

ATTACHMENT B

2004GP Traffic Impact Fees - Local and Highway 50
Zones 1-8
Effective April 13, 2012 through February 12, 2017

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	High-trip Commercial per Sq.Ft.	Commercial per Sq.Ft.	Office per Sq.Ft.	Industrial per Sq.Ft.	Warehouse per Sq.Ft.	Church per Sq.Ft.	Gas Station per pump	Golf Course per hole	Campground per site	Bed & Breakfast per room
ZONE 1	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 11,580	\$ 7,530			\$ 14.37	\$ 6.69	\$ 1.72	\$ 1.09	\$ 0.55	\$ 0.55	\$ 6,750	\$ 5,490	\$ 2,190	\$ 1,100
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,060	\$ 2,000			\$ 2.08	\$ 0.97	\$ 0.25	\$ 0.16	\$ 0.08	\$ 0.08	\$ 980	\$ 796	\$ 315	\$ 159
ZONE 2	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 25,770	\$ 16,890	\$ 9,790	\$ 6,420	\$ 15.85	\$ 7.40	\$ 1.89	\$ 1.20	\$ 0.61	\$ 0.61	\$ 7,000	\$ 6,090	\$ 2,300	\$ 1,160
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,970	\$ 6,410	\$ 3,790	\$ 2,430	\$ 6.45	\$ 3.02	\$ 0.77	\$ 0.50	\$ 0.25	\$ 0.25	\$ 2,860	\$ 2,496	\$ 947	\$ 469
ZONE 3	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 25,770	\$ 16,890	\$ 9,790	\$ 6,420	\$ 18.63	\$ 8.71	\$ 2.23	\$ 1.42	\$ 0.71	\$ 0.71	\$ 8,240	\$ 7,160	\$ 2,720	\$ 1,360
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,970	\$ 6,410	\$ 3,790	\$ 2,430	\$ 3.81	\$ 1.78	\$ 0.45	\$ 0.28	\$ 0.15	\$ 0.15	\$ 1,690	\$ 1,474	\$ 553	\$ 278
ZONE 4	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 11,410	\$ 7,370			\$ 15.41	\$ 7.16	\$ 1.84	\$ 1.17	\$ 0.58	\$ 0.58	\$ 7,140	\$ 5,860	\$ 2,300	\$ 1,160
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 1,920	\$ 1,250			\$ 2.50	\$ 1.17	\$ 0.30	\$ 0.20	\$ 0.11	\$ 0.11	\$ 1,170	\$ 964	\$ 375	\$ 188
ZONE 5	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 10,620	\$ 6,860			\$ 15.67	\$ 7.27	\$ 1.86	\$ 1.18	\$ 0.60	\$ 0.60	\$ 7,260	\$ 5,970	\$ 2,340	\$ 1,190
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,850	\$ 1,860			\$ 2.22	\$ 1.04	\$ 0.26	\$ 0.17	\$ 0.08	\$ 0.08	\$ 1,040	\$ 848	\$ 333	\$ 167
ZONE 6	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 21,160	\$ 13,760			\$ 16.02	\$ 7.40	\$ 1.89	\$ 1.20	\$ 0.61	\$ 0.61	\$ 7,390	\$ 6,090	\$ 2,390	\$ 1,210
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,260	\$ 1,480			\$ 1.98	\$ 0.92	\$ 0.23	\$ 0.15	\$ 0.07	\$ 0.07	\$ 920	\$ 757	\$ 297	\$ 149
ZONE 7	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 11,670	\$ 7,570			\$ 10.27	\$ 4.78	\$ 1.24	\$ 0.77	\$ 0.39	\$ 0.39	\$ 4,780	\$ 3,960	\$ 1,550	\$ 770
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,080	\$ 2,010			\$ 7.26	\$ 3.39	\$ 0.86	\$ 0.55	\$ 0.27	\$ 0.27	\$ 3,390	\$ 2,784	\$ 1,095	\$ 547
ZONE 8	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Local	\$ 23,340	\$ 15,240	\$ 8,870	\$ 5,790	\$ 16.29	\$ 7.65	\$ 1.96	\$ 1.25	\$ 0.63	\$ 0.63	\$ 7,380	\$ 6,290	\$ 2,610	\$ 1,300
	2/14/2012	4/13/2012	021-2012	2004 General Plan Traffic Impact Fees - Highway 50	\$ 4,800	\$ 3,130	\$ 1,830	\$ 1,190	\$ 2.00	\$ 0.95	\$ 0.24	\$ 0.15	\$ 0.08	\$ 0.08	\$ 930	\$ 777	\$ 321	\$ 161

**Traffic Impact Fees - Local and Highway 50
Zones 1-8
Effective February 13, 2017 through June 30, 2017**

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	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 1,581	\$ 980	N/A	N/A	\$ 0.47	\$ 73	\$ 0.09	\$ 0.30	\$ 0.21
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 1,609	\$ 998	N/A	N/A	\$ 0.48	\$ 75	\$ 0.09	\$ 0.31	\$ 0.21
ZONE 2	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 10,114	\$ 6,271	\$ 2,731	\$ 2,529	\$ 2.99	\$ 469	\$ 0.59	\$ 1.94	\$ 1.35
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 19,386	\$ 12,019	\$ 5,234	\$ 4,847	\$ 5.73	\$ 900	\$ 1.12	\$ 3.71	\$ 2.59
ZONE 3	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 10,114	\$ 6,271	\$ 2,731	\$ 2,529	\$ 2.99	\$ 469	\$ 0.59	\$ 1.94	\$ 1.35
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 19,386	\$ 12,019	\$ 5,234	\$ 4,847	\$ 5.73	\$ 900	\$ 1.12	\$ 3.71	\$ 2.59
ZONE 4	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 1,854	\$ 1,149	N/A	N/A	\$ 0.55	\$ 86	\$ 0.11	\$ 0.35	\$ 0.25
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,163	\$ 1,341	N/A	N/A	\$ 0.64	\$ 100	\$ 0.13	\$ 0.41	\$ 0.29
ZONE 5	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 1,968	\$ 1,220	N/A	N/A	\$ 0.58	\$ 91	\$ 0.11	\$ 0.38	\$ 0.26
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,771	\$ 1,718	N/A	N/A	\$ 0.82	\$ 129	\$ 0.16	\$ 0.53	\$ 0.37
ZONE 6	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 3,389	\$ 2,101	N/A	N/A	\$ 1.00	\$ 157	\$ 0.20	\$ 0.65	\$ 0.45
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,441	\$ 1,513	N/A	N/A	\$ 0.72	\$ 113	\$ 0.14	\$ 0.47	\$ 0.33
ZONE 7	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 2,605	\$ 1,615	N/A	N/A	\$ 0.77	\$ 121	\$ 0.15	\$ 0.50	\$ 0.35
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 1,777	\$ 1,102	N/A	N/A	\$ 0.53	\$ 82	\$ 0.10	\$ 0.34	\$ 0.24
ZONE 8	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Local	\$ 14,993	\$ 9,296	\$ 4,048	\$ 3,748	\$ 4.43	\$ 696	\$ 0.87	\$ 2.87	\$ 2.00
	12/6/2016	2/13/2017	191-2016	2004 General Plan Traffic Impact Fees - Highway 50	\$ 4,892	\$ 3,033	\$ 1,321	\$ 1,223	\$ 1.45	\$ 227	\$ 0.28	\$ 0.94	\$ 0.65

**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, 2017**

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	24.6%	\$ 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, 2017**

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 & Stencil 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%	\$ 56,383
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