

County of El Dorado  
Traffic Impact Mitigation (TIM) Fee  
Offset Program for Developments  
With Affordable Housing

**SECTION 1 – APPLICATION SUMMARY**

Project Name: Dianda, Evelina SDU

Project Location: 3350 Frosty Ln., P.U. 95667

TIM Fee Zone: 3<sup>01</sup>

Project Address: 3350 Frosty Ln., P.U. 95667

Parcel Number: 325 040 05 100

*Contractor*  
Developer Name: Jeff Pecota

*Contractor*  
Developer Address: 2501 Running Deer Rd., Shingle Spgs, CA 95692

Contact Name: Jeff Pecota

Phone: (530) 306-9750 Fax: (530) 677-4365

Email Address: Pecotaconst@aol.com

Anticipated date of project completion: 12-15-10

**TOTAL PROJECT COST** \$ 94,000 Cost per Unit: \$ 94,000

**TOTAL NUMBER OF UNITS** 1 Total Affordable Units 1

**TIM FEE OFFSET REQUEST** \$ 27,180 Per Unit Offset \$ \_\_\_\_\_

**TARGET INCOME GROUP(S):** Very Low

**AFFORDABILITY LEVEL:** X 20 years \_\_\_\_\_ 15 years \_\_\_\_\_ 10 years

Income Category - Target Income Groups		Number of Persons in Household					
2010 County Income Limits*		1	2	3	4	5	6
Extremely Low	<30% MFI	\$15,400	\$17,600	\$19,800	<b>\$21,950</b>	\$23,750	\$25,500
Very Low Income	<50% MFI	\$25,600	\$29,250	\$32,900	<b>\$36,550</b>	\$39,500	\$42,400
Low Income	<80% MFI	\$40,950	\$46,800	\$52,650	<b>\$58,500</b>	\$63,200	\$67,900
Moderate Income	<120% MFI	\$61,400	\$70,150	\$78,950	<b>\$87,700</b>	\$94,700	\$101,750
Median Income		\$51,150	\$58,500	\$65,800	<b>\$73,100</b>	\$78,950	\$84,800

Note: HUD Income Limits change annually. Visit <http://www.huduser.org/datasets/il.html> or <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> for current limits.

# COUNTY OF EL DORADO

330 Fair Lane  
Placerville, CA 95667  
(530) 621-5390  
(530) 622-3645 Fax

SUZANNE ALLEN DE SANCHEZ  
Clerk of the Board



# BOARD OF SUPERVISORS

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August 5, 2010

Mr. Daniel Nielson  
Director, Department of Human Services  
County of El Dorado  
3057 Briw Road  
Placerville, CA 95667

RE: TIM Fee Offset Program – Evalina Dianda

Dear Daniel: *Daniel*

I respectfully request that the application for the Traffic Impact Mitigation (TIM) Fee Offset Program submitted by Ms. Evalina Dianda be included for consideration for the current funding cycle. I understand that the deadline to submit applications for the current cycle did close on July 15, 2010; however, Ms. Dianda's situation is of a time-sensitive nature.

I appreciate your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Briggs", is written over the printed name.

RON BRIGGS  
Supervisor, District IV  
El Dorado County Board of Supervisors

cc: Cynthia Kjellin, Program Manager

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 PARCEL: 325 040 05 1 SITUS: 3350 FROSTY

LN

CASE CATG ST	COMMISSION	REMARK
DOT1 TIM5	T.I.M. FEES	DOT TIM FEE
ECOP MIT2	RARE PLANT PRESERVES	MITIGATION AREA 2
FIRE MOD	FIRE REGULATION REVIEW	MODERATE HAZARD GI004281
IBC IN	IMPORTANT BIOLOGICAL CORRIDOR	IN IBC SEE MAP#GI003937
RAZ 1	STATE TIM FEE-RAZ 1	STATE TIM FEE - RAZ 1
SDES CATC	SEISMIC DESIGN CATEGORY	SEISMIC DSGN CATG C M#4593_CD
TIMG ZON3	HWY 50 T.I.M.	T.I.M ZONE 3
TIM3 WEST	HWY 50 VARIABLE T.I.M.	T.I.M. WEST DISTRICT

LMC198A

F1=HELP 2=CLR 3=QUIT 7/8=SCROLL S7/8=PREV/NEXT F9=T99 F10=T07 11=L10 12=EXIT

**PROJECT TYPE**

- Ownership Housing

1 Ownership Units \*  
 Target Income Group: Very low  
 Affordability Level in Years: 20 yrs.

- Rental Housing

Rental Units \*\*  
 Target Income Group: \_\_\_\_\_  
 Affordability Level in years: 20 yr. min. Percent of TIM Offset: \_\_\_\_\_

