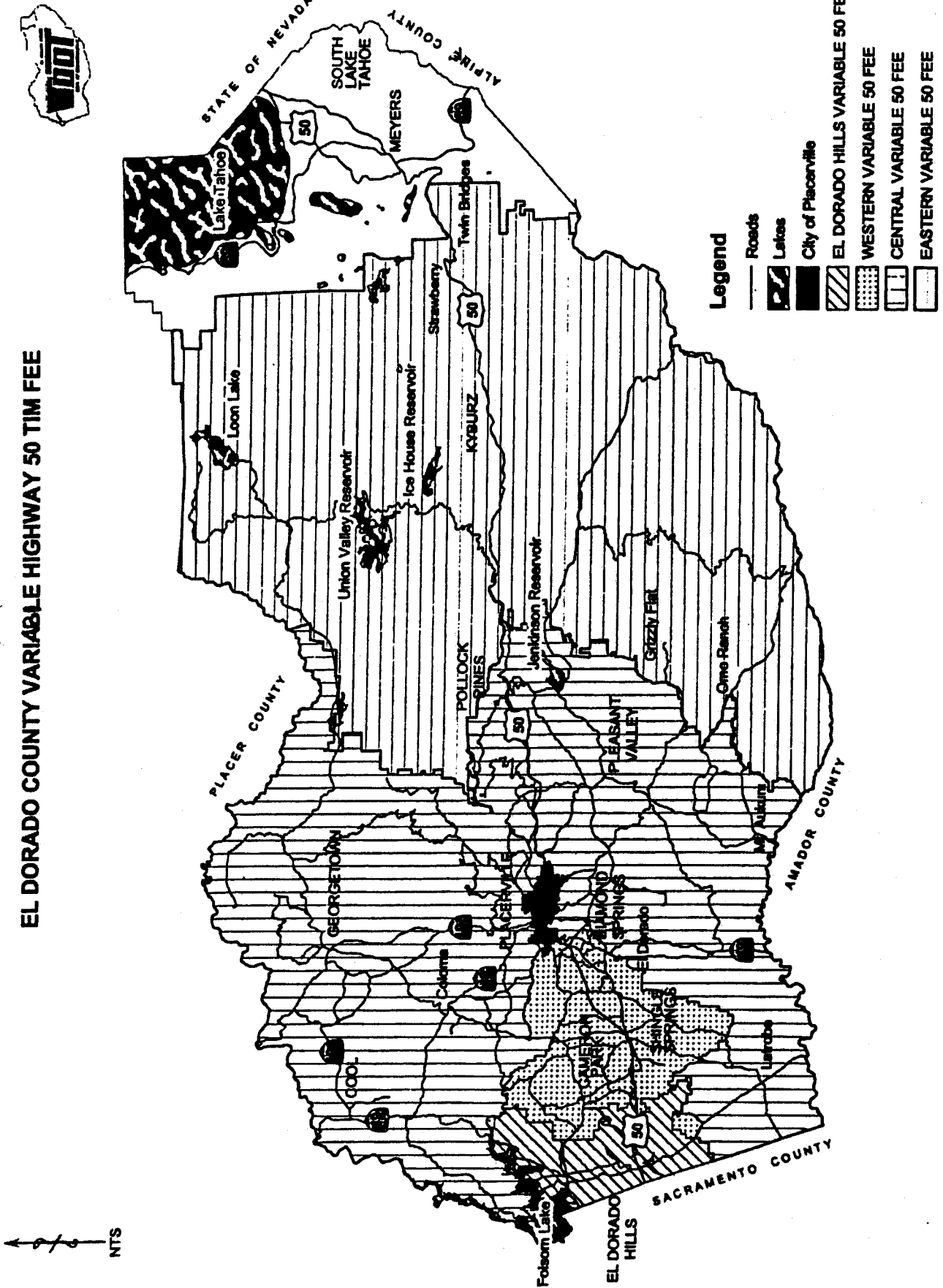


FIGURE 4

EL DORADO COUNTY VARIABLE HIGHWAY 50 TIM FEE



REV. DATE 09/07

ATTACHMENT C

**2004GP Interim Traffic Impact Fees - Local and Highway 50
Zones 1-7
Effective through August 18, 2006**

Zone	Resolution Date	Effective Date	Reference	Description	High-trip							Campground per site	Bed & Breakfast per room	
					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
ZONE 1	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 11,032	\$ 7,195	\$ 14.00	\$ 6.53	\$ 1.68	\$ 1.06	\$ 0.53	\$ 5,582	\$ 2,121	\$ 1,066
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 1,717	\$ 1,120	\$ 2.14	\$ 1.00	\$ 0.26	\$ 0.16	\$ 0.08	\$ 1,008	\$ 820	\$ 325
ZONE 2	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 22,576	\$ 14,724	\$ 15.42	\$ 7.22	\$ 1.85	\$ 1.17	\$ 0.585	\$ 6,819	\$ 2,239	\$ 1,122
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 5,808	\$ 3,788	\$ 6.66	\$ 3.12	\$ 0.80	\$ 0.51	\$ 0.255	\$ 2,947	\$ 2,560	\$ 967
ZONE 3	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 22,576	\$ 14,724	\$ 18.15	\$ 8.50	\$ 2.18	\$ 1.38	\$ 0.69	\$ 8,028	\$ 6,974	\$ 2,635
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 5,808	\$ 3,788	\$ 3.93	\$ 1.84	\$ 0.47	\$ 0.30	\$ 0.15	\$ 1,738	\$ 1,510	\$ 571
ZONE 4	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 11,710	\$ 7,637	\$ 14.92	\$ 6.97	\$ 1.79	\$ 1.13	\$ 0.57	\$ 6,949	\$ 5,711	\$ 2,238
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 1,884	\$ 1,229	\$ 2.57	\$ 1.20	\$ 0.31	\$ 0.20	\$ 0.10	\$ 1,196	\$ 983	\$ 385
