

**El Dorado County
Traffic Impact Mitigation (TIM) Fee Program Update
Nexus & Funding Model**

**Final Draft
April 2016**

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Note: All data entries in BLUE are copied from external sources (see source in appropriate table). All other data is generated internally by the model.

Section 1

New Development and Equivalent Dwelling Unit Projections

Table 1: Existing Development (2015)

Land Use¹	Dwelling Units / Employment	Sq. Ft. per Employee	Sq. Ft. (1,000s)
Residential			
SFD Not Restricted	53,558	NA	NA
SFD Age Restricted	-	NA	NA
MFD Not Restricted	6,932	NA	NA
MFD Age Restricted	-	NA	NA
Total	60,490		
Nonresidential			
Commercial	15,369	500	7,685
Office	10,110	275	2,780
Medical	1,825	312	569
Industrial	5,339	1,000	5,339
Total	32,643		16,373

Note: Excludes local government employment that is exempt from the TIM Fee.

Source: El Dorado County Travel Demand Model; Matt Kowta and Nina Miegs (BAE Urban Economics), memorandum to Shawna Purvines (El Dorado County), regarding 2035 Growth Projections, March 14, 2013, Appendix D.

Table 2: Growth Projections

Land Use ¹	Amended General Plan Scenario - Smoothed Zone Geography								Total
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	
Residential	(dwelling units)								
Single Family									
Not Restricted	210	2,495	1,029	1,266	565	407	278	4,171	10,421
Age Restricted	-	553	333	-	-	-	-	1,100	1,986
Subtotal	210	3,048	1,362	1,266	565	407	278	5,271	12,407
Multi-family									
Not Restricted	63	1,304	1,357	518	228	124	88	260	3,942
Age Restricted	-	97	59	-	-	-	-	100	256
Subtotal	63	1,401	1,416	518	228	124	88	360	4,198
Total	273	4,449	2,778	1,784	793	531	366	5,631	16,605
Nonresidential¹	(jobs)								
Commercial	17	2,960	991	510	255	246	49	1,442	6,470
Office	60	553	229	75	81	60	-	4,578	5,636
Medical	-	260	75	142	160	72	8	883	1,600
Industrial	-	291	157	(6)	30	9	-	680	1,161
Total	77	4,064	1,452	721	526	387	57	7,583	14,867
Nonresidential¹	(1,000 sq. ft.)								
Commercial	9	1,480	496	255	128	123	25	721	3,237
Office	17	152	63	21	22	17	-	1,259	1,551
Medical	-	81	23	44	50	22	2	275	497
Industrial	-	291	157	(6)	30	9	-	680	1,161
Total	26	2,004	739	314	230	171	27	2,935	6,446
¹ Excludes local government growth that is exempt from the TIM Fee. Source: El Dorado County Travel Demand Model; Table 1.									

Table 3: Land Use Categories, Trip Generation Rates & Preliminary EDU Factors

Land Use	Institute for Transportation Engineers Category	Units	Trip Rate ¹	New Trip Ends	Net New Trip Rate	Preliminary EDU Factor ²
Residential						
SFD Not Restricted	210: Single Family Detached	Dwelling Units	1.00	100%	1.00	1.00
SFD Age Restricted	251: Senior Adult - Detached	Dwelling Units	0.27	100%	0.27	0.27
MFD Not Restricted	220: Apartment	Dwelling Units	0.62	100%	0.62	0.62
MFD Age Restricted	252: Senior Adult - Attached	Dwelling Units	0.25	100%	0.25	0.25
Nonresidential						
Commercial						
General Commercial	820: Shopping Center	1,000 SqFt	3.71	47%	1.74	1.74
Hotel/Motel/B&B	320: Motel	Rooms	0.47	58%	0.27	0.27
Church	560: Church	1,000 SqFt	0.55	64%	0.35	0.35
Office						
General Office	710: General Office	1,000 SqFt	1.49	77%	1.15	1.15
Medical	720: Medical-Dental Office	1,000 SqFt	3.57	60%	2.14	2.14
Industrial	110: General Light Industrial	1,000 SqFt	0.97	79%	0.77	0.77

¹ Evening peak hour trip rate.

² The equivalent dwelling unit (EDU) factor is the net new trip rate normalized so one single family unit is one EDU. Residential EDU factors are per dwelling unit. Nonresidential EDU factors are per 1,000 building square feet except Hotel/Motel/B&B EDU factor is per room.

Source: Institute of Transportation Engineers, *Trip Generation 9th Edition*, 2012; San Diego Association of Governments, *Brief Guide of Vehicular Trip Generation Rates*, April 2002.

Table 4: Final Equivalent Dwelling Units (EDU) Factors

Land Use	Units	2015 Development	Preliminary EDU Factor ¹	2015 Preliminary EDU	EDU Shift For Local Serving Business ²	2015 Revised EDU	Revised EDU Factor ¹	Final EDU Factor ^{1,3}	2015 Final EDU
Residential									
SFD Not Restricted	Dwelling Units	53,558	1.00	53,558	12,974	66,532	1.24	1.00	53,558
SFD Age Restricted	Dwelling Units	-	0.27	-	-	-	0.33	0.27	-
MFD Not Restricted	Dwelling Units	6,932	0.62	4,298	1,041	5,339	0.77	0.62	4,298
MFD Age Restricted	Dwelling Units	-	0.25	-	-	-	0.31	0.25	-
Total Residential	Dwelling Units	60,490		57,856	14,015	71,871			57,856
<i>Local Serving Share of Nonresidential Employment¹</i>					64%				
Nonresidential									
Commercial									
General Commercial	1,000 SqFt	7,685	1.74	13,372	(8,558)	4,814	0.63	0.51	3,919
Hotel/Motel/B&B	Rooms	NA	0.27					0.08	
Church	1,000 SqFt	NA	0.35					0.10	
Office									
General Office	1,000 SqFt	2,780	1.15	3,197	(2,046)	1,151	0.41	0.33	917
Medical	1,000 SqFt	569	2.14	1,218	(780)	438	0.77	0.62	353
Industrial/Warehouse	1,000 SqFt	5,339	0.77	4,111	(2,631)	1,480	0.28	0.23	1,228
Total Nonresidential	1,000 SqFt	16,373		21,898	(14,015)	7,883			6,417
Total Equivalent Dwelling Units (EDU)				79,754	-	79,754			64,273

¹ Residential EDU factors are per dwelling unit. Nonresidential EDU factors are per 1,000 building square feet except Hotel/Motel/B&B EDU factor is per room.

² Shift local serving share of total nonresidential EDUs to residential EDUs. The remaining nonresidential EDUs are associated with export based businesses (providing products and services outside the El Dorado County Western Slope unincorporated area).

³ Final EDU factors are converted from revised EDU factors so that one single family dwelling is 1.0 EDU.

Source: Tim Youmans and Rosanne Helms (Economic & Planning Systems) memorandum to Steve Borroum (El Dorado County) regarding Survey of Major Employers in El Dorado County,

Table 5: New Equival Dwelling Units (2015-2035)

Land Use ¹	Amended General Plan Scenario - Smoothed Zone Geography								
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
Residential									
SFD Not Restricted	210	2,495	1,029	1,266	565	407	278	4,171	10,421
MFD Not Restricted	39	808	841	321	141	77	55	161	2,443
SFD Age Restricted	<1	149	90	<1	<1	<1	<1	297	536
MFD Age Restricted	<1	24	15	<1	<1	<1	<1	25	64
Subtotal	249	3,476	1,975	1,587	706	484	333	4,654	13,464
Nonresidential									
Commercial	5	755	253	130	65	63	13	368	1,652
Office	6	50	21	7	7	6	<1	415	512
Medical	<1	50	14	27	31	14	1	171	308
Industrial	<1	67	36	<1	7	2	<1	156	268
Subtotal	11	922	324	164	110	85	14	1,110	2,740
Total EDU, 2015-2035	260	4,398	2,299	1,751	816	569	347	5,764	16,204
Total EDU, 2015									64,273
Total EDU, 2035									80,477
Growth Share									20%

Source: Tables 2 and 4.

