



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION
INTEROFFICE MEMORANDUM**

Date: April 3, 2020

To: Board of Supervisors

From: Natalie K. Porter, P.E., T.E.
Senior Traffic Engineer

Subject: Proposed Change of Local Serving Share of Non-Residential Employment

At the February 11, 2020 Board of Supervisors meeting, Economic & Planning Systems, Inc. (EPS) staff presented an update to a memorandum prepared in 2005 evaluating the relationship between residential and nonresidential growth.

In the 2005 memorandum, EPS evaluated growth in residential, employed resident, and employment populations over a 10-year period spanning from 1990 to 2000. EPS concluded that 65 percent of commercial (retail/office) jobs in the County serve the local population. The County then used approximately this percentage (64 percent) in the County's Traffic Impact Mitigation (TIM) Fee Program to shift all non-residential equivalent dwelling units (EDUs) to residential uses to account for a local-serving share of non-residential employment. This allocation has been essentially applied to the TIM fee programs since 2005.

Similar to the 2005 memorandum, EPS evaluated recent trends in residential, employed resident, and employment populations in the updated memorandum. EPS derived data from the California Department of Finance and the United States Census for the 10-year period spanning from 2007 to 2017. The current percentage of local-serving jobs in the County is now 62 percent, and EPS recommended the County use the 62% as the basis for shifting non-residential EDUs to residential uses in the County's TIM Fee.

At the request of the Board of Supervisors, Department of Transportation (Transportation) staff ran a comparison of the 62% percent vs. the 64% percent in the current TIM Fee program. The comparison table is attached and only takes into account the 62% vs. 64% percent shift without any other adjustments to the current TIM Fee schedule. The decrease in the residential fee ranges from 0 to 2%. The largest percent decrease is for TIM Fee Zones 2 and 3 for \$315. The non-residential share increases from 0% to 9%, with the largest percentage increase occurring for the office/medical category for \$0.08/sq. ft. in TIM Fee Zone 1 and \$0.20/sq. ft. in TIM Fee Zone 7.

Table 22: Total TIM Fee Schedule - 2019 Annual Update (64%)

	EDU ¹	Fee per:	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
Residential	<i>Cost per EDU¹ >></i>		\$ 4,651	\$ 20,769	\$ 20,769	\$ 4,737	\$ 4,711	\$ 7,533	\$ 11,747	\$ 29,293
SFD Not Age Restricted	1.00	Dwelling Unit	4,651	20,769	20,769	4,737	4,711	7,533	11,747	29,293
MFD Not Age Restricted	0.63	Dwelling Unit	2,883	12,877	12,877	2,937	2,921	4,671	7,283	18,162
SFD Age Restricted	0.27	Dwelling Unit	NA	5,608	5,608	NA	NA	NA	NA	7,909
MFD Age Restricted	0.25	Dwelling Unit	NA	5,192	5,192	NA	NA	NA	NA	7,324
Nonresidential	<i>Cost per EDU¹ >></i>		\$ 2,697	\$ 12,046	\$ 12,046	\$ 2,747	\$ 2,732	\$ 4,370	\$ 6,813	\$ 16,990
General Commercial	0.54	Bldg. Sq. Ft.	1.37	6.15	6.15	1.40	1.40	2.23	3.47	8.66
Hotel/Motel/B&B	0.08	Room	215	964	964	220	219	349	545	1,359
Church	0.10	Bldg. Sq. Ft.	0.27	1.20	1.20	0.27	0.27	0.44	0.68	1.70
Office/Medical	0.36	Bldg. Sq. Ft.	0.89	3.97	3.97	0.91	0.90	1.44	2.25	5.60
Industrial/Warehouse	0.24	Bldg. Sq. Ft.	0.62	2.77	2.77	0.63	0.63	1.01	1.57	3.91

¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development. Source: Tables 4 and 14.

