

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

SECTION 1 – APPLICATION SUMMARY

Project Name: GRANNY FLAT ADDITION

Project Location: [REDACTED] Parque del Robles CAMINO CA 95709

TIM Fee Zone: _____

Project Address: [REDACTED] PARQUE del Robles CAMINO CA. 95709

Parcel Number: APN 077-780 [REDACTED]

Developer Name: OWNER / Builder ROGER DeCANTILLON

Developer Address: [REDACTED] Parque del Robles CAMINO CA.

Contact Name: Roger DeCANTILLON

Phone: (530) [REDACTED] Fax: (____) _____ - _____

Email Address: [REDACTED]@ATT.NET

Anticipated date of project completion: APRIL 2014

TOTAL PROJECT COST \$ 40,000 (approx.) Cost per Unit: \$ _____

TOTAL NUMBER OF UNITS 1 Total Affordable Units _____

TIM FEE OFFSET REQUEST \$ 8720.00 Per Unit Offset \$ \$8720.00

TARGET INCOME GROUP(S): Low INCOME

AFFORDABILITY LEVEL: 20 years _____ 15 years _____ 10 years _____

2013 State HCD Income Limits for El Dorado County							
Income Category		Number of Persons in Household					
		1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Extremely Low Income	<u>30% AMI</u>	\$16,000	\$18,300	\$20,600	\$22,850	\$24,700	\$26,550
Very Low Income	<u>50% AMI</u>	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150
Low Income	<u>80% AMI</u>	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650
Median Income	<u>100% AMI</u>	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300
Moderate Income	<u>120% AMI</u>	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600	\$105,900

Note: State Income Limits change annually. Visit <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> for current income limits.

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: _____ Percent of TIM Offset: 100%
 Target Income Group: LOW INCOME

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: ROGER K. DECAANTILLON
Signature: [Handwritten Signature]
Name: (please type) ROGER K. DECAANTILLON
Title: OWNER / Builder
Date: APRIL 17TH 2013
Phone: 530- [REDACTED]
Fax: _____
Email Address: [REDACTED]@ATT.NET
Mailing Address: [REDACTED] RANCHO DEL SOL
CAMINO, CA 95709

SECTION 3 – PROJECT/PROGRAM NARRATIVE

1. Completed Pre-Application Review: The applicant will need to complete Planning Services' Pre-Application process in order to be eligible for funding. (Waived for homeowner building individual second dwelling unit on primary residential property)
2. Project Summary: Provide a short summary of the project. Include the project name, developer, project location, number of units, number of accessible and visitable units, total project costs, and amount of TIM Fee Offset requested.
3. Project Description: Describe the type of project and scope of activity being proposed, indicating:
 - Type of housing project (new construction, rental, homeownership, or second unit)
 - Unit size and number of units in each bedroom size
 - Population to be served by this development, including an estimate of the number of housing units to be sold or rented to each of the following income groups:
 - Household income below 50% of the area median
 - Household income 50%-80% of the area median
 - Household income 80%-120% of the area median
 - Applicants must provide estimates based on these income categories.
 - If the project proposed will serve a population with special housing needs, for example senior/disabled, describe the services to be offered to the residents and the funding sources for these services.
 - Street address and zip code of each property in the project.
 - Current ownership of each property.
 - Current zoning, use and occupancy status on the site.
 - Site control, including documentation of options to lease or buy.
 - Description of completed properties (house type, square footage, number of bedrooms and bathrooms, parking, lot size, etc.) Please provide renderings, site plans and floors plans if available.
4. Location Map of parcel(s): Provide maps of the site plan and location of the project.
5. Financing Plan (Request for TIM Fee Offset): Include a budget which identifies anticipated development and other costs for the project including potential funding sources.
6. Timetable: Identify key benchmarks for project development, including financing, predevelopment activities, construction start, construction end, and leasing or sales. Describe the timeline for using the TIM Fee offsets should they be granted and how the timeline may or may not match up to the issuance of building permits for a project already approved but not built.
7. Developer Team Description: Provide the business name, the primary contact person, street address, telephone number, fax number, and email address for each Developer team member consisting of at least the Developer, Architect, Property Manager and Social Service Provider, if applicable. Please also include the name and number for the Developer's project manager. (see Section 4)

SECTION 4 – PROJECT PARTNERS

PROJECT PARTNERS

If the program will involve other entities (financial institutions, social service providers, etc.), please list them and provide a brief description of their roles in the program. Use additional sheets if necessary.

Name: _____ - NONE - _____
Role _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Name: _____
Role _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Name: _____
Role _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

SECTION 5 – PROJECT DEVELOPMENT TEAM

Complete the following information for each proposed development. If this project is a co-venture please list the co-partner and/or the owner organization; *Indicate by asterisk any identity of interest among the development team members.