Section 2

TIM Fee CIP Cost Estimates and Cost Allocation By Zone

**Table 6: Diamond Springs Parkway Funding
(CIP Project 72334)**

	Phase 1A	Phase 1B	Total	Share
Local Funds - Tribe	\$ 2,788,000	\$ 19,809,000	\$ 22,597,000	53%
Missouri Flats MC&FP	728,000	7,157,000	7,885,000	19%
Road Fund	47,000	12,000	59,000	<1%
Utility Agencies	<u>2,065,000</u>	<u>3,832,000</u>	<u>5,897,000</u>	<u>14%</u>
Subtotal	\$ 5,628,000	\$ 30,810,000	\$ 36,438,000	86%
TIM Fee	<u>4,200,000</u>	<u>1,733,000</u>	<u>5,933,000</u>	<u>14%</u>
Total	\$ 9,828,000	\$ 32,543,000	\$ 42,371,000	100%

Sources: County of El Dorado, *Adopted 2015 Capital Improvement Program*, Section 8.1, pp. 36-39, June 16, 2015,

Table 7: Bridge Replacement Projects

River	Crossing	Cost
Indian Creek	Green Valley Rd	\$ 4,522,000
Mound Springs Creek	Green Valley Rd	4,548,000
Weber Creek	Green Valley Rd	11,618,000
South Fork American River	Salmon Falls Rd	10,500,000
Clear Creek	Sly Park Rd	5,835,000
Weber Creek	Forni Rd	4,500,000
Carson Creek	White Rock Rd	4,500,000
North Fork Cosumnes River	Mt. Aukum Rd	4,500,000
North Fork Cosumnes River	Bucks Bar Rd	<u>7,892,000</u>
Total		\$ 58,415,000
New Development Share ¹		<u>11.47%</u>
TIM Fee Program Share		\$ 6,700,201

¹ Development share based on federal funding for 88.53 percent of total costs. The remaining share of 11.47 percent. This share is less than the TIM Fee Program share that could be allocated of 20 percent based on EDUs from new development in 2035 as a percent of total EDUs in 2035.

Sources: County of El Dorado.

Table 8: Intersection Improvements

	Cost per Intersection¹	New Development Share²	New Development Cost per Intersection	Number of Intersections	Cost
Tier 1 - Existing Deficiency	\$ 1,800,000	20%	\$ 360,000	3	\$ 1,080,000
Tier 2 - Future Deficiency	1,800,000	100%	1,800,000	19	34,200,000
TIM Fee Program Share					\$ 35,280,000

¹ Based on \$350,000 for signalization plus \$1,450,000 for channelization. Includes intelligent transportation systems (ITS).
² To avoid funding to correct an existing deficiency and to fund only that share that benefits new development, TIM Fee Program share for Tier 1 intersections is based only on EDUs from new development in 2035 as a percent of total EDUs in 2035.

Sources: County of El Dorado; Table 5.

Table 9: Transit Capital Projects

	Amount	Unit Cost	Total Cost	New Development Share ¹	TIM Fee Program Share
County Line Transit Center ²					
Land			\$ 3,500,000		
Construction			<u>5,400,000</u>		
Total			\$ 8,900,000	20%	\$ 1,780,000
Cameron Park Park-and Ride ²			\$ 2,350,000	20%	470,000
Missouri Flat Transfer Point Expansion ³			\$ 270,000	100%	270,000
Vehicles Required for Service Expansion ³					
Dial-A-Ride Vans	10	\$ 42,000	\$ 420,000		
Local Route Buses	7	323,000	2,261,000		
Commuter Bus	1	500,000	<u>500,000</u>		
Total			\$ 3,181,000	100%	<u>3,181,000</u>
Total			\$ 14,701,000		\$ 5,701,000

¹ For capital projects that benefit existing and new development, TIM Fee Program share is based only on EDUs from new development in 2035 as a percent of total EDUs in 2035.

² Costs based on Park-and-Ride Master Plan (2007). Facilities serve existing and new development so share assigned to TIM Fee Program based on new EDUs as a percent of total EDUs in 2035.

³ Costs based on Western El Dorado County Short- and Long-Range Transit Plan (2014). Transfer point and vehicle fleet are expansion projects to serve new development so costs allocated 100 percent to TIM Fee Program.

Sources: El Dorado County Transit Authority; Table 5.

Table 10: TIM Fee Capital Improvement Program (CIP) Project Costs

Map ID	CIP Project No.	Project Name	From	To	Total Cost	Other Funding ^{1,2,3}	Net Cost
Hwy 50 Auxiliary Lanes							
A-1	53125	Aux. Lane Eastbound	County Line	El Dorado Hills Blvd IC	\$ 6,510,500	\$ -	6,510,500
A-2	GP148	Aux. Lane Eastbound	Bass Lake Rd IC	Cambridge Rd IC	8,830,500	-	\$ 8,830,500
A-3	53126	Aux. Lane Eastbound	Cambridge Rd IC	Cameron Park Dr IC	8,743,500	-	8,743,500
A-4	53127	Aux. Lane Eastbound	Cameron Park Dr IC	Ponderosa Rd IC	8,381,000	-	8,381,000
A-5	53128	Aux. Lane Westbound	Ponderosa Rd IC	Cameron Park Dr IC	8,961,000	-	8,961,000
A-6	GP149	Aux. Lane Westbound	Cambridge Rd IC	Bass Lake Rd IC	8,685,500	-	8,685,500
A-7	53117	Aux. Lane Westbound	Bass Lake Rd IC	Silva Valley Pkwy IC	5,466,500	-	5,466,500
A-8	53115	Aux. Lane Westbound	El Dorado Hills Blvd IC	County Line	5,611,500	-	5,611,500
		Subtotal			\$ 61,190,000	\$ -	\$ 61,190,000
Hwy 50 Interchanges Projects							
I-1	71323	El Dorado Hills Blvd	NA	NA	\$ 8,381,000	\$ 279,434	8,101,566
I-2	71345	Silva Valley Pkwy-Ph 2	NA	NA	7,658,000	-	7,658,000
I-3	71330, GP148	Bass Lake Rd	NA	NA	5,872,500	522,164	\$ 5,350,336
I-4	71332, GP149	Cambridge Rd	NA	NA	8,613,000	38,722	8,574,278
I-5	72361	Cameron Park Dr	NA	NA	87,284,000	1,140,650	86,143,350
I-6	71333, 71338, 71339	Ponderosa Rd	NA	NA	39,417,000	1,047,217	38,369,783
I-7	71347, 71376	El Dorado Rd	NA	NA	15,636,000	181,532	15,454,468
		Subtotal			\$ 172,861,500	\$ 3,209,719	\$ 169,651,781
Roadway Improvements							
R-1	72143	Cameron Park Dr	Palmer	Hacienda Rd	1,324,000	-	1,324,000
R-2	72376	Green Valley Rd	County Line	Sophia Pkwy	2,111,000	-	2,111,000
R-3	GP178, GP159	Green Valley Rd	Francisco Dr	Silva Valley Rd	6,029,000	-	6,029,000
R-4	72374	White Rock Rd	Post St	South of Silva Valley Rd	5,618,000	-	5,618,000
R-5	72142	Missouri Flat Rd	China Garden Rd	State Route 49	3,920,000	-	3,920,000
R-6	71324, GP147	Saratoga Way	Iron Point Rd	El Dorado Hills Blvd	11,549,000	-	11,549,000
R-7	72377	Country Club Dr	El Dorado Hills Blvd	Silva Valley Pkwy	10,752,000	-	10,752,000
R-8	71335	Country Club Dr	Silva Valley Pkwy	Tong Rd	8,240,000	-	8,240,000
R-9	GP124	Country Club Dr	Tong Rd	Bass Lake Rd	12,449,000	-	12,449,000
R-10	GP126	Country Club Dr	Bass Lake Rd	Tierre de Dios Dr	7,483,000	-	7,483,000
R-11	72334, 72375	Diamond Springs Pkwy	Missouri Flat Rd	State Route 49	23,303,000	20,041,000	3,262,000
R-12	66116	Latrobe Connection	White Rock Rd	Golden Foothill Pkwy	370,000	-	370,000
R-13	71375	Headington Rd Connector	El Dorado Rd	Missouri Flat Rd	3,796,000	-	3,796,000
		Subtotal			\$ 96,944,000	\$ 20,041,000	\$ 76,903,000