ZONE 5	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 11,129	\$ 7,258	\$ 15.20	\$ 7.10	\$ 1.82	\$ 1.15	\$ 0.575	\$ 7,078	\$ 5,817	\$ 1,145
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 1,723	\$ 1,124	\$ 2.29	\$ 1.07	\$ 0.27	\$ 0.17	\$ 0.085	\$ 1,067	\$ 877	\$ 344
ZONE 6	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 14,800	\$ 9,652	\$ 15.46	\$ 7.22	\$ 1.85	\$ 1.17	\$ 0.585	\$ 7,198	\$ 5,916	\$ 2,318
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 2,070	\$ 1,350	\$ 2.03	\$ 0.95	\$ 0.24	\$ 0.15	\$ 0.075	\$ 947	\$ 778	\$ 305
ZONE 7	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 10,939	\$ 7,134	\$ 10.00	\$ 4.67	\$ 1.20	\$ 0.76	\$ 0.38	\$ 4,656	\$ 3,826	\$ 1,499
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 3,648	\$ 2,379	\$ 7.49	\$ 3.50	\$ 0.90	\$ 0.57	\$ 0.29	\$ 3,489	\$ 2,868	\$ 1,124

**El Dorado Hills 2004GP Interim Traffic Impact Fees - Local and Highway 50
Zone 8
Effective through August 18, 2006**

Zone	Resolution Date	Effective Date	Reference	Description	High-Trip											
					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 per site	Bed & Breakfast per room	
ZONE 8	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Local	\$ 19,230	\$ 12,541	\$ 15.61	\$ 7.37	\$ 1.89	\$ 1.20	\$ 0.60	\$ 0.60	\$ 7,110	\$ 6,049	\$ 2,502	\$ 1,257
	09/20/05	11/19/05	292-2005	2004 General Plan Interim Traffic Impact Fees - Highway 50	\$ 3,456	\$ 2,254	\$ 2.10	\$ 0.99	\$ 0.25	\$ 0.16	\$ 0.08	\$ 0.08	\$ 955	\$ 813	\$ 336	\$ 169

