

ATTACHMENT B

Traffic Impact Fees - Local and Highway 50
Zones 1-8
Effective February 12, 2018 through August 26, 2018

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	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 1,659	\$ 1,029	N/A	N/A	\$ 0.49	\$ 77	\$ 0.10	\$ 0.32	\$ 0.22
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 1,718	\$ 1,065	N/A	N/A	\$ 0.51	\$ 80	\$ 0.10	\$ 0.33	\$ 0.23
ZONE 2	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 10,603	\$ 6,574	\$ 2,863	\$ 2,651	\$ 3.14	\$ 492	\$ 0.62	\$ 2.03	\$ 1.41
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 20,710	\$ 12,840	\$ 5,592	\$ 5,178	\$ 6.13	\$ 961	\$ 1.20	\$ 3.96	\$ 2.76
ZONE 3	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 10,603	\$ 6,574	\$ 2,863	\$ 2,651	\$ 3.14	\$ 492	\$ 0.62	\$ 2.03	\$ 1.41
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 20,710	\$ 12,840	\$ 5,592	\$ 5,178	\$ 6.13	\$ 961	\$ 1.20	\$ 3.96	\$ 2.76
ZONE 4	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 1,950	\$ 1,209	N/A	N/A	\$ 0.58	\$ 90	\$ 0.11	\$ 0.37	\$ 0.26
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,310	\$ 1,432	N/A	N/A	\$ 0.68	\$ 107	\$ 0.13	\$ 0.44	\$ 0.31
ZONE 5	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 2,056	\$ 1,275	N/A	N/A	\$ 0.61	\$ 95	\$ 0.12	\$ 0.39	\$ 0.27
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,960	\$ 1,835	N/A	N/A	\$ 0.88	\$ 137	\$ 0.17	\$ 0.57	\$ 0.39
ZONE 6	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 3,516	\$ 2,180	N/A	N/A	\$ 1.04	\$ 163	\$ 0.20	\$ 0.67	\$ 0.47
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,608	\$ 1,617	N/A	N/A	\$ 0.77	\$ 121	\$ 0.15	\$ 0.50	\$ 0.35
ZONE 7	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 2,731	\$ 1,693	N/A	N/A	\$ 0.81	\$ 127	\$ 0.16	\$ 0.52	\$ 0.36
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 1,899	\$ 1,177	N/A	N/A	\$ 0.56	\$ 88	\$ 0.11	\$ 0.36	\$ 0.25
ZONE 8	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Local	\$ 15,699	\$ 9,733	\$ 4,239	\$ 3,925	\$ 4.64	\$ 728	\$ 0.91	\$ 3.00	\$ 2.09
	12/12/2017	2/12/2018	172-2017	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,229	\$ 3,242	\$ 1,412	\$ 1,307	\$ 1.55	\$ 243	\$ 0.30	\$ 1.00	\$ 0.70

Traffic Impact Fees - Local and Highway 50
Zones 1-8
Effective August 27, 2018 through June 30, 2019

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	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 1,978	\$ 1,226	N/A	N/A	\$ 0.58	\$ 92	\$ 0.11	\$ 0.38	\$ 0.26
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,461	\$ 1,526	N/A	N/A	\$ 0.73	\$ 114	\$ 0.14	\$ 0.47	\$ 0.33
ZONE 2	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 8,615	\$ 5,341	\$ 2,326	\$ 2,154	\$ 2.55	\$ 400	\$ 0.50	\$ 1.65	\$ 1.15
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,291	\$ 7,000	\$ 3,049	\$ 2,823	\$ 3.34	\$ 524	\$ 0.65	\$ 2.16	\$ 1.51
ZONE 3	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 8,615	\$ 5,341	\$ 2,326	\$ 2,154	\$ 2.55	\$ 400	\$ 0.50	\$ 1.65	\$ 1.15
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,291	\$ 7,000	\$ 3,049	\$ 2,823	\$ 3.34	\$ 524	\$ 0.65	\$ 2.16	\$ 1.51
ZONE 4	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 1,656	\$ 1,027	N/A	N/A	\$ 0.49	\$ 77	\$ 0.10	\$ 0.32	\$ 0.22
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,900	\$ 1,798	N/A	N/A	\$ 0.86	\$ 135	\$ 0.17	\$ 0.56	\$ 0.39
ZONE 5	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 1,656	\$ 1,027	N/A	N/A	\$ 0.49	\$ 77	\$ 0.10	\$ 0.32	\$ 0.22
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,888	\$ 1,791	N/A	N/A	\$ 0.85	\$ 134	\$ 0.17	\$ 0.55	\$ 0.39
ZONE 6	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 4,559	\$ 2,827	N/A	N/A	\$ 1.35	\$ 212	\$ 0.26	\$ 0.87	\$ 0.61
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,585	\$ 1,603	N/A	N/A	\$ 0.76	\$ 120	\$ 0.15	\$ 0.49	\$ 0.34
ZONE 7	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 5,758	\$ 3,570	N/A	N/A	\$ 1.70	\$ 267	\$ 0.33	\$ 1.10	\$ 0.77
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,487	\$ 3,402	N/A	N/A	\$ 1.62	\$ 255	\$ 0.32	\$ 1.05	\$ 0.73
ZONE 8	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Local	\$ 20,575	\$ 12,757	\$ 5,555	\$ 5,144	\$ 6.09	\$ 955	\$ 1.19	\$ 3.94	\$ 2.74
	6/26/2018	8/27/2018	077-2018	2004 General Plan Traffic Impact Fees - Highway 50	\$ 8,809	\$ 5,462	\$ 2,378	\$ 2,202	\$ 2.61	\$ 409	\$ 0.51	\$ 1.69	\$ 1.18

**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, 2019**

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	24.7%	\$ 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, 2019**

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 & Stancil 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%	\$ 56,283
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