Table 10: TIM Fee Capital Improvement Program (CIP) Project Costs

Map ID	CIP Project No.	Project Name	From	To	Total Cost	Other Funding ^{1,2,3}	Net Cost
Reimbursement Agreements⁴							
NA	71352	Bass Lake Rd	South of Serrano Parkway		\$ 3,692,152	\$ -	\$ 3,692,152
NA	72332	Green Valley Rd	Green Valley Marketplace		300,000	-	300,000
NA	66116	Latrobe Connection	Project Study		275,117	-	275,117
NA	66108	Madera Way	Right Turn Lane		125,574	-	125,574
NA	71328	Silva Valley Pkwy	Interchange Phase 1		16,194,966	-	16,194,966
NA	76107	Silver Springs Pkwy	Green Valley Rd Intersection		2,002,509	-	2,002,509
NA	66108	Silver Springs Pkwy	Offsite		3,889,855	-	3,889,855
		Subtotal			\$ 26,480,173	\$ -	\$ 26,480,173
Other Program Costs (new development fair share of total costs only)							
NA	NA	Bridges	Replacement		\$ 6,700,201	\$ -	\$ 6,700,201
NA	NA	Intersection Improvements	Traffic Signals & Intersection Operational Imps.		35,280,000	-	35,280,000
NA	53118	Transit	Capital Improvements		5,701,000	-	5,701,000
NA	See Footnote 5	Fee Program Admin	Program Administration & Updates		11,000,000	-	11,000,000
		Subtotal			\$ 58,681,201	\$ -	\$ 58,681,201
Total					\$ 416,156,874	\$ 23,250,719	\$ 392,906,155
					100%	6%	94%
¹ Except for \$500,000 of Bass Lake Rd. interchange funding and all of Diamond Springs Parkway funding, amounts represents amounts spent through June 30, 2015. ² Other funding for Bass Lake Rd. interchange includes \$22,164 spent to date and a revised estimate of \$500,000 from the Bass Lake Hills Public Facilities Financing Plan. ³ The Diamond Springs Parkway project (Phases 1A and 1B) in the adopted FY 2015 CIP is larger than the project needed based on analysis conducted for the 2015 TIM Fee Program Update (only 2 lanes are needed instead of 4 lanes in Phase 1B). So the share of currently programmed local funding in the FY 2015 CIP (86 percent) is applied to the revised cost estimate to determine the local funding share. ⁴ Based on payments remaining as of July 1, 2015 and excluding reimbursement agreements to be retired in FY 2016 (see Table 13). ⁵ Includes ongoing program staff and consultant costs for annual updates, major updates (every five years), and ongoing administration related to the TIM Fee Program. Sources: Quincy Engineering; El Dorado County; Tables 6, 7, 8, and 9.							

Table 11: Trip Allocation By Zone

Map ID	Project Name	Amended General Plan Scenario - Smoothed Zone Geography										
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Internal Subtotal	External	Total
<i>Hwy 50 Auxiliary Lanes</i>												
A-1	Aux. Lane Eastbound	0.04%	17.64%	3.91%	0.00%	0.21%	0.25%	0.00%	27.95%	50.00%	50.00%	100.00%
A-2	Aux. Lane Eastbound	0.12%	51.32%	10.18%	1.20%	0.87%	0.73%	0.03%	10.42%	74.87%	25.13%	100.00%
A-3	Aux. Lane Eastbound	0.47%	24.64%	20.21%	3.09%	2.61%	1.98%	0.27%	12.62%	65.89%	34.11%	100.00%
A-4	Aux. Lane Eastbound	0.43%	31.11%	18.63%	2.85%	2.40%	1.82%	0.24%	10.41%	67.89%	32.11%	100.00%
A-5	Aux. Lane Westbound	0.43%	31.11%	18.63%	2.85%	2.40%	1.82%	0.24%	10.41%	67.89%	32.11%	100.00%
A-6	Aux. Lane Westbound	0.12%	51.32%	10.18%	1.20%	0.87%	0.73%	0.03%	10.42%	74.87%	25.13%	100.00%
A-7	Aux. Lane Westbound	0.11%	41.91%	9.32%	1.06%	0.75%	0.66%	0.03%	22.96%	76.80%	23.20%	100.00%
A-8	Aux. Lane Westbound	0.04%	17.64%	3.91%	0.00%	0.21%	0.25%	0.00%	27.95%	50.00%	50.00%	100.00%
<i>Hwy 50 Interchanges Projects</i>												
I-1	El Dorado Hills Blvd	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	91.73%	92.23%	7.77%	100.00%
I-2	Silva Valley Pkwy-Ph 2	0.23%	21.09%	4.35%	1.54%	1.19%	0.65%	0.60%	53.71%	83.36%	16.64%	100.00%
I-3	Bass Lake Rd	0.03%	15.20%	2.57%	0.29%	0.39%	0.19%	0.27%	65.40%	84.34%	15.66%	100.00%
I-4	Cambridge Rd	0.05%	55.85%	1.26%	0.54%	0.33%	0.20%	0.31%	19.40%	77.94%	22.06%	100.00%
I-5	Cameron Park Dr	0.20%	69.85%	3.09%	0.85%	0.81%	0.56%	0.32%	11.69%	87.37%	12.63%	100.00%
I-6	Ponderosa Rd	0.18%	64.67%	5.16%	4.67%	0.94%	0.36%	0.08%	11.19%	87.25%	12.75%	100.00%
I-7	El Dorado Rd	0.27%	8.33%	64.78%	2.17%	2.52%	0.77%	1.45%	3.41%	83.70%	16.30%	100.00%
<i>Roadway Improvements</i>												
R-1	Cameron Park Dr	0.08%	86.60%	0.83%	0.08%	0.37%	0.40%	0.29%	4.78%	93.43%	6.57%	100.00%
R-2	Green Valley Rd ¹	0.01%	3.61%	0.06%	1.74%	0.01%	0.01%	0.03%	8.53%	14.00%	86.00%	100.00%
R-3	Green Valley Rd	0.00%	25.00%	0.00%	12.15%	0.00%	0.00%	0.00%	14.18%	51.33%	48.67%	100.00%
R-4	White Rock Rd	0.67%	41.07%	9.78%	3.27%	3.08%	1.70%	1.56%	34.23%	95.36%	4.64%	100.00%
R-5	Missouri Flat Rd	0.09%	11.79%	73.84%	1.66%	0.80%	0.98%	0.12%	10.72%	100.00%	0.00%	100.00%
R-6	Saratoga Way	0.08%	1.57%	0.00%	1.17%	0.09%	0.09%	0.00%	46.82%	49.82%	50.18%	100.00%
R-7	Country Club Dr	0.43%	34.32%	7.51%	2.38%	1.94%	1.07%	0.69%	48.32%	96.66%	3.34%	100.00%
R-8	Country Club Dr	0.03%	0.51%	0.05%	0.41%	0.02%	0.01%	0.39%	69.00%	70.42%	29.58%	100.00%
R-9	Country Club Dr	0.20%	0.10%	0.00%	0.38%	0.00%	0.17%	0.41%	83.11%	84.37%	15.63%	100.00%
R-10	Country Club Dr	0.27%	37.37%	2.36%	0.39%	1.02%	0.60%	0.43%	41.30%	83.74%	16.26%	100.00%
R-11	Diamond Springs Pkwy	0.82%	10.44%	68.06%	1.43%	2.24%	9.65%	1.77%	5.59%	100.00%	0.00%	100.00%
R-12	Latrobe Connection	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.18%	41.49%	42.67%	57.33%	100.00%
R-13	Headington Rd Connector	0.38%	1.01%	92.55%	0.00%	0.00%	4.58%	1.31%	0.00%	99.83%	0.17%	100.00%

Table 11: Trip Allocation By Zone

Map ID	Project Name	Amended General Plan Scenario - Smoothed Zone Geography										
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Internal Subtotal	External	Total
Reimbursement Agreements²												
NA	Bass Lake Rd	0.10%	28.87%	4.01%	0.73%	0.36%	0.11%	0.59%	65.23%	100.00%	0.00%	100.00%
NA	Green Valley Rd	0.01%	33.43%	0.28%	7.91%	0.02%	0.01%	0.01%	58.33%	100.00%	0.00%	100.00%
NA	Latrobe Connection	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.77%	97.23%	100.00%	0.00%	100.00%
NA	Madera Way	0.07%	35.15%	1.36%	3.45%	0.37%	0.07%	0.06%	59.47%	100.00%	0.00%	100.00%
NA	Silva Valley Pkwy	0.28%	25.30%	5.22%	1.85%	1.43%	0.78%	0.72%	64.42%	100.00%	0.00%	100.00%
NA	Silver Springs Pkwy	0.07%	35.15%	1.36%	3.45%	0.37%	0.07%	0.06%	59.47%	100.00%	0.00%	100.00%
NA	Silver Springs Pkwy	0.07%	35.15%	1.36%	3.45%	0.37%	0.07%	0.06%	59.47%	100.00%	0.00%	100.00%

¹ External share includes share associated with correcting existing deficiency.