**2004GP Traffic Impact Fees - Local and Highway 50
Zones 1-7
Effective August 19, 2006**

Zone	Resolution Date	Effective Date	Reference	Description	High-Trip											
					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 per site	Bed & Breakfast per room	
ZONE 1	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Local	\$ 15,894	\$ 10,364	\$ 20.46	\$ 0.44	\$ 2.42	\$ 1.63	\$ 0.76	\$ 0.76	\$ 9,484	\$ 7,746	\$ 3,055	\$ 1,535
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 11,800	\$ 7,700	\$ 14.70	\$ 6.85	\$ 1.76	\$ 1.11	\$ 0.56	\$ 0.56	\$ 6,910	\$ 5,620	\$ 2,230	\$ 1,120
	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Highway-50	\$ 2,473	\$ 1,613	\$ 3.09	\$ 1.44	\$ 0.37	\$ 0.23	\$ 0.12	\$ 0.12	\$ 1,452	\$ 1,182	\$ 468	\$ 235
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,310	\$ 2,160	\$ 2.25	\$ 1.05	\$ 0.27	\$ 0.17	\$ 0.09	\$ 0.09	\$ 1,060	\$ 861	\$ 341	\$ 171
ZONE 2	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Local	\$ 32,520	\$ 21,209	\$ 22.24	\$ 10.40	\$ 2.66	\$ 1.69	\$ 0.84	\$ 0.84	\$ 9,823	\$ 8,533	\$ 3,225	\$ 1,616
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 26,300	\$ 17,200	\$ 16.20	\$ 7.58	\$ 1.94	\$ 1.23	\$ 0.62	\$ 0.62	\$ 7,160	\$ 6,220	\$ 2,350	\$ 1,180
	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Highway-50	\$ 8,366	\$ 5,456	\$ 9.60	\$ 4.49	\$ 1.15	\$ 0.73	\$ 0.37	\$ 0.37	\$ 4,245	\$ 3,688	\$ 1,393	\$ 698
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 10,700	\$ 6,930	\$ 6.98	\$ 3.27	\$ 0.84	\$ 0.54	\$ 0.27	\$ 0.27	\$ 3,090	\$ 2,690	\$ 1,020	\$ 508
ZONE 3	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Local	\$ 32,520	\$ 21,209	\$ 26.15	\$ 12.24	\$ 3.14	\$ 1.99	\$ 0.99	\$ 0.99	\$ 11,564	\$ 10,046	\$ 3,706	\$ 1,903
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 26,300	\$ 17,200	\$ 19.10	\$ 8.92	\$ 2.29	\$ 1.45	\$ 0.73	\$ 0.73	\$ 8,430	\$ 7,320	\$ 2,770	\$ 1,390
	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Highway-50	\$ 8,366	\$ 5,456	\$ 5.66	\$ 2.65	\$ 0.68	\$ 0.43	\$ 0.22	\$ 0.22	\$ 2,503	\$ 2,175	\$ 822	\$ 412
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 10,700	\$ 6,930	\$ 4.12	\$ 1.93	\$ 0.49	\$ 0.31	\$ 0.16	\$ 0.16	\$ 1,830	\$ 1,590	\$ 598	\$ 300
ZONE 4	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Local	\$ 16,868	\$ 11,004	\$ 21.49	\$ 10.04	\$ 2.58	\$ 1.63	\$ 0.84	\$ 0.84	\$ 10,009	\$ 8,226	\$ 3,223	\$ 1,618
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 11,600	\$ 7,550	\$ 15.70	\$ 7.32	\$ 1.88	\$ 1.19	\$ 0.60	\$ 0.60	\$ 7,300	\$ 6,000	\$ 2,350	\$ 1,180
	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact Fees-Highway-50	\$ 2,714	\$ 1,770	\$ 3.70	\$ 1.73	\$ 0.45	\$ 0.29	\$ 0.14	\$ 0.14	\$ 1,723	\$ 1,446	\$ 555	\$ 279
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,070	\$ 1,350	\$ 2.70	\$ 1.26	\$ 0.33	\$ 0.21	\$ 0.11	\$ 0.11	\$ 1,260	\$ 1,040	\$ 405	\$ 203

