



El Dorado County

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Master Report

File Number: 08-1703

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Agenda Type: Agenda Item

Status: Approved

Version: 2

Reference:

Gov Body: Board Of Supervisors

Created: 11/04/2008

Agenda Title: DOT 12/16/08 07-08 IMPACT FEE COMPLIANCE RPRT

Final Action: 01/13/2009

Title: Transportation Department recommending the Board receive and file the Impact Fee Program Report for the 2007/2008 Fiscal Year and revised report for the 2006/2007 Fiscal Year. (Cont'd 12/16/08, Item 33)
RECOMMENDED ACTION: Approve.

Notes:

Sponsors:

Enactment Date:

Attachments: 07-08 ATTACHMENT A ,07-08 ATTACHMENT B ,07-08 ATTACHMENT C ,REVISED - 06-07 ATTACHMENT A ,REVISED - 06-07 ATTACHMENT B ,REVISED - 06-07 ATTACHMENT C

Enactment Number:

Same:

Hearing Date:

Contact: Scott Wilson

Next Meeting Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:	
1	Board Of Supervisors	12/16/2008	Continued				Pass	
	Action Text:	This matter was continued to January 13, 2009 upon adoption of the consent calendar.						
			Yes5	Dupray,Baumann,Supervisor Sweeney,Supervisor Briggs andSupervisor Santiago			5	
2	Board Of Supervisors	01/13/2009	Approved				Pass	
	Action Text:	A motion was made by Supervisor Nutting, seconded by Supervisor Knight, to approve this matter.						
Mover:	Ray Nutting		Yes5	Supervisor Briggs,Supervisor Santiago,Supervisor Sweeney,Supervisor Knight andSupervisor Nutting			5	

Text of Legislative File 08-1703

Transportation Department recommending the Board receive and file the Impact Fee

Program Report for the 2007/2008 Fiscal Year and revised report for the 2006/2007 Fiscal Year. (Cont'd 12/16/08, Item 33)

RECOMMENDED ACTION: Approve.

BUDGET SUMMARY:

Total Estimated Cost \$0

Funding

 Budgeted \$

 New Funding \$

 Savings \$

 Other \$

Total Funding Available \$0

Change To Net County Cost \$0

Fiscal Impact/Change to Net County Cost: There is no change to the 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's 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 provide a brief summary of the road impact fee programs administered by the County.

A revision was made to the 2006/2007 report as the 2004GP EDH TIM Fee - West Valley Prepaid Account was omitted from the original report.

Action to be taken following Board approval: 2007/2008 Attachments A through C, and Revised 2006/2007 Attachments A through C, will be posted to the Transportation Department's web site.

Contact: Scott Wilson x6050

Concurrences:

ATTACHMENT A

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

REVISED -

Fiscal Year 06/07

Project #	2004 GP EDH TIM Fee Acct. 7730503	2004GP EDH TIM Fee West Valley Prepay Acct. 7730506	2004 GP Silva Valley Set-Aside Fund Acct. 7730504	2004 GP TIM Fee Acct. 7730505	2004 GP Hwy50 TIM Fee Acct. 7730701	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	0	493,247	963,186	772,319	2008	100%
	Fees Collected FY 06/07	23,288,440	1,584,214	3,338,195	1,859,647	2010	99%
	Refunds	(13,461)	(5,769)	(21,744)	(9,254)	Complete	99%
	Interest Earned	183,345	59,918	137,474	86,278	2010	69%
	Loans or Inter-Fund Transfers	-	-	-	-	Complete	94%
	EL DORADO HILLS BLVD INTERCHANGE IMPROVEMENTS	73,800				Complete	94%
	EL DORADO ROAD / HIGHWAY 50 INTERCHANGE	71323				2011	100%
	EL DORADO ROAD/HEADINGTON TRAFFIC STUDY	71347		5,741		2009	99%
	GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	34007	30,000	130,000	40,000	N/A	100%
	GREEN VALLEY RD UNDERGROUND DISTRICT PH 3	72357				Complete	95%
	GREEN VALLEY RD. - MORMON ISLAND TO FRANCISCO RD	72355				2006	96%
	GREEN VALLEY ROAD/SILVA VALLEY PARKWAY INTER SIGNAL	73312				Complete	98%
	LATROBE WIDENING - SUNCAST TO GOLDEN FOOTHILL	72403	1,200,709			2008	93%
	LATROBE WIDENING - US 50 TO WHITE ROCK ROAD	72402	314,903			2007	100%
	PLEASANT VALLEY ROAD/PATTERSON DR SIGNALIZATION	73320		85,901		2008	97%
	SARATOGA WAY EXTENSION TO COUNTY LINE	71324				2010	98%
	SLY PARK RD / CLEAR CREEK CROSSING - BRIDGE REHAB	77115		4,706		2010	14%
	US 50 / CAMERON PARK DR INTERCHANGE ALTS. STUDY	72359		332		N/A	99%
	US 50 BASS LAKE ROAD INTERCHANGE RECONSTRUCTION	71330		253		2011	100%
	US 50/PONDEROSA/S-SHINGLE INTERCHANGE	71333		34,868		2011	99%
	WRR REALIGNMENT - MANCHESTER DR TO LATROBE RD	72401	570,416			2007	100%
	Reverse Accruals	(115,069)	(2,885)	(84,345)	852		
	Total Public Improvement Expenditures (Cash)	2,288,206	2,068,697	374,373	40,852		
	Ending Cash Balance 6/30/07	4,288,610	21,655,129	4,042,738	2,668,138		