² Cost for reimbursement agreements have no external share so that agreements are fully funded. Cost shares area based on the same project as modeled by the 2004 El Dorado County Travel Demand Model, except shares for Latrobe Rd. and Silva Valley Parkway use shares for similar projects included in 2015 TIM Fee update (projects with map ID R-12 and I-2, respectively).

Source: 2015 El Dorado County Travel Demand Model, Kittelson & Associates, Inc.

Table 12: Cost Allocation

Map ID	Project Name	Amended General Plan Scenario - Smoothed Zone Geography										
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Internal Subtotal	External	Total
Hwy 50 Auxiliary Lanes												
A-1	Aux Lane Eastbound	2,604	1,148,452	254,561	-	13,672	16,276	-	1,819,685	3,255,250	3,255,250	6,510,500
A-2	Aux Lane Eastbound	10,597	4,531,813	898,945	105,966	76,825	64,463	2,649	920,137	6,611,395	2,219,105	8,830,500
A-3	Aux Lane Eastbound	41,094	2,154,398	1,767,061	270,174	228,205	173,121	23,607	1,103,432	5,761,092	2,982,408	8,743,500
A-4	Aux Lane Eastbound	36,038	2,607,329	1,561,380	238,859	201,144	152,534	20,114	872,463	5,689,861	2,691,139	8,381,000
A-5	Aux Lane Westbound	38,532	2,787,767	1,669,434	255,389	215,064	163,090	21,506	932,841	6,083,623	2,877,377	8,961,000
A-6	Aux Lane Westbound	10,423	4,457,399	884,184	104,226	75,564	63,404	2,606	905,028	6,502,834	2,182,666	8,685,500
A-7	Aux Lane Westbound	6,013	2,291,010	509,478	57,945	40,999	36,079	1,640	1,255,108	4,198,272	1,268,228	5,466,500
A-8	Aux Lane Westbound	2,245	989,869	219,410	-	11,784	14,029	-	1,568,413	2,805,750	2,805,750	5,611,500
	Subtotal	147,546	20,968,037	7,764,453	1,032,559	863,257	682,996	72,122	9,377,107	40,908,077	20,281,923	61,190,000
Hwy 50 Interchanges Projects												
I-2	El Dorado Hills Blvd	-	-	-	-	-	-	40,508	7,431,566	7,472,074	629,492	8,101,566
I-7	Silva Valley Pkwy-Ph 2	17,613	1,615,072	333,123	117,933	91,130	49,777	45,948	4,113,113	6,383,709	1,274,291	7,658,000
I-5	Bass Lake Rd	1,605	813,251	137,504	15,516	20,866	10,166	14,446	3,499,119	4,512,473	837,863	5,350,336
I-6	Cambridge Rd	4,287	4,788,734	108,036	46,301	28,295	17,149	26,580	1,663,410	6,682,792	1,891,486	8,574,278
I-1	Cameron Park Dr	172,287	60,171,130	2,661,830	732,218	697,761	482,403	275,659	10,070,157	75,263,445	10,879,905	86,143,350
I-4	Ponderosa Rd	69,066	24,813,739	1,979,881	1,791,869	360,676	138,131	30,696	4,293,578	33,477,636	4,892,147	38,369,783
I-3	El Dorado Rd	41,727	1,287,357	10,011,404	335,362	389,453	118,999	224,090	526,998	12,935,390	2,519,078	15,454,468
	Subtotal	306,585	93,489,283	15,231,778	3,039,199	1,588,181	816,625	657,927	31,597,941	146,727,519	22,924,262	169,651,781
Roadway Improvements												
R-1	Cameron Park Dr	1,059	1,146,584	10,989	1,059	4,899	5,296	67,127	-	1,237,013	86,987	1,324,000
R-2	Green Valley Rd	211	76,207	1,267	36,731	211	211	633	180,069	295,540	1,815,460	2,111,000
R-3	Green Valley Rd	-	1,507,250	-	732,524	-	-	-	854,912	3,094,686	2,934,314	6,029,000
R-4	White Rock Rd	37,641	2,307,313	549,440	183,709	173,034	95,506	87,641	1,923,041	5,357,325	260,675	5,618,000
R-5	Missouri Flat Rd	3,528	462,168	2,894,528	65,072	31,360	38,416	4,704	420,224	3,920,000	-	3,920,000
R-6	Saratoga Way	9,239	181,319	-	135,123	10,394	10,394	-	5,407,243	5,753,712	5,795,288	11,549,000
R-7	Country Club Dr	46,234	3,690,086	807,475	255,898	208,589	115,046	74,189	5,195,366	10,392,883	359,117	10,752,000
R-8	Country Club Dr	2,472	42,024	4,120	33,784	1,648	824	32,136	5,685,600	5,802,608	2,437,392	8,240,000
R-9	Country Club Dr	24,898	12,449	-	47,306	-	21,163	51,041	10,346,364	10,503,221	1,945,779	12,449,000
R-10	Country Club Dr	20,204	2,796,397	176,599	29,184	76,327	44,898	32,177	3,090,478	6,266,264	1,216,736	7,483,000
R-11	Diamond Springs Pkwy	26,748	340,553	2,220,117	46,647	73,069	314,783	57,737	182,346	3,262,000	-	3,262,000
R-12	Latrobe Connection	-	-	-	-	-	-	4,366	153,513	157,879	212,121	370,000
R-13	Headington Rd Connect	14,425	38,340	3,513,198	-	-	173,857	49,727	-	3,789,547	6,453	3,796,000
	Subtotal	186,659	12,600,690	10,177,733	1,567,037	579,531	820,394	461,478	33,439,156	59,832,678	17,070,322	76,903,000

Table 12: Cost Allocation

Map ID	Project Name	Amended General Plan Scenario - Smoothed Zone Geography										
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Internal Subtotal	External	Total
Reimbursements												
NA	Bass Lake Rd	3,692	1,065,924	148,055	26,953	13,292	4,061	21,784	2,408,391	3,692,152	NA	3,692,152
NA	Green Valley Rd	30	100,290	840	23,730	60	30	30	174,990	300,000	NA	300,000
NA	Latrobe Connection	-	-	-	-	-	-	7,621	267,496	275,117	NA	275,117
NA	Madera Way	88	44,139	1,708	4,332	465	88	75	74,679	125,574	NA	125,574
NA	Silva Valley Pkwy	45,346	4,097,326	845,377	299,607	231,588	126,321	116,604	10,432,797	16,194,966	NA	16,194,966
NA	Silver Springs Pkwy	1,402	703,882	27,234	69,087	7,409	1,402	1,202	1,190,891	2,002,509	NA	2,002,509
NA	Silver Springs Pkwy	2,723	1,367,284	52,902	134,200	14,392	2,723	2,334	2,313,297	3,889,855	NA	3,889,855
	Subtotal	53,281	7,378,845	1,076,116	557,909	267,206	134,625	149,650	16,862,541	26,480,173	NA	26,480,173
Other Program Costs												
NA	Bridges	17,000	3,440,000	898,000	153,000	82,000	63,000	32,000	2,015,201	6,700,201	NA	6,700,201
NA	Intersection Imps	92,000	18,113,000	4,731,000	804,000	430,000	332,000	169,000	10,609,000	35,280,000	NA	35,280,000
NA	Transit	15,000	2,927,000	765,000	130,000	70,000	54,000	27,000	1,713,000	5,701,000	NA	5,701,000
NA	Fee Program Admin	29,000	5,647,000	1,475,000	251,000	134,000	103,000	53,000	3,308,000	11,000,000	NA	11,000,000
	Subtotal	153,000	30,127,000	7,869,000	1,338,000	716,000	552,000	281,000	17,645,201	58,681,201	NA	58,681,201
Total Program Costs												
	Total	847,071	164,563,855	42,119,080	7,534,704	4,014,175	3,006,640	1,622,177	108,921,946	332,629,648	60,276,507	392,906,155
	Hwy 50 TIM Fee	454,131	114,457,320	22,996,231	4,071,758	2,451,438	1,499,621	730,049	40,975,048	187,635,596	43,206,185	230,841,781
	Local TIM Fee	392,940	50,106,535	19,122,849	3,462,946	1,562,737	1,507,019	892,128	67,946,898	144,994,052	17,070,322	162,064,374
Note: Other Program Costs allocated by zone based on cost shares by zone for all other TIM Fee Program costs except reimbursement agreements.												
Source: Tables 10 and 11.												