Table 1 TIM Fee Offset			
*Applies to Ownership Units			
Affordability Level	Very Low	Low	Moderate
20 years	100%	75%	25%
15 years	75%	50%	0%
10 years	50%	25%	0%
**Applies to Rental Units			
Affordability Level	Very Low	Low	Moderate
20 years (minimum)	100%	75%	25%

- Second Dwelling Units

\_\_\_\_ New Construction of Second Units in a New Subdivision  
 (Minimum 20 year affordability for 100% offset.)  
 New Construction of Second Unit on Owner Occupied Property  
 Level of Affordability in Years: \_\_\_\_\_ Percent of TIM Offset: \_\_\_\_\_  
 Target Income Group: \_\_\_\_\_

Table 2 Second Units			
Existing Homeowner building a 2 <sup>nd</sup> Unit		New Construction	
Length of Affordability	% of TIM Offset	Length of Affordability	% of TIM Offset
<input checked="" type="checkbox"/> 20 years	100%	Not less than 20 years	100%
15 years	75%		
10 years	50%		

## **DEVELOPER INFORMATION CHECKLIST**

*Please mark one and include all listed information when you submit the application:*

- Not-For-Profit Organization
  - evidence of 501(c)(3) or 501(c)(4) status
  - articles of incorporation and by-laws
  - certified financial statement (or recent certified audit)
  
- Private For-Profit Organizations
  - certified financial statement
  - nature of ownership entity:
    - partnership - evidence of current ownership percentages of partners
    - sole proprietorship
    - corporation
    - if a corporation, Articles of Incorporation and by-laws; if a partnership, Partnership Agreement and, if applicable, Certificate of Limited Partnership
  
- Private Homeowner (Owner Occupied)
  - evidence of current ownership
  - provide as much information as possible in Section 3, Project/Program Narrative, including potential tenant information, if available.

*Parcel #325-040-05-100*

## SECTION 2 – CERTIFICATION

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The undersigned hereby certifies that the information contained herein is true to the best of the undersigned's knowledge and belief. Falsification of information supplied in this application may disqualify the Project from a TIM Fee Offset. The information given by the applicant may be subject to verification by the El Dorado County Human Services Department. Submission of this application shall be deemed an authorization to the County to undertake such investigations, as it deems necessary to determine the accuracy of this application and the appropriateness of providing a County TIM Fee Offset to the project. If any information changes after submission of this application the undersigned agrees to notify the County immediately. In addition, any change in scope of proposal and/or costs must be reported to the County immediately.

The undersigned also agrees that any commitment by the County to provide TIM Fee Offsets that may be forthcoming from this application is conditioned by the El Dorado County Advisory Committee's TIM Fee Offset criteria, and the applicant's continued compliance with those guidelines.

The undersigned also hereby certifies that the governing body of the applicant has formally authorized the undersigned to execute the documents necessary to make this application.

Legal Name of Applicant: EVELINA A. DIANDA  
Signature: Evelina A. Dianda  
Name: (please type) Evelina A. Dianda  
Title: owner  
Date: July 27, 2010  
Phone: 1586 622 2678  
Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: 3350 FROSTY LANE  
PLACERVILLE CALIF 95667

C. J. Freeland  
El Dorado County  
Dept. of Human Services  
3057 Briar Rd. Suite A  
Placerville, Ca. 95667

Aug. 21 2014

Dear Mr. Freeland:

my son was disabled as a result of a car accident. The car was struck on the drivers side door, and my son had to be cut out of the car.

Since manufactured homes are placed on raised cement blocks, or concrete foundations that necessitate steps or ramps of one kind or another; they are dangerous and unacceptable for our purpose.

I would like to build a granny flat of 600 sq. ft. for my son, on my property of 51 acres.

The house plan is for one bedroom, a living room, a kitchen and bath room. On one level concrete slab floor for easy access.

I hope this request meets with the guide lines given and your approval for a Hardship Granny Flat.

Thank you for your consideration.  
Yours Truly  
Melinda Quade

**SECTION 6 – GENERAL SITE AND FINANCING INFORMATION**

**Attach evidence of site control, evidence of proper zoning, sketch plan of site, schematic drawing if new construction, and picture of building if rehabilitation.**

**PART A – GENERAL SITE INFORMATION**

Has a site been determined for this project?  Yes  No

**PART B – SITE CONTROL**

1. Does Applicant have site control?  Yes  No  
If yes, form of control:  Deed  Contract  Option to Purchase  
Date acquired: \_\_\_/\_\_\_/\_\_\_  
Expiration Date of Contract: \_\_\_/\_\_\_/\_\_\_  
Expiration Date of Option: \_\_\_/\_\_\_/\_\_\_  
(Include copy of Statement of Intent from current site owner)

If no, describe the plan for attaining site control:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Cost of Land: \$ \_\_\_\_\_ Site area size: Five acres or sq. ft.