NONE

1a. Co-Partner _____
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

1b. Owner: _____
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

2. Attorney: _____
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

3. Contractor: _____
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

4. Architect: _____
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

5. Management Agent: _____
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

6. Supportive Service Provider _____
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Attach this information for other key entities involved in the project.

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

Date acquired: 04/20/1990

Contract

Expiration Date of Contract: ___/___/___

Option to Purchase

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: _____ 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: _____

PART D – FINANCING PLAN

Include a budget which identifies anticipated development and other costs for the project.

For homeownership projects:

- The Development Pro Forma, which identifies the total development cost and the sources and uses of funds.
- The Home Sale Analysis Pro Forma to provide the estimated purchase price of the housing units to be developed and to describe the income group for which the properties are affordable.
- Attach Developer Agreement of sustained affordability with housing authority.

For rental projects:

- The Development Pro Forma, which identifies the total development cost and the sources and uses of funds.
- Describe the income groups for which the units are affordable.
- Provide proposed rents for each unit size.
- Provide supporting evidence of all funding commitments received, and a list of pending applications with dates of submission and expected awards.
- Provide proposed rent limitation agreement with housing authority.

For second dwelling units on owner occupied property:

- Describe financing available which identifies the total development cost and the sources and uses of funds.
- Describe the income group for which the unit is affordable (HUD Income Limits Table on Page 2).

PART E – ANNUAL DEADLINES AND SUBMISSION DATES

Submission of one original plus five (5) copies of the application and all attachments must be received by the County beginning no sooner than January 1 and no later than January 15 and July 1 and no later than July 15 of each year.

Pre-submission meeting at the Development Services Department is required*	June 15 & December 15
Questions and requests for additional information accepted	June 15 - 30 & December 15 - 30
Application Submission	**July 1 - 15 & January 1 - 15
Notification to developer team who failed to meet submission requirements	January 16 - February 28 & July 16 - August 28
Advisory Group meetings to recommend projects	January 20 - February 28 & July 30 - August 28
Board of Supervisors awards funding	Not later than March 31 st & September 30 th

* A pre-submission meeting will be held to ensure that all potential applicants understand the process for submitting petitions. Location may vary. Attendance is strongly encouraged.

**** Deadline is at 5 p.m. of the final date. Deadlines that occur on weekends and holidays will be extended to the next business day.**

13 APR 19 PM 3:45
RECEIVED
PLANNING DEPARTMENT

Roger K. DeCantillon
[REDACTED] Rancho del Sol
Camino, CA 95709
530-[REDACTED]
e-mail: [REDACTED]@att.net

April 17, 2013

Planning Services
2850 Fair lane Court
Bldg C
Placerville, CA 95667

I ask the Department of Transportation to consider granting a waiver of the "TIM Fee Offset". C.J. Freeland has been extremely helpful in guiding me through the necessary forms (copy of our deed, house plans, & Plot map) which I have enclosed with this letter. Due to the situation of our parents as explained below we are submitting the required documentation to start the building permit to Eldorado County next week.

My wife and I have two parents that are 85 & 89 years of age (both widowed). They are both experiencing [REDACTED]

