

EXHIBIT A
ANNUAL MITIGATION FEE ACT REPORTING
FY 2020/21 THROUGH FY 2024/25



County of El Dorado

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Master Report

File Number: 21-1232

***File ID #:** 21-1232

Agenda Item
Type:

Status: Approved

Version: 1

Reference:

Gov Body: Board of
Supervisors

Created: 07/20/2021

Agenda Title: 12/07/21 DOT FY20-21 Annual Mitigation Fee Report

Final Action: 12/07/2021

Title: Department of Transportation recommending the Board receive and file Annual Mitigation Reports for Fiscal Year 2020-21:
1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
2 The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement and Bass Lake Hills Specific Plan Public Facilities Plan in compliance with California Government Code Sections 66006; and
4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: N/A

Notes:

Sponsors:

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Attachments: A - Brief Description of Fees, B - Fee Schedules, C - Cash Statement

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Contact: Rafael Martinez

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Related Files: 20-1365

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of Supervisors	12/07/2021	Approved				Pass
Action Text: This matter was Approved on the Consent Calendar.							
Mover:	Sue Novasel	Yes: 5 - Supervisor Novasel, Supervisor Hidahl, Supervisor Parlin, Supervisor Thomas and Supervisor Turnboo					5

Text of Legislative File 21-1232

Department of Transportation recommending the Board receive and file Annual Mitigation Reports for Fiscal Year 2020-21:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2 The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
- 3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement and Bass Lake Hills Specific Plan Public Facilities Plan in compliance with California Government Code Sections 66006; and
- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: N/A

DISCUSSION / BACKGROUND

Pursuant to Section 66006 of the California Government Code, Mitigation Fee Act, the County is required to make available annually to the public specific information related to the prior Fiscal Year's activity for the County's Mitigation Fee programs. Attachments A, B, and C provide the information required by Section 66006 for the County's Mitigation Fee programs:

Attachment A - A brief description of the fee programs (Section 66006(b)(1)(A))

Attachment B - Fee schedules (Section 66006(b)(1)(B))

Attachment C - Cash statement

- The beginning and ending balance of the accounts, (Section 66006(b)(1)(C)),
- The total fees collected (Section 66006(b)(1)(D)),
- Total interest earned in the funds (Section 66006(b)(1)(D)),
- Identification of expenditures for the accounts (Section 66006(b)(1)(E)),
- Approximate date by which construction will commence (Section 66006(b)(1)(F)),
- A summary of loans or interfund transfer activity during the Fiscal Year, and
- Total refunds and other adjustments (Section 66006(b)(1)(H)).

Department of Transportation will post the annual report information contained in Attachments A through C for Fiscal Year 2020-21 to the Department's website to comply with the 15-day public notice requirement of Section 66006(b)(2).

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Community Development Finance and Administration

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

The annual reports are informational and there is no associated fiscal impact or change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTION

Clerk of the Board to receive and file the Annual Report following Board approval.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Rafael Martinez, Director
Department of Transportation

Becky Morton, Chief Fiscal Officer
Chief Administrative Office, Community Development Finance and Administration

ATTACHMENT A

El Dorado County
Brief Description of the Types of Traffic Impact
and Developer Agreement Fees
As required by Government Code Section 66006 (b) (1) (A)

The purpose of the traffic impact fee (TIF), formerly the traffic impact mitigation (TIM) fee, is to finance capital transportation/circulation improvements, which are related directly to the incremental traffic/vehicle burden imposed upon the County's transportation/circulation system by new development in the unincorporated west slope of El Dorado County through 2041. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, operational and safety improvement, bridge replacement and rehabilitation, and transit. Fees are derived by establishing that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development being charged.

The TIM/TIF program underwent two fee schedule changes in Fiscal year 2020-21 (FY20-21). The second change included a major update to the structure of the zones and their names along with their boundaries. Further description of the changes is below. The three fee schedules and their effective dates are provided in Attachment B.

General Plan Traffic Impact Fee (TIF) Program

The General Plan Traffic Impact Fee (TIF) Program addresses the need to fund a road system capable of achieving the traffic level of service standards of the General Plan. This fee program succeeds the major revision to the 2017 General Plan Traffic Impact Mitigation (TIM) Fee Program (adopted December 6, 2016) as well as all subsequent fee programs.

The original TIM Fee schedule effective in FY20-21 was adopted by Resolution no. 072-2019.

An updated fee schedule went into effect on August 24, 2020 by Resolution no. 095-2020.