Section 3

Non-TIM Fee Funding Estimates

Table 13: Federal, State & Local Grant Funding for TIM Fee Program

Funding Source	Annual Estimate (2015 \$)	Total 20-Year Estimate (2015 \$)	Estimated Unincorporated Share¹	Unincorporated 20-Yr. Estimate (2015 \$)
Federal				
Congestion Mitigation and Air Quality (CMAQ)	\$ 1,938,000	\$ 38,760,000	86%	\$ 33,339,000
Regional Surface Transportation Program (RSTP)	1,576,000	31,520,000	86%	27,112,000
Federal Discretionary Programs	<u>1,619,000</u>	<u>32,380,000</u>	86%	<u>27,852,000</u>
Subtotal	\$ 5,133,000	\$ 102,660,000		\$ 88,303,000
State				
State Transportation Improvement Program				
Interregional Transportation Improvement Program (ITIP)	783,000	15,660,000	86%	13,470,000
Regional Transportation Improvement Program (RTIP)	<u>2,927,000</u>	<u>58,540,000</u>	86%	<u>50,353,000</u>
Subtotal	\$ 3,710,000	\$ 74,200,000		\$ 63,823,000
Local				
Caltrans Discretionary	<u>2,058,000</u>	<u>41,160,000</u>	86%	<u>35,404,000</u>
Total	\$10,901,000	\$ 218,020,000		\$ 187,530,000
<p>Note: Funding sources applicable to TIM Fee CIP projects only. Excludes sources restricted to roadways maintenance, transit, or airport projects. Transit funding sources excluded because transit projects cost shares included in the TIM Fee CIP would be funded solely by TIM Fee revenues.</p> <p>Note: Missouri Flats Master Circulation & Financing Plan (MC&FP) funding is not included because funds are restricted to specific projects not included in TIM Fee Program Update.</p> <p>¹ Unincorporated share of total grant funding could be 93 percent (\$203 mil.) based on western slope unincorporated population as a share of total western slope population (including Placerville) so estimated share for unincorporated area is conservative.</p> <p>Source: El Dorado County Transportation Commission.</p>				

Table 14: TIM Fee Program Fund Balances

Hwy 50 TIM Fee		
Hwy 50 TIM Fee Zones 1-8 Fund Balance 6/30/2015		\$ 3,560,943
04 GP Hwy 50 TIM-Blackstone Fund Balance 6/30/2015		<u>3,719,520</u>
Available Hwy 50 TIM Fee Fund Balance		\$ 7,280,463
TIM Fee Zones 1-7		
TIM Fee Zones 1-7 Fund Balance 6/30/2015		\$ 10,181,144
Silver Springs Parkway Right-of-Way	\$ (1,040,282)	
Pleasant Valley Rd (SR 49)/Patterson Dr Intersection Signalization	(20,000)	
Pleasant Valley Rd at Oak Hill Rd Intersection Improvements	(81,000)	
Green Valley Road at Tennessee Creek Bridge Replacement Project	(23,161)	
Reimbursement Agreements Retired During FY 2015-16		
Green Valley Rd & Silver Springs Parkway Overlay and Signal Interconnect	(124,101)	
Green Valley Rd & Deer Valley Rd Intersection	<u>(379,560)</u>	
Subtotal		<u>(1,668,104)</u>
Available TIM Fee Zones 1-7 Fund Balance		\$ 8,513,040
EDH TIM Fee Zone 8¹		
TIM Fee Zone 8 Fund Balance 6/30/2015		3,179,756
Blackstone Pre-Paid TIM Fee 6/30/2015 ²	(8,153,640)	
Reimbursement Agreements Retired During FY 2015-16		
White Rock Rd West	(504,486)	
White Rock Rd East	(37,921)	
Post St / White Rock Rd Signalization	<u>(85,000)</u>	
Subtotal		<u>(8,781,047)</u>
Available EDH TIM Fee Zone 8 Fund Balance		\$ (5,601,291)
Total Available TIM Fee Program Fund Balances		\$10,192,212
<p>¹ Excludes Silva Valley Interchange Set-aside fund balance because amount is restricted to Phase 1 of the project and the 2015 TIM Fee Program Update is only responsible for Phase 2.</p> <p>² Blackstone development project pre-paid local TIM Fee component and not Hwy. 50 TIM Fee component. As of 6/30/2015, 639 single family dwelling units have not been issued building permits and remain to claim fee credit. Adjustment represents loss of revenue from pre-payment of fee based on updated Zone 8 local TIM Fee rate.</p> <p>Sources: El Dorado County.</p>		

Section 4

TIM Fee Schedules and Budget Summaries

Table 15: Existing TIM Fees (adopted 4/13/2012)

Land Use	Units	Existing Zone Geography							
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
SFD Not Age Restricted	Dwelling Unit	14,640	35,740	35,740	13,330	13,470	23,420	14,750	28,140
MFD Not Age Restricted	Dwelling Unit	9,530	23,300	23,300	8,620	8,720	15,240	9,580	18,370
SFD Age Restricted	Dwelling Unit	NA	13,580	13,580	NA	NA	NA	NA	10,690
MFD Age Restricted	Dwelling Unit	NA	8,850	8,850	NA	NA	NA	NA	6,980
High Trip Commercial	Sq. Ft.	16.45	22.30	22.44	17.91	17.89	18.00	17.53	18.29
General Commercial	Sq. Ft.	7.66	10.42	10.49	8.33	8.31	8.32	8.17	8.60
Bed & Breakfast	Room	1,259	1,629	1,638	1,348	1,357	1,359	1,317	1,461
Church	Sq. Ft.	0.63	0.86	0.86	0.69	0.68	0.68	0.66	0.71
Office	Sq. Ft.	1.97	2.66	2.68	2.14	2.12	2.12	2.10	2.20
Industrial	Sq. Ft.	1.25	1.70	1.70	1.37	1.35	1.35	1.32	1.40
Warehouse	Sq. Ft.	0.63	0.86	0.86	0.69	0.68	0.68	0.66	0.71

Source: El Dorado County.

Table 16: Hwy 50 Cost per Equivalent Dwelling Unit - 2016 Update

CIP Segment	Amended General Plan Scenario - Smoothed Zone Geography								Total
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	
TIM Fee Program Cost									
Hwy 50 TIM Fee Cost Share	454,131	114,457,320	22,996,231	4,071,758	2,451,438	1,499,621	730,049	40,975,048	187,635,596
Fund Balances (6/30/2015) ¹	17,621	4,441,067	892,279	157,989	95,118	58,187	28,327	1,589,875	7,280,463
Net TIM Fee Program Cost	436,510	110,016,253	22,103,952	3,913,769	2,356,320	1,441,434	701,722	39,385,173	180,355,133
Equivalent Dwelling Units									
Residential	249	3,476	1,975	1,587	706	484	333	4,654	13,464
Nonresidential	11	922	324	164	110	85	14	1,110	2,740
Total	260	4,398	2,299	1,751	816	569	347	5,764	16,204
Cost per EDU									
Residential	1,679	19,728	19,728	2,235	2,888	2,533	2,022	6,833	
Nonresidential	974	11,442	11,442	1,296	1,675	1,469	1,173	3,963	
Nonresidential Offset ²	42%	42%	42%	42%	42%	42%	42%	42%	
Revenue									
TIM Fee Residential	418,071	68,574,528	38,962,800	3,546,945	2,038,928	1,225,972	673,326	31,800,782	147,241,352
TIM Fee Nonresidential	10,714	10,549,524	3,707,208	212,544	184,250	124,865	16,422	4,398,930	19,204,457
Subtotal TIM Fee Program	428,785	79,124,052	42,670,008	3,759,489	2,223,178	1,350,837	689,748	36,199,712	166,445,809
Nonresidential Offset	7,725	30,892,201	(20,566,056)	154,280	133,142	90,597	11,974	3,185,461	13,909,324
Fund Balances (6/30/2015) ¹	17,621	4,441,067	892,279	157,989	95,118	58,187	28,327	1,589,875	7,280,463
Total	454,131	114,457,320	22,996,231	4,071,758	2,451,438	1,499,621	730,049	40,975,048	187,635,596

¹ Fund balance allocated based on total cost shares by zone.
² "Nonresidential Offset" is the share of the nonresidential cost per EDU allocated to other funding, resulting in a reduction in the nonresidential TIM fee.

Sources: Tables 5, 12, and 14.