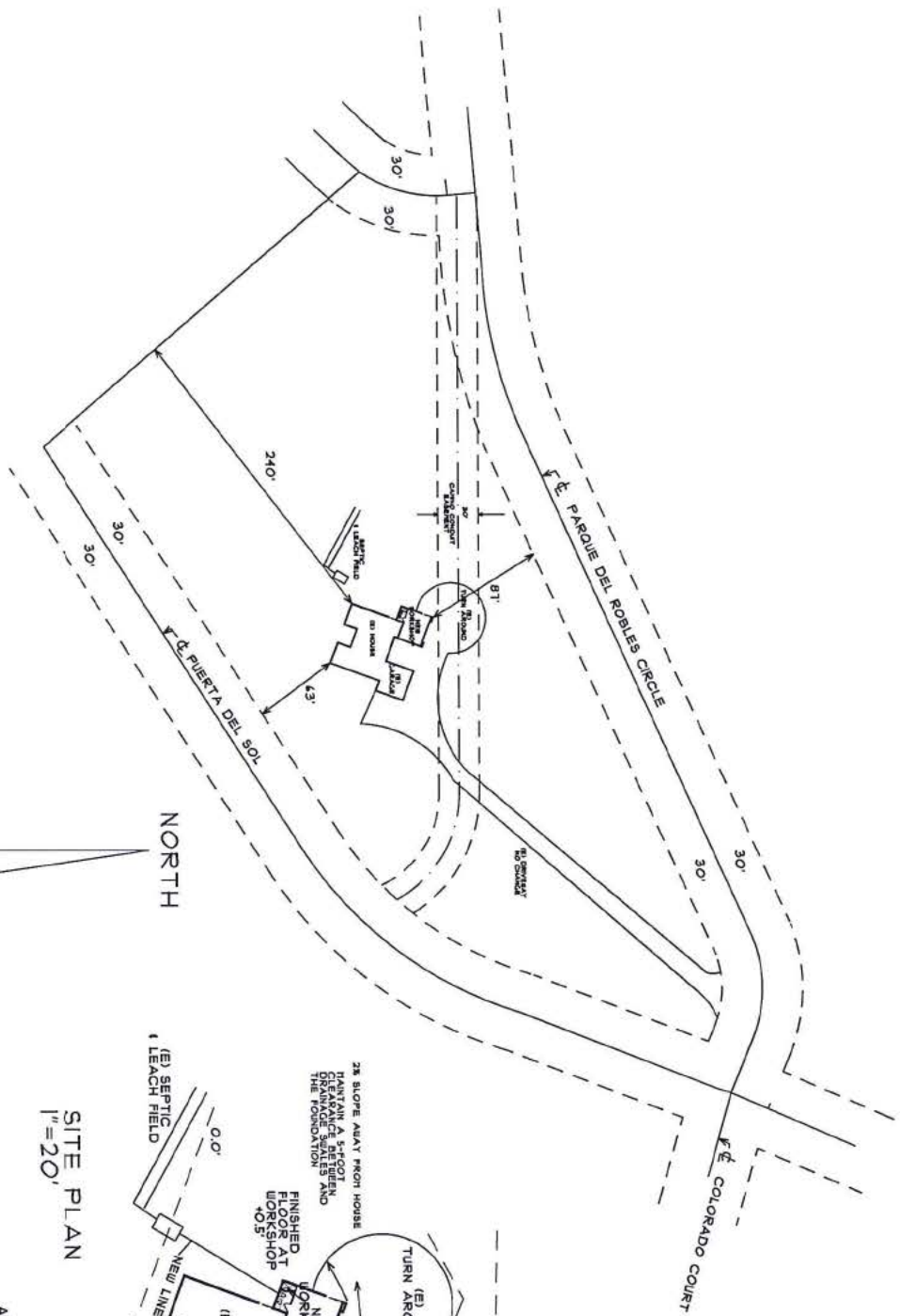
[REDACTED]

Both currently live alone in their own homes. My father-in-law is in New Hampshire and my mother is in Florida. We are the only siblings that are currently capable of assisting them. We do not want them in a nursing facility if at all possible. They both like their independence but need some family supervision and transportation to [REDACTED]. We love our parents and appreciate the sacrifices they made for us when we were children. We have a home in Camino that we built ourselves 25 years ago. My wife and I were both working for the Department of Defense at the Sacramento Army Depot. I was forced into an early retirement with base closure after moving from the Sacramento Army Depot to Mather AFB and finally to McClellan AFB (all three installations were closed due to BRAC (base realignment and closure)). We currently are assisting our oldest daughter while she is finishing her college degree by providing housing. She works in San Jose three days a week and stays with us the remaining four days so that she can attend classes at American

River and Folsom Lake College - El Dorado Center. I would like to add a Granny Flat to our home so we can accommodate our parents during their senior years and provide them as many years of independence as possible. We will be owner builders as we cannot afford to have the work contracted. Please let us know if we qualify for a waiver of the TIM Fee.
Thanks for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger K. DeLomb". The signature is written in a cursive style with a large initial 'R' and a long horizontal stroke at the end.



PLOT PLAN 1"=40'

SITE PLAN 1"=20'

APN# 077-780-161
 GROUND SNOW = 49lb
 CLIMATE ZONE = 12

CURRENT BUILDING CODES:
 2010 CBC CMR CPC CEC
 2008 TITLE 24
 GROSS SQUARE FOOTAGE:
 GARAGE: 495 SQ FT
 STORAGE: 303 SQ FT