Table 23: Total TIM Fee Schedule - 2019 Annual Update (62%)

	EDU ¹	Fee per:	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
Residential	<i>Cost per EDU¹ >></i>		\$ 4,634	\$ 20,454	\$ 20,454	\$ 4,694	\$ 4,654	\$ 7,468	\$ 11,713	\$ 28,893
SFD Not Age Restricted	1.00	Dwelling Unit	4,634	20,454	20,454	4,694	4,654	7,468	11,713	28,893
MFD Not Age Restricted	0.63	Dwelling Unit	2,919	12,886	12,886	2,958	2,932	4,705	7,379	18,203
SFD Age Restricted	0.27	Dwelling Unit	NA	5,523	5,523	NA	NA	NA	NA	7,801
MFD Age Restricted	0.25	Dwelling Unit	NA	5,114	5,114	NA	NA	NA	NA	7,224
Nonresidential	<i>Cost per EDU¹ >></i>		\$ 2,688	\$ 11,863	\$ 11,863	\$ 2,723	\$ 2,699	\$ 4,331	\$ 6,793	\$ 16,758
General Commercial	0.54	Bldg. Sq. Ft.	1.46	6.41	6.41	1.47	1.46	2.34	3.67	9.05
Hotel/Motel/B&B	0.08	Room	215	949	949	217	216	346	543	1,340
Church	0.10	Bldg. Sq. Ft.	0.27	1.19	1.19	0.27	0.27	0.43	0.68	1.67
Office/Medical	0.36	Bldg. Sq. Ft.	0.97	4.27	4.27	0.98	0.97	1.56	2.45	6.04
Industrial/Warehouse	0.24	Bldg. Sq. Ft.	0.64	2.85	2.85	0.66	0.65	1.04	1.63	4.02

¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development. Source: Tables 4 and 14.

Table 24: Difference in Total TIM Fees 2019 Annual to 2019 Annual with 62%

	EDU ¹	Fee per:	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
Residential	<i>Cost per EDU¹ >></i>		-\$ 17	-\$ 315	-\$ 315	-\$ 43	-\$ 57	-\$ 65	-\$ 34	-\$ 400
SFD Not Age Restricted	1.00	Dwelling Unit	(17)	(315)	(315)	(43)	(57)	(65)	(34)	(400)
MFD Not Age Restricted	0.63	Dwelling Unit	36	9	9	21	11	34	96	41
SFD Age Restricted	0.27	Dwelling Unit		(85)	(85)					(108)
MFD Age Restricted	0.25	Dwelling Unit		(78)	(78)					(100)
Nonresidential	<i>Cost per EDU¹ >></i>		-\$ 9	-\$ 183	-\$ 183	-\$ 24	-\$ 33	-\$ 39	-\$ 20	-\$ 232
General Commercial	0.54	Bldg. Sq. Ft.	0.09	0.26	0.26	0.07	0.06	0.11	0.20	0.39
Hotel/Motel/B&B	0.08	Room	0	(15)	(15)	(3)	(3)	(3)	(2)	(19)
Church	0.10	Bldg. Sq. Ft.	-	(0.01)	(0.01)	-	-	(0.01)	-	(0.03)
Office/Medical	0.36	Bldg. Sq. Ft.	0.08	0.30	0.30	0.07	0.07	0.12	0.20	0.44
Industrial/Warehouse	0.24	Bldg. Sq. Ft.	0.02	0.08	0.08	0.03	0.02	0.03	0.06	0.11

¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development. Source: Tables 4 and 14.

Table 25: Percent Difference in Total TIM Fees 2019 Annual to 2019 Annual with 62%

	EDU ¹	Fee per:	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
Residential	<i>Cost per EDU¹ >></i>		(0%)	(2%)	(2%)	(1%)	(1%)	(1%)	(0%)	(1%)
SFD Not Age Restricted	1.00	Dwelling Unit	(0%)	(2%)	(2%)	(1%)	(1%)	(1%)	(0%)	(1%)
MFD Not Age Restricted	0.63	Dwelling Unit	1%	0%	0%	1%	0%	1%	1%	0%
SFD Age Restricted	0.27	Dwelling Unit		(2%)	(2%)					(1%)
MFD Age Restricted	0.25	Dwelling Unit		(2%)	(2%)					(1%)
Nonresidential	<i>Cost per EDU¹ >></i>		(0%)	(2%)	(2%)	(1%)	(1%)	(1%)	(0%)	(1%)
General Commercial	0.54	Bldg. Sq. Ft.	7%	4%	4%	5%	4%	5%	6%	5%
Hotel/Motel/B&B	0.08	Room	0%	(2%)	(2%)	(1%)	(2%)	(1%)	(0%)	(1%)
Church	0.10	Bldg. Sq. Ft.	0%	(1%)	(1%)	0%	0%	(2%)	0%	(2%)
Office/Medical	0.36	Bldg. Sq. Ft.	9%	8%	8%	8%	8%	8%	9%	8%
Industrial/Warehouse	0.24	Bldg. Sq. Ft.	3%	3%	3%	5%	3%	3%	4%	3%

¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development. Source: Tables 4 and 14.

Average: 1.7%