**2004GP Traffic Impact Fees - Local and Highway 50
Zones 1-7
Effective August 19, 2006**

Zone	Resolution Date	Effective Date	Reference	Description	High-tip											
					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 per site	Bed & Breakfast per room	
ZONE 5	6/20/2006	8/19/2006	189-2006	Updated-2004 General Plan Interim-Traffic Impact Fees-Local	\$ 16,034	\$ 10,455	\$ 21.89	\$ 10.23	\$ 2.62	\$ 1.66	\$ 0.83	\$ 0.83	\$ 10,196	\$ 8,380	\$ 3,283	\$ 1,649
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 10,800	\$ 7,020	\$ 16.00	\$ 7.45	\$ 1.91	\$ 1.21	\$ 0.61	\$ 0.61	\$ 7,430	\$ 6,110	\$ 2,400	\$ 1,210
	6/20/2006	8/19/2006	189-2006	Updated-2004 General Plan Interim-Traffic Impact Fees-Highway-50	\$ 2,482	\$ 1,619	\$ 3.30	\$ 1.54	\$ 0.39	\$ 0.24	\$ 0.12	\$ 0.12	\$ 1,537	\$ 1,263	\$ 495	\$ 248
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,080	\$ 2,010	\$ 2.40	\$ 1.12	\$ 0.28	\$ 0.18	\$ 0.09	\$ 0.09	\$ 1,120	\$ 918	\$ 360	\$ 181
ZONE 6	6/20/2006	8/19/2006	189-2006	Updated-2004 General Plan Interim-Traffic Impact Fees-Local	\$ 21,319	\$ 13,903	\$ 22.26	\$ 10.40	\$ 2.66	\$ 1.69	\$ 0.84	\$ 0.84	\$ 10,368	\$ 8,521	\$ 3,339	\$ 1,676
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 21,600	\$ 14,100	\$ 16.30	\$ 7.58	\$ 1.94	\$ 1.23	\$ 0.62	\$ 0.62	\$ 7,560	\$ 6,220	\$ 2,440	\$ 1,230
	6/20/2006	8/19/2006	189-2006	Updated-2004 General Plan Interim-Traffic Impact Fees-Highway-50	\$ 2,982	\$ 1,945	\$ 2.93	\$ 1.37	\$ 0.35	\$ 0.22	\$ 0.11	\$ 0.11	\$ 1,364	\$ 1,121	\$ 439	\$ 221
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,450	\$ 1,600	\$ 2.14	\$ 1.00	\$ 0.25	\$ 0.16	\$ 0.08	\$ 0.08	\$ 997	\$ 819	\$ 321	\$ 161
ZONE 7	6/20/2006	8/19/2006	189-2006	Updated-2004 General Plan Interim-Traffic Impact Fees-Local	\$ 15,757	\$ 10,276	\$ 14.40	\$ 6.73	\$ 1.73	\$ 1.09	\$ 0.55	\$ 0.55	\$ 6,706	\$ 5,512	\$ 2,160	\$ 1,084
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 11,900	\$ 7,750	\$ 10.50	\$ 4.90	\$ 1.26	\$ 0.80	\$ 0.40	\$ 0.40	\$ 4,890	\$ 4,050	\$ 1,580	\$ 790
	6/20/2006	8/19/2006	189-2006	Updated-2004 General Plan Interim-Traffic Impact Fees-Highway-50	\$ 5,255	\$ 3,427	\$ 10.79	\$ 5.04	\$ 1.30	\$ 0.82	\$ 0.41	\$ 0.41	\$ 5,036	\$ 4,131	\$ 1,619	\$ 813
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,330	\$ 2,170	\$ 7.86	\$ 3.67	\$ 0.94	\$ 0.60	\$ 0.30	\$ 0.30	\$ 3,660	\$ 3,010	\$ 1,180	\$ 592

**El Dorado Hills 2004GP Traffic Impact Fees - Local and Highway 50
Zone 8
Effective August 19, 2006**

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	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact-Fees-Local	\$ 27,700	\$ 18,065	\$ 22.49	\$ 10.62	\$ 2.72	\$ 1.73	\$ 0.86	\$ 0.86	\$ 10,242	\$ 8,714	\$ 3,604	\$ 1,814
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Local	\$ 23,600	\$ 15,400	\$ 16.40	\$ 7.74	\$ 1.98	\$ 1.26	\$ 0.63	\$ 0.63	\$ 7,470	\$ 6,360	\$ 2,630	\$ 1,320
	6/20/2006	8/19/2006	189-2006	Updated-2004-General-Plan-Interim-Traffic-Impact-Fees-Highway-50	\$ 4,978	\$ 3,247	\$ 3.02	\$ 1.43	\$ 0.36	\$ 0.23	\$ 0.12	\$ 0.12	\$ 1,376	\$ 1,174	\$ 484	\$ 243
	8/22/2006	8/19/2006	266-2006	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,270	\$ 3,440	\$ 2.20	\$ 1.04	\$ 0.26	\$ 0.17	\$ 0.09	\$ 0.09	\$ 1,010	\$ 854	\$ 353	\$ 177