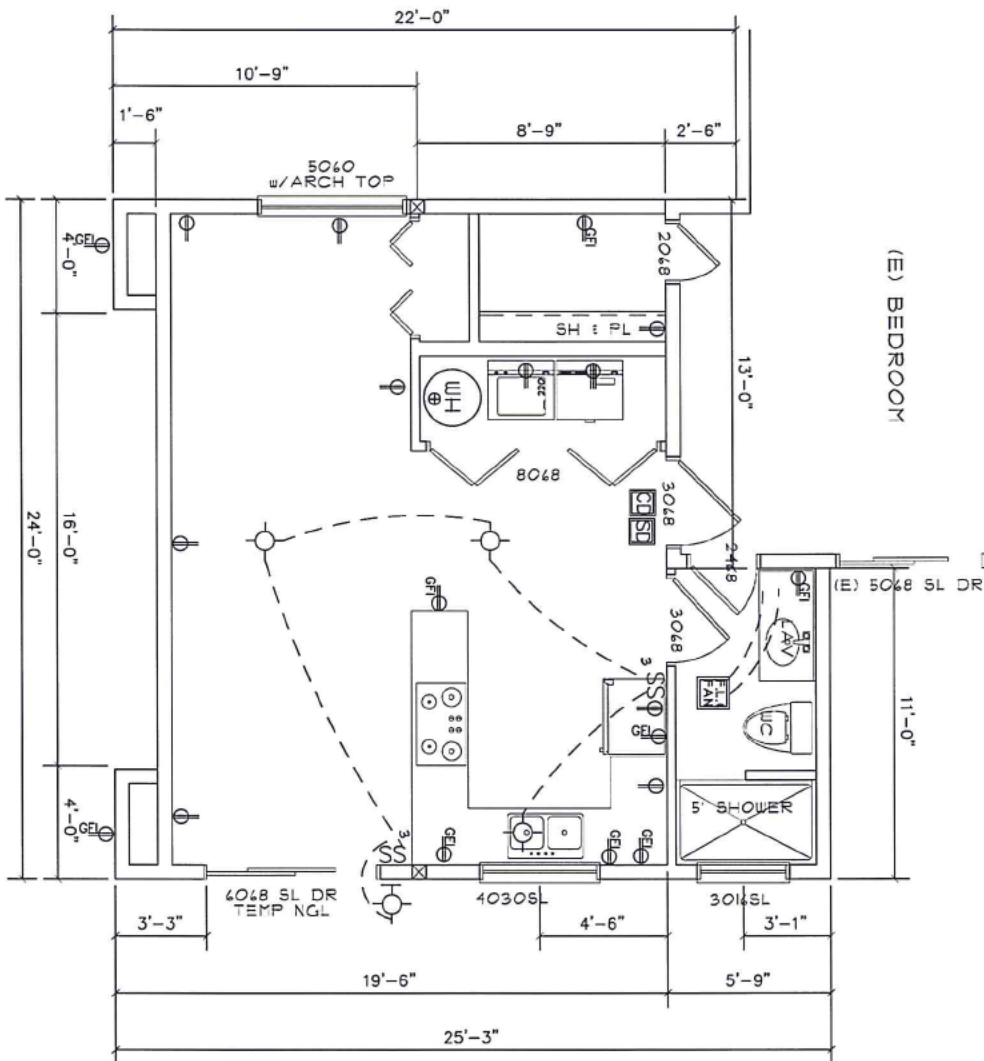
DATE	11-13
PROJECT NO.	17-13
DATE	4-14-13
PROJECT NO.	17-13
DATE	4-14-13
PROJECT NO.	17-13
DATE	4-14-13
PROJECT NO.	17-13

Dawson's Drafting Service
 Custom House Plans
 P. O. Box 268
 Grizzly Flats, CA 95636
 (530) 295-1930
 (530) 306-1977
 lazy_seven@yahoo.com

DeCantillon Addition
 Camino, CA 95709
 530- [REDACTED]

PLOT PLAN

FLOOR PLAN 1/2"=1'-0"
 GRANNY FLAT



SHEET
5

DATE: 4-14-13
 PROJECT NO: 12-13
 DRAWN BY: CYNID

Dawson's Drafting Service
 Custom House Plans
 P. O. Box 268
 Grizzly Flats, CA 95636
 (530) 295-1930
 (530) 308-1977 lazy_seven@yahoo.com

DeCantillon Addition
 Del Robles
 Camino, CA 95709
 530- [REDACTED]

**FLOOR &
 FRAMING PLANS**

 PARCEL: 077 780 [REDACTED] SITUS: [REDACTED] PARQUE DEL ROBLES CIR

CASE	CATG	ST	COMMISSION	REMARK
ECOP	MIT2		RARE PLANT PRESERVES	MITIGATION AREA 2
DOT1	TIM5		T.I.M. FEES	DOT TIM FEE
DVWY	SLPE		Driveway Slope Review	Driveway Slope Review
FIRE	VHGH		FIRE REGULATION REVIEW	VERY HIGH HAZARD GI004281
H2OS	STRM		Conservation Water Resources	Int Stream Setback 50 ft
RAZ	2-5		STATE TIM FEE-RAZ 2-5	STATE TIM FEE - RAZ 2-5
SDED	CATD		SEISMIC DESIGN CATEGORY	SEISMIC DSGN CATG D M#4593_CD
TIM	CNTL		HWY 50 VARIABLE T.I.M.	T.I.M. CENTRAL DISTRICT
TMG5	ZON5		HWY 50 T.I.M.	T.I.M ZONE 5
RCD	PVL		EDC RCD/PLACERVILLE	RCD - PLACERVILLE

LMC198A

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