(1) Does not reflect final project funding percentage

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

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

Project #	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
Public Improvement Expenditures							
BASS LAKE RD - SPECIFIC PLAN PHASE I	3,859,231	19,158,185	18,957,399	18,803,405	17,924,113	Complete	90%
CAMBRIDGE RD/MERRYCHASE DR & W 50 RAMPS SIGNAL	788,704	338,015	914,550	838,040	1,039,951	Complete	86%
CAMBRIDGE ROAD PARK & RIDE COOPERATIVE AGREEMENT	(14,857)	(6,367)	(15,501)	(11,476)	(21,224)	Complete	99%
CAMERON PARK DR/LA CANADA INTERSECTION SIGNALIZATION	147,189	1,000,261	923,325	930,762	867,055	2008	97%
CAMERON PARK DR/MEDER RD INTERS SIGNAL			419			Complete	90%
CAMERON PARK DR/MIRA LOMA DRIVE INTER IMP			679			Complete	83%
CAMERON PARK DR/OXFORD RD INTERSECTION SIGNALIZATION			281,881			2007	98%
CAMERON PARK DR/PALMER DR INTERSECTION IMPRVMTS			100,169			2007	98%
CAMERON PARK DRIVE - HIGHWAY 50 TO GREEN VALLEY ROAD			(10,106)			2010	99%
CAMERON PARK/COACH LANE INTERSECTION IMPROVEMENTS			435,510			Complete	99%
CAMINO INTERCHANGE STUDY				71,005		2012	99%
DUROCK ROAD/BUSINESS CENTER DRIVE SIGNALIZATION	87		88,683			2008	98%
EDH BLVD INTERCHANGE ENHANCEMENTS PHASE 1, 2B	52,863					Complete	94%
EDH BLVD INTERCHANGE PSR/DESIGN/SOUNDWALLS	7,522					Complete	99%
EDH BLVD INTERCHANGE SARATOGA REALIGNMENT PHASE 1, 2A	95					Complete	95%
EL DORADO HILLS BLVD. RAMP/EAST BOUND DIAGONAL			26,336			Complete	100%
GREEN VALLEY ROAD AT WEBER CREEK - BRIDGE REPLACEMENT			44,472			2009	18%
GREEN VALLEY ROAD BRIDGE AT TENNESSEE CREEK			1,324,555		2,000,000	2009	11%
GREEN VALLEY RD. - COUNTRY LINE TO FRANCISCO RD.	1,407,728		1,293			2006	95%
GREEN VALLEY ROAD UNDERGROUND DISTRICT PH 3			275,731			Complete	95%
GREEN VALLEY ROAD / CAMBRIDGE ROAD INTERSECTION SIGNAL			574,568			Complete	100%
GREEN VALLEY ROAD/SILVA VALLEY PARKWAY INTER SIGNAL	11,815				659,383	2006	98%
HWY 50 EDH TO SHINGLE SPRINGS HOV LANES						2008	100%
LATROBE ROAD - WHITE ROCK TO SUNCAST	5,924					Complete	62%
MISSOURI FLAT/GOLDEN CENTER SIGNALIZATION			287,939			Complete	99%
MISSOURI FLAT - PLEASANT VALLEY CONNECTOR			97,868			2013	97%
MOTHER LODE DR 2 WAY LFT TRN WDNING IN SS			62,593			2007	92%
MOTHER LODE DR/PLEASANT VALLEY ROAD SIGNALIZATION			42,320			2010	95%
MOTHER LODE/EL DORADO ROAD SIGNALIZATION			29,025			2008	99%
PLEASANT VALLEY RD TWO WAY LEFT TURN LN			(104,758)			2006	18%
SERRANO & SILVA VALLEY PARKWAY - REIMBURSEMENT AGREEMENT	169,397			11,271		Complete	100%
SFTY,SGN,LIGHT/HWY 49 AT FOWLER LN						Complete	98%
MISSOURI FLAT / EL DORADO ROAD SIGNALIZATION & IMPRVMTS			(86,597)			Complete	27%
US 50 CORRIDOR MANAGEMENT					81,436	N/A	100%
US 50 HOV LANES BASS LAKE GRADE TO PONDEROSA ROAD					562	2009	99%
US 50 MAINLINE WIDENING AT EL DORADO HILLS					35,334	2011	100%
US 50 / MISSOURI FLAT INTERCHANGE IMPROVEMENTS - PHASE 1A				6,388,509		2007	99%
US 50 / SILVA VALLEY INTERCHANGE		55,429				2008	98%
US 50 / SILVA VALLEY INTERCHANGE PHASE 1		101,090				2008	95%

