

County of El Dorado
Traffic Impact Mitigation (TIM) Fee
Offset Program for Developments
With Affordable Housing

SECTION 1 – APPLICATION SUMMARY

Project Name: Kimbrough SDU jk
 Project Location: 4640 CHROME RIDGE RD, PLACERVILLE
 TIM Fee Zone: 0 qf
 Project Address: AS ABOVE
 Parcel Number: 096-130-38-1
 Developer Name: JOHN KIMBROUGH - (OWNER)
 Developer Address: AS ABOVE
 Contact Name: JOHN KIMBROUGH
 Phone: (530) 624-3879 Fax: () -
 Email Address: bonnie_kimbrough@yahoo.com
 Anticipated date of project completion: _____
TOTAL PROJECT COST \$ SEE NARRATIVE Cost per Unit: \$ _____
TOTAL NUMBER OF UNITS 1 Total Affordable Units 1
TIM FEE OFFSET REQUEST \$ 17,600 100% Per Unit Offset \$ _____
TARGET INCOME GROUP(S): LOW to MODERATE
AFFORDABILITY LEVEL: X 20 years _____ 15 years _____ 10 years

Income Category - Target Income Groups		Number of Persons in Household					
2009 County Income Limits*		1	2	3	4	5	6
Extremely Low	<30% MFI	\$15,300	\$17,500	\$19,650	\$21,850	\$23,600	\$25,350
Very Low Income	<50% MFI	\$25,500	\$29,100	\$32,750	\$36,400	\$39,300	\$42,200
Low Income	<80% MFI	\$40,800	\$46,600	\$52,450	\$58,250	\$62,900	\$67,550
Moderate Income	<120% MFI	\$61,150	\$69,900	\$78,600	\$87,350	\$94,350	\$101,350
Median Income		\$50,950	\$58,250	\$65,500	\$72,800	\$78,600	\$84,450
* HUD Income Limits effective 3/19/09							

Note: HUD Income Limits change annually. Visit <http://www.huduser.org/datasets/il.html> or <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> for current limits.

 PARCEL: 096 130 38 1 SITUS: 4640 CHROME RIDGE

RD

CASE	CATG	ST	COMMISSION	REMARK
ASB	REV		Asbestos Review Area	ASBESTOS REVIEW AREA
DOT1	TIM5		T.I.M. FEES	DOT TIM FEE
ECOP	MIT2		RARE PLANT PRESERVES	MITIGATION AREA 2
FIRE	MOD		FIRE REGULATION REVIEW	MODERATE HAZARD GI004281
RAZ	2-5		STATE TIM FEE-RAZ 2-5	STATE TIM FEE - RAZ 2-5
SDES	CATC		SEISMIC DESIGN CATEGORY	SEISMIC DSGN CATG C M#4593_CD
TIM	CNTL		HWY 50 VARIABLE T.I.M.	T.I.M. CENTRAL DISTRICT
TIMG	ZON6		HWY 50 T.I.M.	T.I.M ZONE 6

LMC198A

F1=HELP 2=CLR 3=QUIT 7/8=SCROLL S7/8=PREV/NEXT F9=T99 F10=T07 11=L10 12=EXIT

PROJECT TYPE

- Ownership Housing

Ownership Units *
 Target Income Group: _____
 Affordability Level in Years: _____

- Rental Housing

Rental Units **
 Target Income Group: _____
 Affordability Level in years: 20 yr. min. Percent of TIM Offset: _____

Table 1 TIM Fee Offset			
*Applies to Ownership Units			
Affordability Level	Very Low	Low	Moderate
20 years	100%	75%	25%
15 years	75%	50%	0%
10 years	50%	25%	0%
**Applies to Rental Units			
Affordability Level	Very Low	Low	Moderate
20 years (minimum)	100%	75%	25%

- Second Dwelling Units

New Construction of Second Units in a New Subdivision
 (Minimum 20 year affordability for 100% offset.)
 New Construction of Second Unit on Owner Occupied Property
 Level of Affordability in Years: 20 Percent of TIM Offset: 100
 Target Income Group: LOW TO MODERATE

Table 2 Second Units			
Existing Homeowner building a 2 nd Unit		New Construction	
Length of Affordability	% of TIM Offset	Length of Affordability	% of TIM Offset
20 years	100%	Not less than 20 years	100%
15 years	75%		
10 years	50%		

DEVELOPER INFORMATION CHECKLIST

Please mark one and include all listed information when you submit the application:

