

ATTACHMENT B

Traffic Impact Mitigation Fees - Local and Highway 50
Zones 1-8
Effective July 1, 2020 through August 23, 2020

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU	Multi-Family per DU	Senior Adult Single Family per DU	Senior Adult Multi-Family per DU	General Commercial per Sq.Ft.	Hotel / Motel / Bed & Breakfast per room	Church per Sq.Ft.	Office / Medical per Sq.Ft.	Industrial / Warehouse per Sq.Ft.
ZONE 1	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 2,099	\$ 1,301	N/A	N/A	\$ 0.62	\$ 97	\$ 0.12	\$ 0.40	\$ 0.28
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,552	\$ 1,582	N/A	N/A	\$ 0.75	\$ 118	\$ 0.15	\$ 0.49	\$ 0.34
ZONE 2	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 9,048	\$ 5,610	\$ 2,443	\$ 2,262	\$ 2.68	\$ 420	\$ 0.52	\$ 1.73	\$ 1.21
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,721	\$ 7,267	\$ 3,165	\$ 2,930	\$ 3.47	\$ 544	\$ 0.68	\$ 2.24	\$ 1.56
ZONE 3	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 9,048	\$ 5,610	\$ 2,443	\$ 2,262	\$ 2.68	\$ 420	\$ 0.52	\$ 1.73	\$ 1.21
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,721	\$ 7,267	\$ 3,165	\$ 2,930	\$ 3.47	\$ 544	\$ 0.68	\$ 2.24	\$ 1.56
ZONE 4	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 1,728	\$ 1,071	N/A	N/A	\$ 0.51	\$ 80	\$ 0.10	\$ 0.33	\$ 0.23
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,009	\$ 1,866	N/A	N/A	\$ 0.89	\$ 140	\$ 0.17	\$ 0.58	\$ 0.40
ZONE 5	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 1,714	\$ 1,063	N/A	N/A	\$ 0.51	\$ 80	\$ 0.10	\$ 0.33	\$ 0.23
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,997	\$ 1,858	N/A	N/A	\$ 0.89	\$ 139	\$ 0.17	\$ 0.57	\$ 0.40
ZONE 6	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 4,851	\$ 3,008	N/A	N/A	\$ 1.44	\$ 225	\$ 0.28	\$ 0.93	\$ 0.65
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,682	\$ 1,663	N/A	N/A	\$ 0.79	\$ 124	\$ 0.16	\$ 0.51	\$ 0.36
ZONE 7	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 6,052	\$ 3,752	N/A	N/A	\$ 1.79	\$ 281	\$ 0.35	\$ 1.16	\$ 0.81
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,695	\$ 3,531	N/A	N/A	\$ 1.68	\$ 264	\$ 0.33	\$ 1.09	\$ 0.76
ZONE 8	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 20,130	\$ 12,481	\$ 5,435	\$ 5,033	\$ 5.95	\$ 934	\$ 1.17	\$ 3.85	\$ 2.69
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,163	\$ 5,681	\$ 2,474	\$ 2,291	\$ 2.71	\$ 425	\$ 0.53	\$ 1.75	\$ 1.22

Traffic Impact Mitigation Fees - Local and Highway 50
Zones 1-8
Effective August 24, 2020 through February 7, 2021