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

	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
72349	1,385,527	816,262			100%
72360	1,213				100%
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 4, 2008

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

PREPAID TRAFFIC IMPACT FEES – WEST VALLEY (BLACKSTONE)

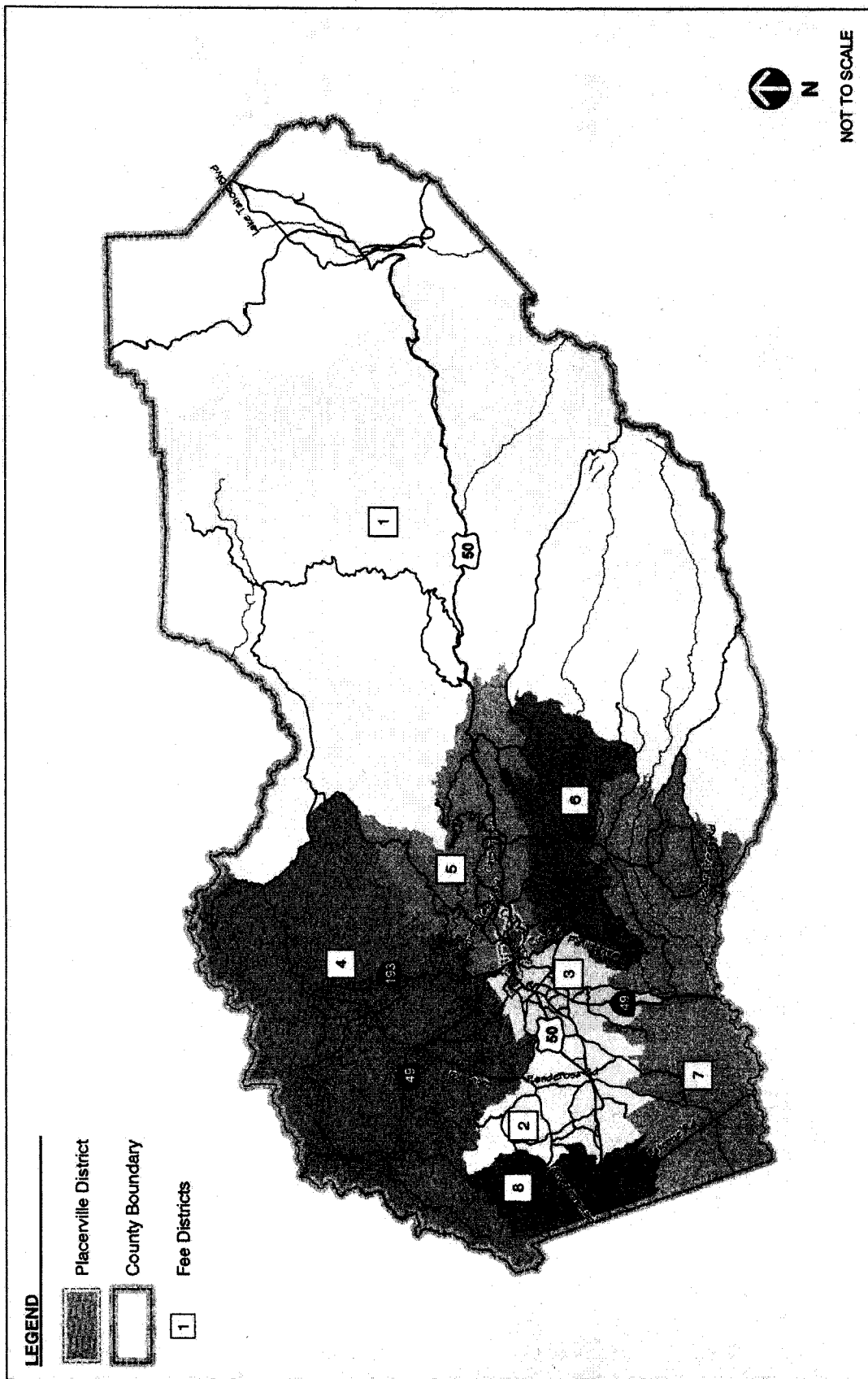
2004 General Plan Traffic Impact Mitigation (2004GP TIM) Fee – Zone 8 – West Valley Prepay Account