Not-For-Profit Organization

- evidence of 501(c)(3) or 501(c)(4) status
- articles of incorporation and by-laws
- certified financial statement (or recent certified audit)

Private For-Profit Organizations

- certified financial statement
- nature of ownership entity:
 - partnership - evidence of current ownership percentages of partners
 - sole proprietorship
 - corporation
 - if a corporation, Articles of Incorporation and by-laws; if a partnership, Partnership Agreement and, if applicable, Certificate of Limited Partnership

Private Homeowner (Owner Occupied)

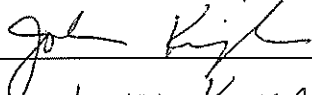
- evidence of current ownership
- provide as much information as possible in Section 3, Project/Program Narrative, including potential tenant information, if available.

SECTION 2 – CERTIFICATION

The undersigned hereby certifies that the information contained herein is true to the best of the undersigned's knowledge and belief. Falsification of information supplied in this application may disqualify the Project from a TIM Fee Offset. The information given by the applicant may be subject to verification by the El Dorado County Human Services Department. Submission of this application shall be deemed an authorization to the County to undertake such investigations, as it deems necessary to determine the accuracy of this application and the appropriateness of providing a County TIM Fee Offset to the project. If any information changes after submission of this application the undersigned agrees to notify the County immediately. In addition, any change in scope of proposal and/or costs must be reported to the County immediately.

The undersigned also agrees that any commitment by the County to provide TIM Fee Offsets that may be forthcoming from this application is conditioned by the El Dorado County Advisory Committee's TIM Fee Offset criteria, and the applicant's continued compliance with those guidelines.

The undersigned also hereby certifies that the governing body of the applicant has formally authorized the undersigned to execute the documents necessary to make this application.

Legal Name of Applicant: JOHN W KIMBROUGH
Signature: 
Name: (please type) JOHN KIMBROUGH
Title: OWNER
Date: 7/8/2010
Phone: 530-621-3879
Fax: _____
Email Address: bonnie_kimbrough
Mailing Address: 4640 CHROME RIDGE RD
PLACERVILLE, CA 95667

July 9, 2010

PROJECT SUMMARY/ DISCRIPTION – 4640 Chrome Ridge Rd.

The project consist of the conversion of a existing storage space into a one bedroom apartment of 670 sq. ft. The original dwelling on the property was constructed in 1978/79. Major additions were completed approximately 10 years ago, including a two story detached garage. The upper story of the garage was built for storage but was constructed to dwelling standards including insulation, sheetrock and finish. This is the space converted to the apartment. All the construction on the property was permitted and inspected up to the time of the conversion. The project is an individual dwelling unit on primary residential property.

The project was necessary due to medical/financial concerns of the owner, see attached letter.

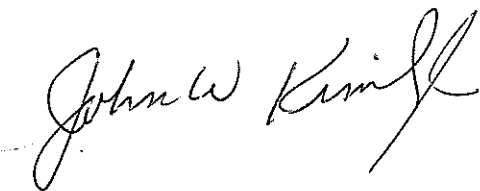
The total cost of the project was approximately \$8200. This includes all interior finish, floors, cabinets, heating, hot water, appliances and a new septic system. This figure is low because the basic building was pre-existing. I did all the labor myself.

The unit will for the low to moderate income group, myself and my wife, both seniors. She is now 100% disabled.

We request wavier of 100% of the TIM fees.

There is no financing plan, all cost have been paid to date.

Thank you for your time and consideration in this matter. If you have additional questions we can be reached on our cell phones. (916) 825-7260, (916) 825-7271

A handwritten signature in black ink, appearing to read "John W. King". The signature is written in a cursive, flowing style with a large initial "J".

SECTION 6 – GENERAL SITE AND FINANCING INFORMATION

Attach evidence of site control, evidence of proper zoning, sketch plan of site, schematic drawing if new construction, and picture of building if rehabilitation.

PART A – GENERAL SITE INFORMATION

Has a site been determined for this project? Yes No

PART B – SITE CONTROL

1. Does Applicant have site control? Yes No
If yes, form of control: Deed Contract Option to Purchase
Date acquired: / / 1975
Expiration Date of Contract: / /
Expiration Date of Option: / /
(Include copy of Statement of Intent from current site owner)

If no, describe the plan for attaining site control:

Total Cost of Land: \$ _____ Site area size: 2.67 ac. acres or sq. ft.