Table 17: Local Roads Cost per Equivalent Dwelling Unit - 2016 Update

CIP Segment	Amended General Plan Scenario - Smoothed Zone Geography								Total
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	
TIM Fee Program Cost									
Local TIM Fee Cost Share	392,940	50,106,535	19,122,849	3,462,946	1,562,737	1,507,019	892,128	67,946,898	144,994,052
Fund Balances (6/30/2015) ¹	43,416	5,536,336	2,112,908	382,625	172,669	166,512	98,574	(5,601,291)	2,911,749
Net TIM Fee Program Cost	349,524	44,570,199	17,009,941	3,080,321	1,390,068	1,340,507	793,554	73,548,189	142,082,303
Equivalent Dwelling Units									
Residential	249	3,476	1,975	1,587	706	484	333	4,654	13,464
Nonresidential	11	922	324	164	110	85	14	1,110	2,740
Total	260	4,398	2,299	1,751	816	569	347	5,764	16,204
Cost per EDU									
Residential	1,344	9,195	9,195	1,759	1,704	2,356	2,287	12,760	
Nonresidential	780	5,333	5,333	1,020	988	1,366	1,326	7,401	
Nonresidential Offset ²	42%	42%	42%	42%	42%	42%	42%	42%	
Revenue									
TIM Fee Residential	334,656	31,961,820	18,160,125	2,791,533	1,203,024	1,140,304	761,571	59,385,040	115,738,073
TIM Fee Nonresidential	8,580	4,917,026	1,727,892	167,280	108,680	116,110	18,564	8,215,110	15,279,242
Subtotal TIM Fee Program	343,236	36,878,846	19,888,017	2,958,813	1,311,704	1,256,414	780,135	67,600,150	131,017,315
Nonresidential Offset	6,288	7,691,353	(2,878,076)	121,508	78,364	84,093	13,419	5,948,039	11,064,988
Fund Balances (6/30/2015) ¹	43,416	5,536,336	2,112,908	382,625	172,669	166,512	98,574	(5,601,291)	2,911,749
Total TIM Fee Cost	392,940	50,106,535	19,122,849	3,462,946	1,562,737	1,507,019	892,128	67,946,898	144,994,052
¹ TIM Fee Zones 1-7 fund balance allocated based on zones 1-7 total cost shares by zone. EDH TIM Fee Zone 8 fund balance allocated to zone 8. ² "Nonresidential Offset" is the share of the nonresidential cost per EDU allocated to other funding, resulting in a reduction in the nonresidential TIM fee.									
Sources: Tables 5, 12, and 14.									

Table 18: Total Cost per Equivalent Dwelling Unit - 2016 Update

CIP Segment	Amended General Plan Scenario - Smoothed Zone Geography								Total
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	
TIM Fee Program Cost									
Total TIM Fee Cost Share	847,071	164,563,855	42,119,080	7,534,704	4,014,175	3,006,640	1,622,177	108,921,946	332,629,648
Fund Balances (6/30/2015)	61,037	9,977,403	3,005,187	540,614	267,787	224,699	126,901	(4,011,416)	10,192,212
Net TIM Fee Program Cost	786,034	154,586,452	39,113,893	6,994,090	3,746,388	2,781,941	1,495,276	112,933,362	322,437,436
Equivalent Dwelling Units									
Residential	249	3,476	1,975	1,587	706	484	333	4,654	13,464
Nonresidential	11	922	324	164	110	85	14	1,110	2,740
Total	260	4,398	2,299	1,751	816	569	347	5,764	16,204
Cost per EDU									
Residential	3,023	28,923	28,923	3,994	4,592	4,889	4,309	19,593	
Nonresidential	1,754	16,775	16,775	2,316	2,663	2,835	2,499	11,364	
Nonresidential Offset	42%	42%	42%	42%	42%	42%	42%	42%	
Revenue									
TIM Fee Residential	752,727	100,536,348	57,122,925	6,338,478	3,241,952	2,366,276	1,434,897	91,185,822	262,979,425
TIM Fee Nonresidential	19,294	15,466,550	5,435,100	379,824	292,930	240,975	34,986	12,614,040	34,483,699
Subtotal TIM Fee Program	772,021	116,002,898	62,558,025	6,718,302	3,534,882	2,607,251	1,469,883	103,799,862	297,463,124
Nonresidential Offset	14,013	38,583,554	(23,444,132)	275,788	211,506	174,690	25,393	9,133,500	24,974,312
Fund Balances (6/30/2015) ¹	61,037	9,977,403	3,005,187	540,614	267,787	224,699	126,901	(4,011,416)	10,192,212
Total TIM Fee Cost	847,071	164,563,855	42,119,080	7,534,704	4,014,175	3,006,640	1,622,177	108,921,946	332,629,648
Sources: Tables 16 and 17.									

Table 19: Hwy 50 TIM Fee Schedule - 2016 Update

Land Use	Units	EDU ¹	Amended General Plan Scenario - Smoothed Zone Geography							
			Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
SFD Not Age Restricted	Dwelling Unit	1.00	1,679	19,728	19,728	2,235	2,888	2,533	2,022	6,833
MFD Not Age Restricted	Dwelling Unit	0.62	1,041	12,231	12,231	1,386	1,791	1,570	1,254	4,236
SFD Age Restricted	Dwelling Unit	0.27	NA	5,327	5,327	NA	NA	NA	NA	1,845
MFD Age Restricted	Dwelling Unit	0.25	NA	4,932	4,932	NA	NA	NA	NA	1,708
General Commercial	Sq. Ft.	0.51	0.50	5.84	5.84	0.66	0.85	0.75	0.60	2.02
Hotel/Motel/B&B	Room	0.08	78	915	915	104	134	118	94	317
Church	Sq. Ft.	0.10	0.10	1.14	1.14	0.13	0.17	0.15	0.12	0.40
Office/Medical	Sq. Ft.	0.33	0.32	3.78	3.78	0.43	0.55	0.48	0.39	1.31
Industrial/Warehouse	Sq. Ft.	0.23	0.22	2.63	2.63	0.30	0.39	0.34	0.27	0.91

¹ Residential equivalent dwelling units (EDU) factors are per dwelling unit. Nonresidential EDU factors are per 1,000 sq. ft. except hotel/motel/B&B EDU factor is per room.

Source: Tables 4 and 16.

Table 20: Local Roads TIM Fee Schedule - 2016 Update

Land Use	Units	EDU ¹	Amended General Plan Scenario - Smoothed Zone Geography							
			Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
SFD Not Age Restricted	Dwelling Unit	1.00	1,344	9,195	9,195	1,759	1,704	2,356	2,287	12,760
MFD Not Age Restricted	Dwelling Unit	0.62	833	5,701	5,701	1,091	1,056	1,461	1,418	7,911
SFD Age Restricted	Dwelling Unit	0.27	NA	2,483	2,483	NA	NA	NA	NA	3,445
MFD Age Restricted	Dwelling Unit	0.25	NA	2,299	2,299	NA	NA	NA	NA	3,190
General Commercial	Sq. Ft.	0.51	0.40	2.72	2.72	0.52	0.50	0.70	0.68	3.77
Hotel/Motel/B&B	Room	0.08	62	427	427	82	79	109	106	592
Church	Sq. Ft.	0.10	0.08	0.53	0.53	0.10	0.10	0.14	0.13	0.74
Office/Medical	Sq. Ft.	0.33	0.26	1.76	1.76	0.34	0.33	0.45	0.44	2.44
Industrial/Warehouse	Sq. Ft.	0.23	0.18	1.23	1.23	0.23	0.23	0.31	0.30	1.70

¹ Residential equivalent dwelling units (EDU) factors are per dwelling unit. Nonresidential EDU factors are per 1,000 sq. ft. except hotel/motel/B&B EDU factor is per room.

Source: Tables 4 and 17.

Table 21: Total TIM Fee Schedule - 2016 Update

Land Use	Units	EDU ¹	Amended General Plan Scenario - Smoothed Zone Geography							
			Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
SFD Not Age Restricted	Dwelling Unit	1.00	3,023	28,923	28,923	3,994	4,592	4,889	4,309	19,593
MFD Not Age Restricted	Dwelling Unit	0.62	1,874	17,932	17,932	2,477	2,847	3,031	2,672	12,147
SFD Age Restricted	Dwelling Unit	0.27	NA	7,810	7,810	NA	NA	NA	NA	5,290
MFD Age Restricted	Dwelling Unit	0.25	NA	7,231	7,231	NA	NA	NA	NA	4,898
General Commercial	Sq. Ft.	0.51	0.90	8.56	8.56	1.18	1.35	1.45	1.28	5.79
Hotel/Motel/B&B	Room	0.08	140	1,342	1,342	186	213	227	200	909
Church	Sq. Ft.	0.10	0.18	1.67	1.67	0.23	0.27	0.29	0.25	1.14
Office/Medical	Sq. Ft.	0.33	0.58	5.54	5.54	0.77	0.88	0.93	0.83	3.75
Industrial/Warehouse	Sq. Ft.	0.23	0.40	3.86	3.86	0.53	0.62	0.65	0.57	2.61

¹ Residential equivalent dwelling units (EDU) factors are per dwelling unit. Nonresidential EDU factors are per 1,000 sq. ft. except hotel/motel/B&B EDU factor is per room.