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 for delivery of transportation projects that are conditioned to the development.

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



FEHR & PEERS
TRANSPORTATION CONSULTANTS
NIPROJECTS

EL DORADO COUNTY TRAFFIC IMPACT FEE DISTRICT
EXHIBIT # 1

FIGURE 2

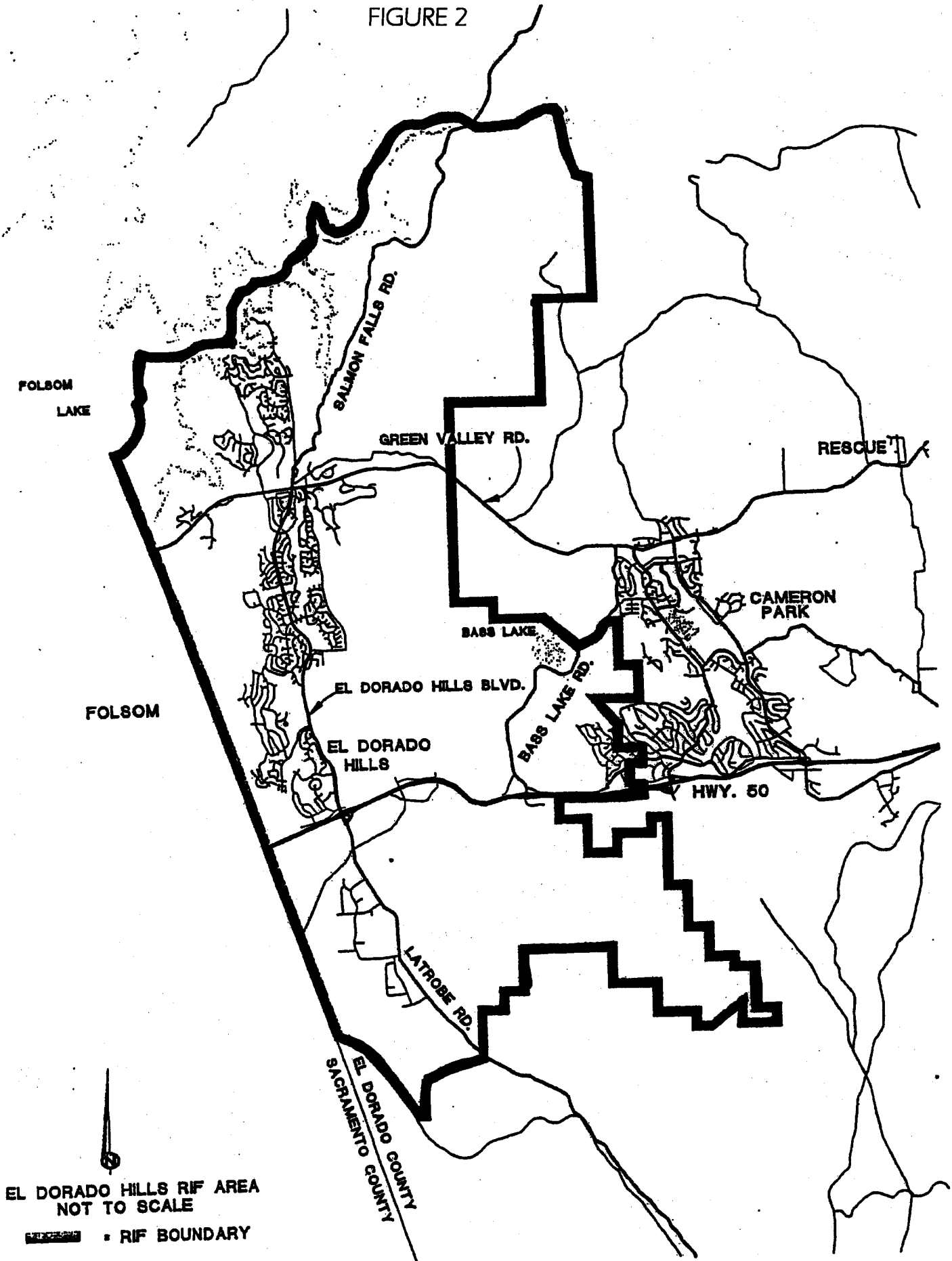
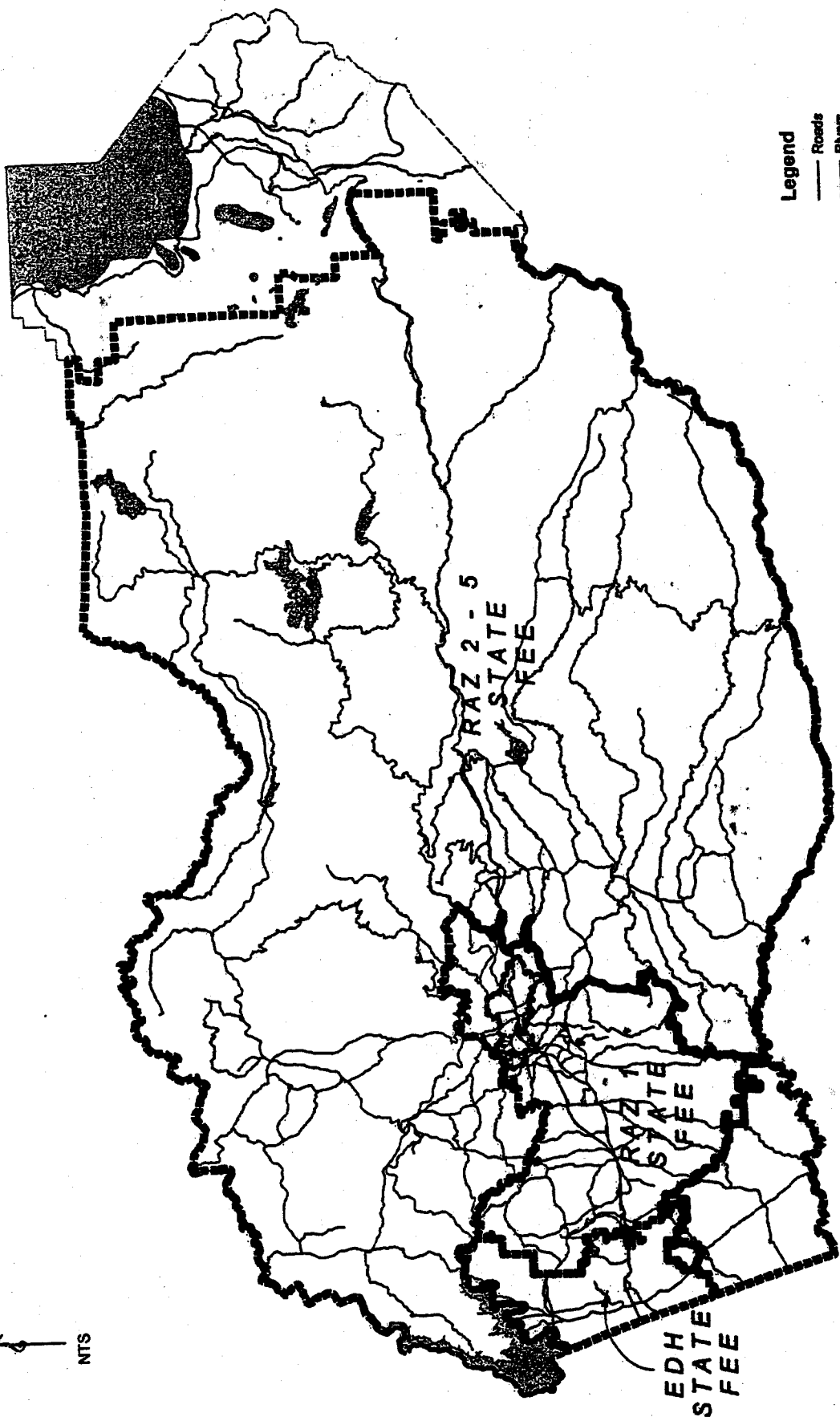