Seller's Name: _____
Address: _____
City: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

2. Is the seller related to the Developer? Yes No

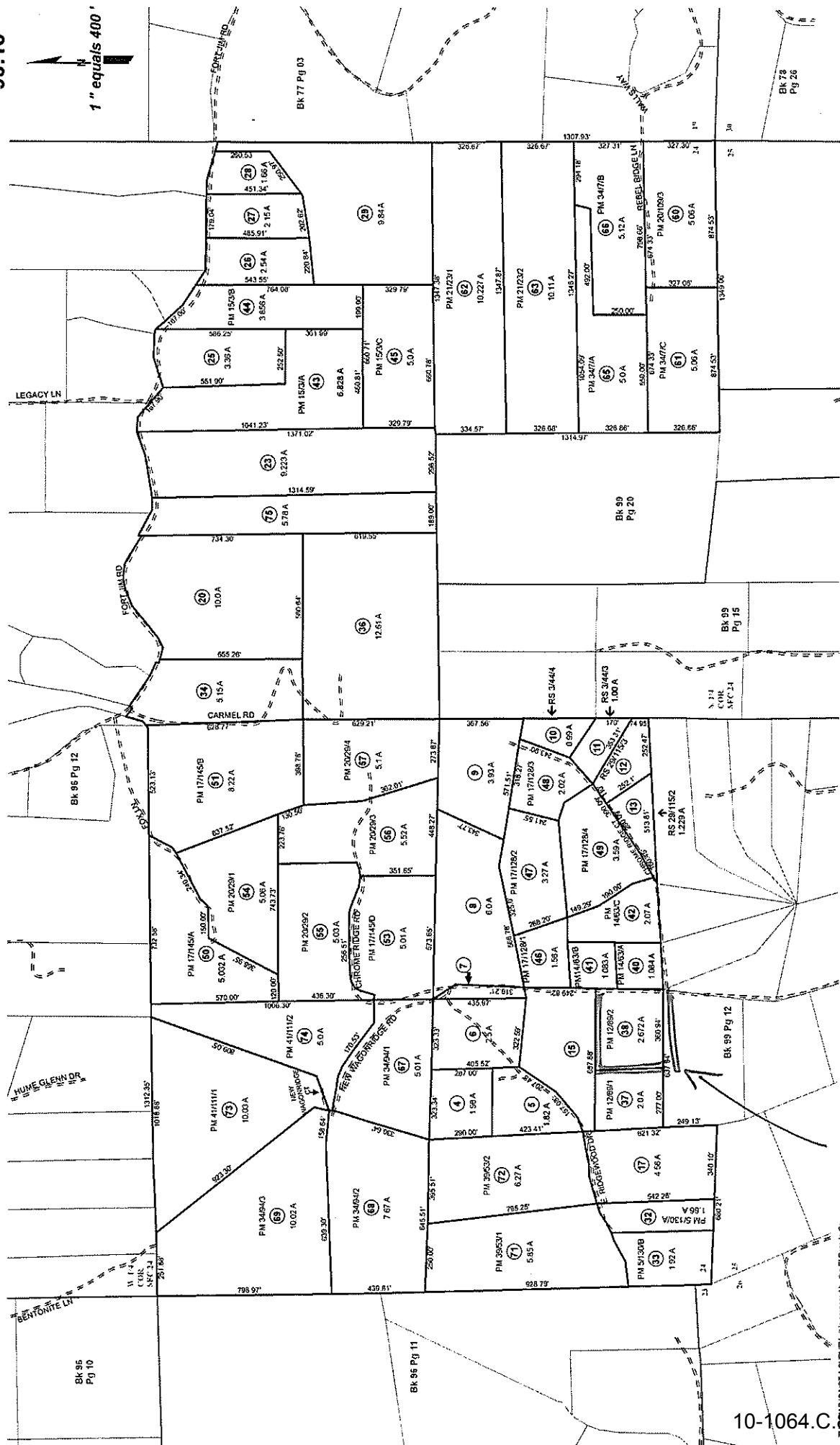
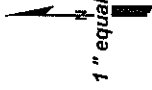
PART C – ZONING AND UTILITIES

1. Is the site properly zoned for your development? Yes No
If no, is site currently in process of rezoning? Yes No
When is the zoning issue expected to be resolved? / /
Explain:

2. Are utilities presently available to the site? Yes No
If no, which utilities need to be brought to the site:
 Electric Water Phone Gas Sewer Other: _____
Uses Septic

POR. SEC. 24, T.10N., R.11E., M.D.M.

96:13



Assessor's Map Bk. 096, Pg. 13
County of El Dorado, CA

Rev. Nov. 29, 2006

Adjacent Maps Pages Shown in Grey Text
Assessor's Book Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circles

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.