Seller's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

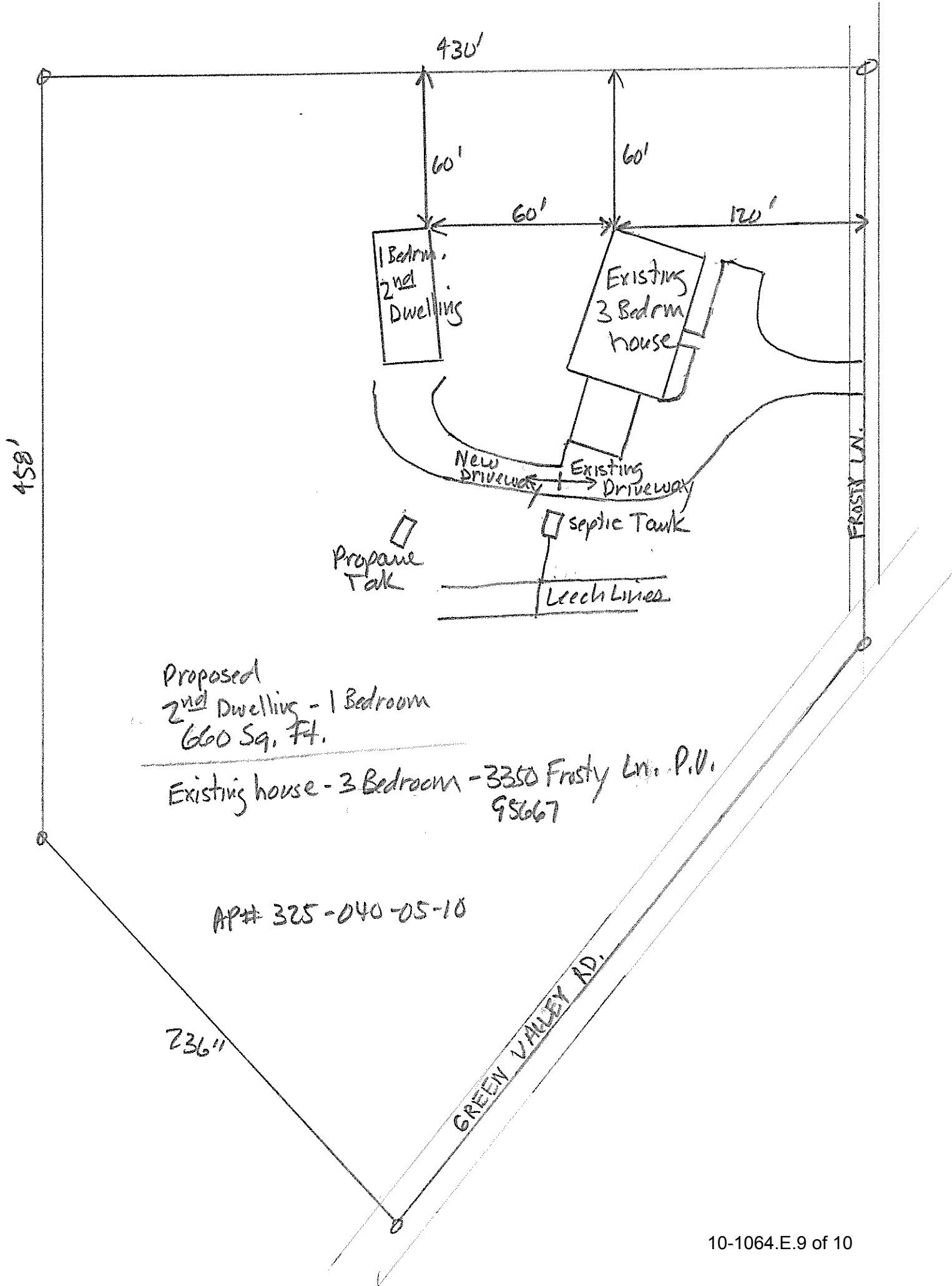
2. Is the seller related to the Developer?  Yes  No

**PART C – ZONING AND UTILITIES**

1. Is the site properly zoned for your development?  Yes  No  
If no, is site currently in process of rezoning?  Yes  No  
When is the zoning issue expected to be resolved? \_\_\_/\_\_\_/\_\_\_  
Explain:  
\_\_\_\_\_  
\_\_\_\_\_

2. Are utilities presently available to the site?  Yes  No  
If no, which utilities need to be brought to the site:  
 Electric  Water  Phone  Gas  Sewer  Other: \_\_\_\_\_





Proposed  
2<sup>nd</sup> Dwelling - 1 Bedroom  
660 Sq. Ft.

Existing house - 3 Bedroom - 3350 Frosty Ln. P.U.  
95667

AP# 325-040-05-10

325.04

Tax Area Code

POR. SEC. 15, T. 10N, R. 10E, M.D.M.

BK. 323 PG. 64

BK. 317

10-1064.E.10 of 10

17° 2' 200'

Assessor's Map Bk. 325 Pg. 04  
County of El Dorado, California  
03-24-03