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU	Multi-Family per DU	Senior Adult Single Family per DU	Senior Adult Multi-Family per DU	General Commercial per Sq.Ft.	Hotel / Motel / Bed & Breakfast per room	Church per Sq.Ft.	Office / Medical per Sq.Ft.	Industrial / Warehouse per Sq.Ft.
ZONE 1	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 2,165	\$ 1,342	N/A	N/A	\$ 0.64	\$ 100	\$ 0.13	\$ 0.41	\$ 0.29
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,600	\$ 1,612	N/A	N/A	\$ 0.77	\$ 121	\$ 0.15	\$ 0.50	\$ 0.35
ZONE 2	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 9,289	\$ 5,759	\$ 2,508	\$ 2,322	\$ 2.75	\$ 431	\$ 0.54	\$ 1.78	\$ 1.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,927	\$ 7,395	\$ 3,220	\$ 2,982	\$ 3.53	\$ 553	\$ 0.69	\$ 2.28	\$ 1.59
ZONE 3	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 9,289	\$ 5,759	\$ 2,508	\$ 2,322	\$ 2.75	\$ 431	\$ 0.54	\$ 1.78	\$ 1.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,927	\$ 7,395	\$ 3,220	\$ 2,982	\$ 3.53	\$ 553	\$ 0.69	\$ 2.28	\$ 1.59
ZONE 4	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 1,770	\$ 1,097	N/A	N/A	\$ 0.52	\$ 82	\$ 0.10	\$ 0.34	\$ 0.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,065	\$ 1,900	N/A	N/A	\$ 0.91	\$ 142	\$ 0.18	\$ 0.59	\$ 0.41
ZONE 5	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 1,761	\$ 1,092	N/A	N/A	\$ 0.52	\$ 82	\$ 0.10	\$ 0.34	\$ 0.23
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,048	\$ 1,890	N/A	N/A	\$ 0.90	\$ 141	\$ 0.18	\$ 0.58	\$ 0.41
ZONE 6	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 5,024	\$ 3,115	N/A	N/A	\$ 1.49	\$ 233	\$ 0.29	\$ 0.96	\$ 0.67
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,731	\$ 1,693	N/A	N/A	\$ 0.81	\$ 127	\$ 0.16	\$ 0.52	\$ 0.36
ZONE 7	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 6,230	\$ 3,863	N/A	N/A	\$ 1.84	\$ 289	\$ 0.36	\$ 1.19	\$ 0.83
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,800	\$ 3,596	N/A	N/A	\$ 1.72	\$ 269	\$ 0.34	\$ 1.11	\$ 0.77
ZONE 8	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 21,139	\$ 13,106	\$ 5,708	\$ 5,285	\$ 6.25	\$ 981	\$ 1.23	\$ 4.05	\$ 2.82
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,333	\$ 5,786	\$ 2,520	\$ 2,333	\$ 2.76	\$ 433	\$ 0.54	\$ 1.79	\$ 1.24

**Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective February 8, 2021 to June 30, 2021**

Zone	Resolution	Effective	Resolution #	Description	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
	Date	Date			per DU	per DU	per DU	per DU	per DU	per DU
					Less than 1,000 SqFt	1,000 to 1,499 SqFt	1,500 to 1,999 SqFt	2,000 to 2,999 SqFt	3,000 to 3,999 SqFt	4,000 SqFt or more
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 6,190	\$ 6,719	\$ 7,172	\$ 7,549	\$ 8,002	\$ 8,304
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,692	\$ 1,837	\$ 1,961	\$ 2,064	\$ 2,188	\$ 2,270
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 13,682	\$ 14,850	\$ 15,851	\$ 16,685	\$ 17,686	\$ 18,353
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 6,049	\$ 6,566	\$ 7,008	\$ 7,377	\$ 7,820	\$ 8,115
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 22,803	\$ 24,750	\$ 26,418	\$ 27,809	\$ 29,477	\$ 30,590
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,554	\$ 1,687	\$ 1,801	\$ 1,895	\$ 2,009	\$ 2,085

**Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective February 8, 2021 to June 30, 2021**

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 4,303	N/A	N/A	\$ 1.04	\$ 187	\$ 0.17	\$ 0.85	\$ 0.34
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,176	N/A	N/A	\$ 0.63	\$ 115	\$ 0.10	\$ 0.52	\$ 0.21
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 9,510	\$ 5,005	\$ 4,338	\$ 4.90	\$ 885	\$ 0.79	\$ 4.04	\$ 1.61
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 4,205	\$ 2,213	\$ 1,918	\$ 2.36	\$ 426	\$ 0.38	\$ 1.95	\$ 0.78
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 15,851	\$ 8,343	\$ 7,230	\$ 9.83	\$ 1,775	\$ 1.58	\$ 8.09	\$ 3.23
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,080	\$ 569	\$ 493	\$ 0.35	\$ 64	\$ 0.06	\$ 0.29	\$ 0.12

**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, 2014 through June 30, 2021**

Benefit Number	Development Project	Assessors Parcel Number	Percent of Benefit	Assessed Amount
1	Bell Ranch (No payment due - Constructed improvements)	108-010-25	38.3%	\$ 232,445
2	Roman Catholic Property	108-010-16 & 17	24.7%	\$ 149,429
3	Holy Trinity Church & School Buildings	108-010-26	26.1%	\$ 158,353
4	Winncrest - Bar J (Paid in Full)	Various	10.9%	\$ 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, 2014 through June 30, 2021

Benefit Number <small>(See Maps, Figure 6)</small>	Development Project and Land Use	Assessors Parcel Number	Percent Trips	Original Assessed Amount
1	Cambridge Square Shopping Center	109-010-021	31.0%	\$ 1,246,257
2	Howard & Stancil 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