Source: Tables 19 and 20.

Table 22: 2016 TIM Fee vs. Existing TIM Fee (\$)

Land Use	Units		Amended General Plan Scenario - Smoothed Zone Geography							
			Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
SFD Not Age Restricted	Dwelling Unit		(11,617)	(6,817)	(6,817)	(9,336)	(8,878)	(18,531)	(10,441)	(8,547)
MFD Not Age Restricted	Dwelling Unit		(7,656)	(5,368)	(5,368)	(6,143)	(5,873)	(12,209)	(6,908)	(6,223)
SFD Age Restricted	Dwelling Unit		NA	(5,770)	(5,770)	NA	NA	NA	NA	(5,400)
MFD Age Restricted	Dwelling Unit		NA	(1,619)	(1,619)	NA	NA	NA	NA	(2,082)
High Trip Commercial	Sq. Ft.		(15.55)	(13.74)	(13.88)	(16.73)	(16.54)	(16.55)	(16.25)	(12.50)
General Commercial	Sq. Ft.		(6.76)	(1.86)	(1.93)	(7.15)	(6.96)	(6.87)	(6.89)	(2.81)
Bed & Breakfast	Room		(1,119)	(287)	(296)	(1,162)	(1,144)	(1,132)	(1,117)	(552)
Church	Sq. Ft.		(0.45)	0.81	0.81	(0.46)	(0.41)	(0.39)	(0.41)	0.43
Office	Sq. Ft.		(1.39)	2.88	2.86	(1.37)	(1.24)	(1.19)	(1.27)	1.55
Industrial	Sq. Ft.		(0.85)	2.16	2.16	(0.84)	(0.73)	(0.70)	(0.75)	1.21
Warehouse	Sq. Ft.		(0.23)	3.00	3.00	(0.16)	(0.06)	(0.03)	(0.09)	1.90

Source: Tables 15 and 21.

Table 23: 2016 TIM Fee vs. Existing TIM Fee (%)

Land Use	Units	Amended General Plan Scenario - Smoothed Zone Geography								
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	
SFD Not Age Restricted	Dwelling Unit	(79%)	(19%)	(19%)	(70%)	(66%)	(79%)	(71%)	(30%)	
MFD Not Age Restricted	Dwelling Unit	(80%)	(23%)	(23%)	(71%)	(67%)	(80%)	(72%)	(34%)	
SFD Age Restricted	Dwelling Unit	NA	(42%)	(42%)	NA	NA	NA	NA	(51%)	
MFD Age Restricted	Dwelling Unit	NA	(18%)	(18%)	NA	NA	NA	NA	(30%)	
High Trip Commercial	Sq. Ft.	(95%)	(62%)	(62%)	(93%)	(92%)	(92%)	(93%)	(68%)	
General Commercial	Sq. Ft.	(88%)	(18%)	(18%)	(86%)	(84%)	(83%)	(84%)	(33%)	
Bed & Breakfast	Room	(89%)	(18%)	(18%)	(86%)	(84%)	(83%)	(85%)	(38%)	
Church	Sq. Ft.	(71%)	94%	94%	(67%)	(60%)	(57%)	(62%)	61%	
Office	Sq. Ft.	(71%)	108%	107%	(64%)	(58%)	(56%)	(60%)	70%	
Industrial	Sq. Ft.	(68%)	127%	127%	(61%)	(54%)	(52%)	(57%)	86%	
Warehouse	Sq. Ft.	(37%)	349%	349%	(23%)	(9%)	(4%)	(14%)	268%	

Source: Tables 15 and 22.

Table 24: Federal, State & Local Grant Funding Summary

	Amount	Share
Allocation of Grant Funding		
Total Federal, State & Local Grant Funding (Table 13) ¹	\$ 187,530,000	100%
TIM Fee Program Allocation		
External Trip Share (Table 12)	\$ 60,280,000	32%
Affordable Housing Subsidy ²	17,700,000	9%
Nonresidential Offset		
Hwy. 50 TIM Fee (Table 16)	\$ 13,910,000	7%
Local TIM Fee (Table 17)	<u>11,060,000</u>	<u>6%</u>
Subtotal	\$ 24,970,000	13%
Total TIM Fee Program Allocation	<u>102,950,000</u>	<u>55%</u>
Net Available Grant Funding After TIM Fee CIP Allocation	\$ 84,580,000	45%
Grant Funding Share of TIM Fee Program Costs		
Total TIM Fee Program Costs (Table 10)	\$ 416,160,000	
Allocation of Federal, State & Local Grant Funding	<u>102,950,000</u>	
Grant Funding Share of TIM Fee Program Costs	25%	
<p>¹ Excludes grant funding sources that are restricted to uses that do not overlap with TIM Fee Program projects.</p> <p>² Affordable housing subsidy used to fully offset TIM Fees on affordable housing and is based on 20-year estimate of future affordable housing units.</p> <p>Source: Tables 10, 12, 13, 16 and 17.</p>		

Table 25: TIM Fee Program Budget Summary

	Amount	Share of Total
Total Budget Allocation		
TIM Fee CIP Total Costs (Table 10)	\$ 416,160,000	100%
Existing Alternative Funding		
Local Funding Currently Programmed in CIP (Table 10)	\$ 23,250,000	6%
Fund Balances (6/30/2015) (Table 14)	<u>10,190,000</u>	<u>2%</u>
Subtotal	33,440,000	8%
Federal, State & Local Grant Funding ¹		
External Trip Share (Table 12)	\$ 60,280,000	14%
Nonresidential Fee Offset (Table 18)	<u>24,970,000</u>	<u>6%</u>
Subtotal	<u>85,250,000</u>	<u>20%</u>
Required TIM Fee Revenue (Table 18)	<u>\$ 297,470,000</u>	<u>71%</u>
Residential Development Share (Table 18)	262,980,000	63%
Nonresidential Development Share (Table 18)	34,480,000	8%
TIM Fee Revenue Allocation Including Nonresidential Offset		
Residential Development TIM Fee Revenue (Table 18)	262,980,000	82%
Nonresidential Development		
TIM Fee Revenue (Table 18)	34,480,000	11%
Fee Offset (Table 18)	<u>24,970,000</u>	<u>8%</u>
Total TIM Fee Revenue Including Nonresidential Offset	\$ 322,430,000	100%
<p>¹ The affordable housing subsidy shown in Table 24 does not reduce total required TIM fee program revenue so is not included here. The affordable housing subsidy only replaces TIM fees that would be owed by affordable housing projects.</p> <p>Source: Tables 10, 12, 14, and 18.</p>		

TIM Fee Structure
Existing vs. December (Smoothed) Proposed vs. March (Smoothed) Proposed Summary