FIGURE 3

EL DORADO COUNTY TRANSPORTATION FEES
AND SUPERVISORIAL DISTRICTS



Legend

- Roads
- Rivers
- ▨ Lakes
- ▭ Placerville City Limits

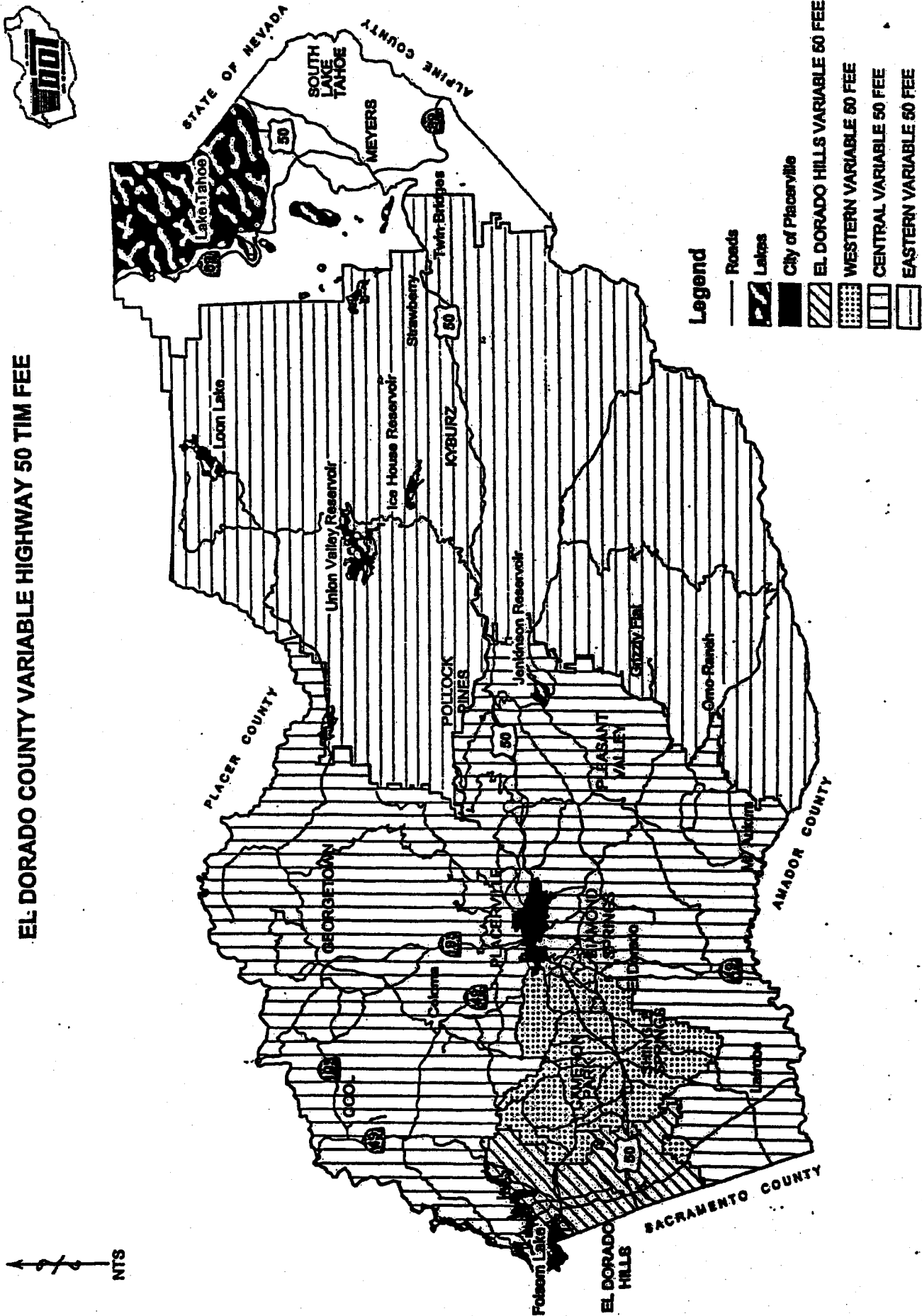
NOTE: STATE FEE AREAS LABELED ON MAP

NTS

DATE: 1/27/04

FIGURE 4

EL DORADO COUNTY VARIABLE HIGHWAY 50 TIM FEE



REV. DATE 8/00
JIV

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	Golf Course per hole	
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	\$ 0.53	\$ 6,582	\$ 5,357	\$ 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	\$ 0.08	\$ 1,008	\$ 820	\$ 325	\$ 163
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	\$ 0.585	\$ 6,819	\$ 5,924	\$ 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	\$ 0.255	\$ 2,947	\$ 2,560	\$ 967	\$ 485
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	\$ 0.69	\$ 8,028	\$ 6,974	\$ 2,635	\$ 1,321
	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	\$ 0.15	\$ 1,738	\$ 1,510	\$ 571	\$ 286
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	\$ 0.57	\$ 6,949	\$ 5,711	\$ 2,238	\$ 1,124
	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	\$ 0.10	\$ 1,196	\$ 983	\$ 385	\$ 193
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	\$ 0.575	\$ 7,078	\$ 5,817	\$ 2,279	\$ 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	\$ 0.085	\$ 1,067	\$ 877	\$ 344	\$ 172
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	\$ 0.585	\$ 7,198	\$ 5,916	\$ 2,318	\$ 1,164
	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	\$ 0.075	\$ 947	\$ 778	\$ 305	\$ 153
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	\$ 0.38	\$ 4,656	\$ 3,826	\$ 1,499	\$ 753
	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	\$ 0.29	\$ 3,489	\$ 2,868	\$ 1,124	\$ 564

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

Resolution Date	Effective Date	Reference	Description	Single Family per DU	Multi-Family per DU	High-trip 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
