



**RESOLUTION NO. \_\_\_\_\_**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**RESOLUTION**  
**Amending the 2004 General Plan Traffic Impact Mitigation (TIM) Fee Program and Adopting Revised TIM Fee Rates**

**WHEREAS**, the Board of Supervisors has long recognized the need for new development to help fund the roadway and bridge improvements necessary to serve that new development; and

**WHEREAS**, starting in 1984 and continuing until the present time, the Board of Supervisors has adopted and updated various fee resolutions to ensure that new development on the western slope pay to fund its fair share of the costs of improving the county and state roadways necessary to serve that new development; and

**WHEREAS**, the County prepared a new General Plan entitled "2004 El Dorado County General Plan: A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief", and in July of 2004 adopted that plan; and

**WHEREAS** pursuant to Public Resources Code Section 21000 et seq., on August 22, 2006, with Resolution 265-2006, the Board of Supervisors certified the Traffic Impact Mitigation Fee Program Supplement to the 2004 General Plan Environmental Impact Report, issued a Supplemental Statement of Overriding Considerations, and made Supplemental Findings of Fact; and

**WHEREAS** pursuant to Government Code Section 66001 et seq., on August 22, 2006, the Board of Supervisors adopted Resolution 266-2006 adopting the 2004 General Plan Traffic Impact Mitigation (TIM) Fee Program; and

**WHEREAS** Resolution 266-2006 provided the traffic impact fees would be adjusted annually to reflect changes in the fee program improvement project costs; and

**WHEREAS** after a full public hearing during which the fee structure was studied and reviewed the Board of Supervisors determined to adopt the fee structure as presented by staff at the public hearing;

**NOW THEREFORE, BE IT RESOLVED:**

A. The Board of Supervisors hereby adopts the amended 2004 General Plan Traffic Impact Mitigation Fee Program and the revised fees as shown in the attached Exhibit A within each of the areas of benefit shown on the map in Exhibit C.

B. Those building permit applicants that have final applications submitted and accepted after the effective date of the amended 2004 General Plan TIM Fee Program (November 24, 2007) will pay the fee rate(s) listed in the attached Exhibit A.

C. All TIM Fee Program receipts are to be expended on projects and in the proportions shown on Exhibit B.

D. All references to earlier programs in agreements, conditions of approval, mitigation measures, etc., will be assumed to apply to the new TIM Fee Program where:

- a. References to the former RIF are assumed to also include the new 2004 EDH TIM
- b. References to the former TIM are assumed to also include the new 2004 TIM
- c. References to the former State TIM and the former Interim Highway 50 programs are assumed to also include the new 2004 Highway 50 TIM.

E. The fees set forth above in this Exhibit "A" will be adjusted annually with any revised fees taking effect on, or about, July 1<sup>st</sup> of each year. The revised fees will be calculated by updating improvement cost estimates using actual construction costs of ongoing and completed projects, the most current cost estimates for those projects that are far enough along in the project development cycle to have project specific cost estimates, and for all other projects, using the California Department of Transportation (Caltrans) Price Index for Selected California Construction Items. (The fees shown in Exhibit "A" are based on the end of the third quarter 2006 index figure of 276.1.) The Department of Transportation will also incorporate any changes to the land use forecasts should new General Plan land use forecasts become available.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by the following vote of said Board:

ATTEST  
CINDY KECK  
Clerk of the Board of Supervisors

Ayes:  
Noes:  
Absent:

By \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Chairman, Board of Supervisors

I CERTIFY THAT:  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_

ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By \_\_\_\_\_  
Deputy Clerk

## EXHIBIT A

### TO RESOLUTION # \_\_\_\_\_ AMENDING THE 2004 GENERAL PLAN TRAFFIC IMPACT MITIGATION FEE

#### FEE ZONE NUMBER 1

PROJECT	HIGHWAY 50 COMPONENT	LOCAL ROAD COMPONENT	FEE TOTAL
Single-family Residential	\$3,780	\$13,500	\$17,280
Multi-family Residential	\$2,470	\$8,800	\$11,270
High-Trip Commercial (per sq. foot)	\$2.57	\$16.80	\$19.37
General Commercial (per sq. ft)	\$1.20	\$7.82	\$9.02
Office (per sq. foot)	\$0.31	\$2.01	\$2.32
Industrial (per sq. foot)	\$0.19	\$1.27	\$1.46
Warehouse (per sq. foot)	\$0.10	\$0.64	\$0.74
Church (per sq. foot)	\$0.10	\$0.64	\$0.74
Gas Station (per pump)	\$1,210	\$7,890	\$9,100
Golf Course (per hole)	\$983	\$6,420	\$7,403
Campground (per campsite)	\$390	\$2,550	\$2,940
Bed & Breakfast (per rented room)	\$196	\$1,280	\$1,476

Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007

**FEE ZONE NUMBER 2**

<b>PROJECT</b>	<b>HIGHWAY 50 COMPONENT</b>	<b>LOCAL ROAD COMPONENT</b>	<b>FEE TOTAL</b>
Single-family Residential	\$12,300	\$30,100	\$42,400
Multi-family Residential	\$7,920	\$19,700	\$27,620
High-Trip Commercial (per sq. foot)	\$7.97	\$18.50	\$26.47
General Commercial (per sq. ft)	\$3.73	\$8.65	\$12.38
Office (per sq. foot)	\$0.96	\$2.21	\$3.17
Industrial (per sq. foot)	\$0.62	\$1.40	\$2.02
Warehouse (per sq. foot)	\$0.31	\$0.71	\$1.02
Church (per sq. foot)	\$0.31	\$0.71	\$1.02
Gas Station (per pump)	\$3,530	\$8,180	\$11,710
Golf Course (per hole)	\$3,080	\$7,110	\$10,190
Campground (per campsite)	\$1,170	\$2,690	\$3,860
Bed & Breakfast (per rented room)	\$580	\$1,350	\$1,930

**Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007**

**FEE ZONE NUMBER 3**

<b>PROJECT</b>	<b>HIGHWAY 50 COMPONENT</b>	<b>LOCAL ROAD COMPONENT</b>	<b>FEE TOTAL</b>
Single-family Residential	\$12,300	\$30,100	\$42,400
Multi-family Residential	\$7,920	\$19,700	\$27,620
High-Trip Commercial (per sq. foot)	\$4.70	\$21.80	\$26.50
General Commercial (per sq. ft)	\$2.20	\$10.20	\$12.40
Office (per sq. foot)	\$0.56	\$2.61	\$3.17
Industrial (per sq. foot)	\$0.35	\$1.66	\$2.01
Warehouse (per sq. foot)	\$0.18	\$0.83	\$1.01
Church (per sq. foot)	\$0.18	\$0.83	\$1.01
Gas Station (per pump)	\$2,090	\$9,630	\$11,720
Golf Course (per hole)	\$1,820	\$8,360	\$10,180
Campground (per campsite)	\$683	\$3,170	\$3,853
Bed & Breakfast (per rented room)	\$343	\$1,590	\$1,933

**Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007**

**FEE ZONE NUMBER 4**

<b>PROJECT</b>	<b>HIGHWAY 50 COMPONENT</b>	<b>LOCAL ROAD COMPONENT</b>	<b>FEE TOTAL</b>
Single-family Residential	\$2,370	\$13,300	\$15,670
Multi-family Residential	\$1,550	\$8,620	\$10,170
High-Trip Commercial (per sq. foot)	\$3.08	\$18.00	\$21.08
General Commercial (per sq. ft)	\$1.44	\$8.36	\$9.80
Office (per sq. foot)	\$0.38	\$2.15	\$2.53
Industrial (per sq. foot)	\$0.24	\$1.36	\$1.60
Warehouse (per sq. foot)	\$0.13	\$0.68	\$0.81
Church (per sq. foot)	\$0.13	\$0.68	\$0.81
Gas Station (per pump)	\$1,440	\$8,340	\$9,780
Golf Course (per hole)	\$1,190	\$6,850	\$8,040
Campground (per campsite)	\$463	\$2,690	\$3,153
Bed & Breakfast (per rented room)	\$232	\$1,350	\$1,582

**Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007**

**FEE ZONE NUMBER 5**

<b>PROJECT</b>	<b>HIGHWAY 50 COMPONENT</b>	<b>LOCAL ROAD COMPONENT</b>	<b>FEE TOTAL</b>
Single-family Residential	\$3,520	\$12,400	\$15,920
Multi-family Residential	\$2,300	\$8,020	\$10,320
High-Trip Commercial (per sq. foot)	\$2.74	\$18.30	\$21.04
General Commercial (per sq. ft)	\$1.28	\$8.50	\$9.78
Office (per sq. foot)	\$0.32	\$2.18	\$2.50
Industrial (per sq. foot)	\$0.21	\$1.38	\$1.59
Warehouse (per sq. foot)	\$0.10	\$0.70	\$0.80
Church (per sq. foot)	\$0.10	\$0.70	\$0.80
Gas Station (per pump)	\$1,280	\$8,490	\$9,770
Golf Course (per hole)	\$1,050	\$6,980	\$8,030
Campground (per campsite)	\$411	\$2,740	\$3,151
Bed & Breakfast (per rented room)	\$207	\$1,390	\$1,597

**Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007**

**FEE ZONE NUMBER 6**

<b>PROJECT</b>	<b>HIGHWAY 50 COMPONENT</b>	<b>LOCAL ROAD COMPONENT</b>	<b>FEE TOTAL</b>
Single-family Residential	\$2,800	\$24,700	\$27,500
Multi-family Residential	\$1,830	\$16,100	\$17,930
High-Trip Commercial (per sq. foot)	\$2.44	\$18.70	\$21.14
General Commercial (per sq. ft)	\$1.14	\$8.65	\$9.79
Office (per sq. foot)	\$0.29	\$2.21	\$2.50
Industrial (per sq. foot)	\$0.18	\$1.40	\$1.58
Warehouse (per sq. foot)	\$0.09	\$0.71	\$0.80
Church (per sq. foot)	\$0.09	\$0.71	\$0.80
Gas Station (per pump)	\$1,140	\$8,640	\$9,780
Golf Course (per hole)	\$935	\$7,110	\$8,045
Campground (per campsite)	\$367	\$2,790	\$3,157
Bed & Breakfast (per rented room)	\$184	\$1,410	\$1,594

**Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007**



**FEE ZONE NUMBER 7**

<b>PROJECT</b>	<b>HIGHWAY 50 COMPONENT</b>	<b>LOCAL ROAD COMPONENT</b>	<b>FEE TOTAL</b>
Single-family Residential	\$3,810	\$13,600	\$17,410
Multi-family Residential	\$2,480	\$8,850	\$11,330
High-Trip Commercial (per sq. foot)	\$8.97	\$12.00	\$20.97
General Commercial (per sq. ft)	\$4.19	\$5.59	\$9.78
Office (per sq. foot)	\$1.07	\$1.44	\$2.51
Industrial (per sq. foot)	\$0.68	\$0.91	\$1.59
Warehouse (per sq. foot)	\$0.34	\$0.46	\$0.80
Church (per sq. foot)	\$0.34	\$0.46	\$0.80
Gas Station (per pump)	\$4,180	\$5,590	\$9,770
Golf Course (per hole)	\$3,440	\$4,630	\$8,070
Campground (per campsite)	\$1,350	\$1,810	\$3,160
Bed & Breakfast (per rented room)	\$676	\$902	\$1,578

**Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007**

**FEE ZONE NUMBER 8**

<b>PROJECT</b>	<b>HIGHWAY 50 COMPONENT</b>	<b>LOCAL ROAD COMPONENT</b>	<b>FEE TOTAL</b>
Single-family Residential	\$6,020	\$27,000	\$33,020
Multi-family Residential	\$3,930	\$17,600	\$21,530
High-Trip Commercial (per sq. foot)	\$2.51	\$18.80	\$21.31
General Commercial (per sq. ft)	\$1.19	\$8.84	\$10.03
Office (per sq. foot)	\$0.30	\$2.26	\$2.56
Industrial (per sq. foot)	\$0.19	\$1.44	\$1.63
Warehouse (per sq. foot)	\$0.10	\$0.72	\$0.82
Church (per sq. foot)	\$0.10	\$0.72	\$0.82
Gas Station (per pump)	\$1,160	\$8,530	\$9,690
Golf Course (per hole)	\$975	\$7,270	\$8,245
Campground (per campsite)	\$403	\$3,010	\$3,413
Bed & Breakfast (per rented room)	\$203	\$1,510	\$1,713

**Board of Supervisors Resolution # \_\_\_\_\_, Adopted September 25, 2007**

Notes:

1. All 2004 General Plan Traffic Impact Mitigation Fee Program fees for residential projects shall be paid at the building permit stage. The fees charged will be the fees in effect on the date a completed application is accepted by the Development Services Department's Building Services.
2. No fee shall be required for remodeling of existing residential units pursuant to County Code Chapter 12.32.030.B. However, the fee may be due to bring a residential unit up to the applicable building code specifications if the unit was initially built without the approval of and inspection by the building department.
3. The fees other than residential shall be based on the projected use of structures, as determined by plans submitted for building permits, and paid prior to the issuance of a building permit. Pursuant to the terms of Board of Supervisors Policy B-3 for fee deferral, some projects may be eligible to defer payment of the fee until issuance of the certificate of occupancy, or may elect to pay a portion of the fee over a five-year period.
4. Mobile homes on permanent foundations shall be subject to the single-family residential fee.
5. Second dwelling as defined under County Code Chapter 17.15.020 shall be subject to the multi-family fee.
6. A gas pump (defined) is a customer service location with a fuel delivery device containing fuel dispensing hose(s), which may or may not be located on an island or other raised platform.
7. At the discretion of the Director of Transportation, an applicant required to pay a fee calculated on the basis of the above schedule may receive a full or partial waiver of the fee or may receive credits against future fee obligations, and/or future reimbursements for any road improvement expenditures in excess of applicants fee obligation, if the Director of Transportation certifies that the applicant has constructed improvements included in the 2004 General Plan Traffic Impact Mitigation Fee Program through other funding mechanisms.
8. Refunds will be made payable to the current owner(s) or whomever they legally designate.

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