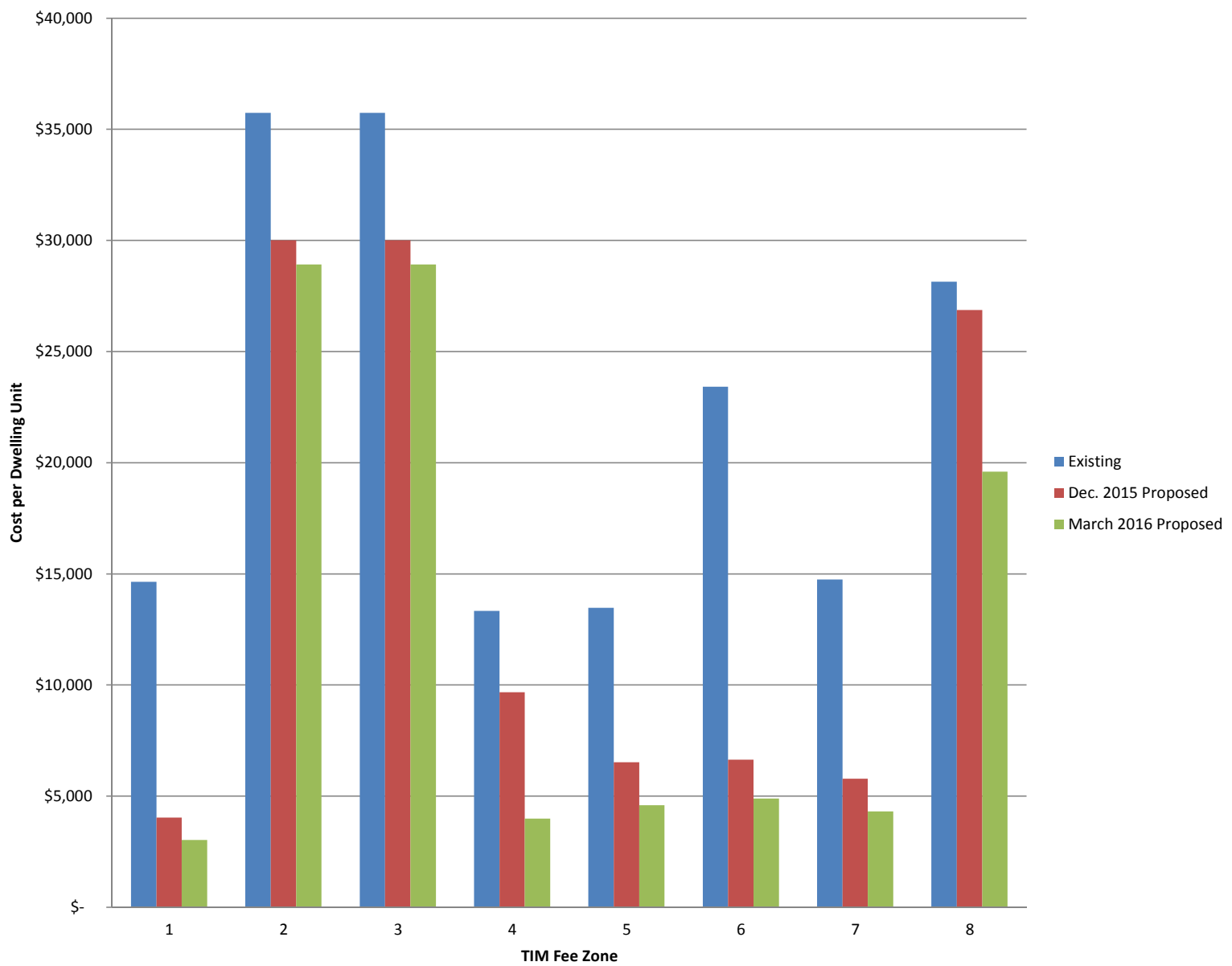
	TIM Fee Zone 1			TIM Fee Zone 2			TIM Fee Zone 3			TIM Fee Zone 4		
	Existing Program	Dec 2015 Proposed	March 2016 Proposed	Existing Program	Dec 2015 Proposed	March 2016 Proposed	Existing Program	Dec 2015 Proposed	March 2016 Proposed	Existing Program	Dec 2015 Proposed	March 2016 Proposed
SF (dwelling unit)	\$ 14,640	\$ 4,040	\$ 3,023	\$ 35,740	\$ 30,014	\$ 28,923	\$ 35,740	\$ 30,014	\$ 28,923	\$ 13,330	\$ 9,673	\$ 3,994
MF (dwelling unit)	\$ 9,530	\$ 2,545	\$ 1,874	\$ 23,300	\$ 18,909	\$ 17,932	\$ 23,300	\$ 18,909	\$ 17,932	\$ 8,620	\$ 6,094	\$ 2,477
SF Age Restricted (dwelling unit)	N/A	N/A	N/A	\$ 13,580	\$ 8,104	\$ 7,810	\$ 13,580	\$ 8,104	\$ 7,810	N/A	N/A	N/A
MF Age Restricted(dwelling unit)	N/A	N/A	N/A	\$ 8,850	\$ 7,504	\$ 7,231	\$ 8,850	\$ 7,504	\$ 7,231	N/A	N/A	N/A
High Trip Commercial (sf)	\$ 16.45	N/A	N/A	\$ 22.30	N/A	N/A	\$ 22.40	N/A	N/A	\$ 17.91	N/A	N/A
General Commercial (sf)	\$ 7.66	\$ 1.19	\$ 0.90	\$ 10.42	\$ 8.88	\$ 8.56	\$ 10.49	\$ 8.88	\$ 8.56	\$ 8.33	\$ 2.86	\$ 1.18
Bed & Breakfast (room)*	\$ 1,259	\$ 187	\$ 140	\$ 1,629	\$ 1,393	\$ 1,342	\$ 1,638	\$ 1,393	\$ 1,342	\$ 1,348	\$ 449	\$ 186
Church (sf)	\$ 0.63	\$ 0.24	\$ 0.18	\$ 0.86	\$ 1.74	\$ 1.67	\$ 0.86	\$ 1.74	\$ 1.67	\$ 0.69	\$ 0.56	\$ 0.23
Office (sf)	\$ 1.97	\$ 0.78	\$ 0.58	\$ 2.66	\$ 5.75	\$ 5.54	\$ 2.68	\$ 5.75	\$ 5.54	\$ 2.14	\$ 1.85	\$ 0.77
Industrial (sf)**	\$ 1.25	\$ 0.54	\$ 0.40	\$ 1.70	\$ 4.00	\$ 3.86	\$ 1.70	\$ 4.00	\$ 3.86	\$ 1.37	\$ 1.29	\$ 0.53
Warehouse (sf)	\$ 0.63	N/A	N/A	\$ 0.86	N/A	N/A	\$ 0.86	N/A	N/A	\$ 0.69	N/A	N/A

	TIM Fee Zone 5			TIM Fee Zone 6			TIM Fee Zone 7			TIM Fee Zone 8		
	Existing Program	Dec 2015 Proposed	March 2016 Proposed	Existing Program	Dec 2015 Proposed	March 2016 Proposed	Existing Program	Dec 2015 Proposed	March 2016 Proposed	Existing Program	Dec 2015 Proposed	March 2016 Proposed
SF (dwelling unit)	\$ 13,470	\$ 6,522	\$ 4,592	\$ 23,420	\$ 6,639	\$ 4,889	\$ 14,750	\$ 5,779	\$ 4,309	\$ 28,140	\$ 26,872	\$ 19,593
MF (dwelling unit)	\$ 8,720	\$ 4,109	\$ 2,847	\$ 15,240	\$ 4,183	\$ 3,031	\$ 9,580	\$ 3,641	\$ 2,672	\$ 18,370	\$ 16,929	\$ 12,147
SF Age Restricted (dwelling unit)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 10,690	\$ 7,255	\$ 5,290
MF Age Restricted(dwelling unit)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 6,980	\$ 6,718	\$ 4,898
High Trip Commercial (sf)	\$ 17.89	N/A	N/A	\$ 18.00	N/A	N/A	\$ 17.53	N/A	N/A	\$ 18.29	N/A	N/A
General Commercial (sf)	\$ 8.31	\$ 1.93	\$ 1.35	\$ 8.32	\$ 1.97	\$ 1.45	\$ 8.17	\$ 1.71	\$ 1.28	\$ 8.60	\$ 7.95	\$ 8.79
Bed & Breakfast (room)*	\$ 1,357	\$ 303	\$ 213	\$ 1,359	\$ 308	\$ 227	\$ 1,317	\$ 268	\$ 200	\$ 1,461	\$ 1,247	\$ 909
Church (sf)	\$ 0.68	\$ 0.38	\$ 0.27	\$ 0.68	\$ 0.38	\$ 0.29	\$ 0.66	\$ 0.34	\$ 0.25	\$ 0.71	\$ 1.56	\$ 1.14
Office (sf)	\$ 2.12	\$ 1.25	\$ 0.88	\$ 2.12	\$ 1.27	\$ 0.93	\$ 2.10	\$ 1.11	\$ 0.83	\$ 2.20	\$ 5.14	\$ 3.75
Industrial (sf)**	\$ 1.35	\$ 0.87	\$ 0.62	\$ 1.35	\$ 0.88	\$ 0.65	\$ 1.32	\$ 0.77	\$ 0.57	\$ 1.40	\$ 3.58	\$ 2.61
Warehouse (sf)	\$ 0.68	N/A	N/A	\$ 0.68	N/A	N/A	\$ 0.66	N/A	N/A	\$ 0.71	N/A	N/A

*Category renamed in Proposed Program as Hotel/Motel/B&B (room)

** Category renamed in Proposed Program as Industrial/Warehouse (sf)

Proposed TIM Fee Structures Single Family Dwelling Unit Cost



Proposed TIM Fee Structure General Commercial Cost per Square Foot