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

ZONE 8

**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.	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	489-2006	Updated-2004 General Plan Interim Traffic Impact Fees - Local	\$ 15,894	\$ 10,364	\$ 20.16	\$ 9.44	\$ 2.42	\$ 1.53	\$ 0.76	\$ 0.76	\$ 0.484	\$ 7,716	\$ 3,055	\$ 1,635
	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	489-2006	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	489-2006	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	489-2006	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	489-2006	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	\$ 3,796	\$ 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	489-2006	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	489-2006	Updated-2004 General Plan Interim Traffic Impact Fees - Local	\$ 16,968	\$ 11,001	\$ 21.49	\$ 10.04	\$ 2.58	\$ 1.63	\$ 0.81	\$ 0.81	\$ 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	489-2006	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	\$ 1,416	\$ 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-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 5	6/20/2006	8/19/2006	189-2006	Updated 2004 General Plan Interim Traffic Impact Fees - Local	\$ 16,031	\$ 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	\$ 1,637	\$ 1,263	\$ 485	\$ 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	\$ 16,787	\$ 10,276	\$ 14.40	\$ 6.73	\$ 1.73	\$ 1.09	\$ 0.55	\$ 0.55	\$ 6,706	\$ 5,542	\$ 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	\$ 6.04	\$ 1.30	\$ 0.82	\$ 0.41	\$ 0.41	\$ 5,026	\$ 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	Single Family per DU	Multi-Family per DU	High-trip 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	\$ 1,811
	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	\$ 1,171	\$ 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