The third fee schedule went into effect on February 8, 2021 by Resolution no. 196-2020.

As a result of this final resolution (196-2020), the program name was changed from the TIM Fee Program to the TIF program and the new/updated TIF Funds are as follows:

1. TIF Zone A - Acct 3670719 (beginning February 8, 2021; formerly TIM Zones 1, 4, 5, 6 & 7)
2. TIF Zone B - Acct 3670720 (beginning February 8, 2021; formerly TIM Zones 2 & 3)
3. TIF Zone C - Acct 3670715 (formerly TIM Zone 8 El Dorado Hills)
4. TIF Zone C Silva Valley Interchange - Acct 3670716 (formerly TIM Zone 8 Silva Valley Interchange)
5. TIF Zone C HWY 50 - Acct 3670718 (formerly TIM Zone 8 HWY 50)

(TIM Zones 1-7 Acct 3670717: Although funds stopped being deposited into this account after February 7, 2021, existing monies will continue to fund projects until it is exhausted.)

Another update that went into effect from the changes in Resolution No. 196-2020 is described below:

- ✓ TIF Zone A - The Rural Fee Zone (formerly Zones 1 Grizzly Flats/Quintette/West of Echo Summit, Zone 4 El Dorado/Diamond Springs, Zone 5 Placerville/Camino/Pollock Pines, Zone 6 Pleasant Valley, and Zone 7 Fairplay/Latrobe/Mt. Aukum)

- ✓ TIF Zone B - Cameron Park and Shingle Springs (formerly Zones 2 Cameron Park and 3 Shingle Springs)
- ✓ TIF Zone C – El Dorado Hills Area (formerly Zone 8)

In all the zones, there is a specified local component to the fee and a specified Hwy 50 component. The local component of fees collected from TIM Zones 1-7 (up until February 7, 2021) were pooled for use on future projects in any of these zones, but the amount used in each zone should ultimately approximate the amount of fees collected from that zone. Revenues collected were deposited into TIM Zones 1-7 (Acct 3670717). On February 8, 2021 revenues collected are now being deposited into TIF Zones A and B, which are collected into Accounts 3670719 and 3670720 respectively.

Local funds collected from TIF Zone C (formerly TIM Zone 8 up until February 7, 2021) are held separately due to pre-existing agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road Improvement Fee (RIF) program. Revenues collected are deposited into TIF – Zone C Hwy 50 (Acct 3670715) at 70% and into TIF – Zone C Silva Valley Interchange (Acct 3670716) at 30%.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. Revenues collected are deposited into TIF HWY 50 (Acct 3670718; formerly TIM HWY 50).

Fees were established by estimating projected costs of future projects and spreading those costs among the eight zones based on traffic volumes from each zone (see map, Figure 1a). Costs were divided by future growth projections to determine fees. As a part of Resolution No. 196-2020, the spreading of the costs are now among the three zones based on traffic volumes from each zone (see map, Figure 1b). Costs are divided by future growth projections to determine fees. Refer to Attachment B for list of the TIF fee breakdown.

More information about the various programs can be found in El Dorado County Ordinance Nos. 5044 and 5045, and the enabling Board Resolutions Nos. 021-2012, 191-2016, 001-2017, 189-2016, 190-2016, 191-2016, 072-2019, and 095-2020.

BAR J Trust Road Impact Fee

Established by Resolution 304-99 on December 14, 1999, the Country Club Drive-Tierra De Dios Area of Benefit (see map, figure 2) is intended to reimburse Bell Ranch Properties, LTD, the Developer that constructed improvements and realigned Country Club Drive and Tierra De Dios in the Cameron Park area. The associated fee is based on the apportionment of costs to benefiting properties as defined in the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Bar J Trust account (7936465), then disbursed to Bell Ranch Properties, LTD as reimbursement for the constructed improvements. Refer to Attachment B for details of fee calculation.

Marble Valley Road – Road Impact Fee

Established by Resolution 118-2000 on May 2, 2000, the Marble Valley Road Area of Benefit (see map, figure 3) and its associated impact fee, are intended to be used to reimburse Developer(s) that build the future roadway known as Marble Valley Road. The fee, which is collected with the building permit application, is based on the percentage of peak hour trips allocated to the property as detailed in the Traffic Analysis for Marble Valley Road, an appendix of the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Marble Valley Road Trust account (7936466). Refer to Attachment B for details of fee calculation.

Alto, LLC Development Agreement Community Benefit Fee

The Alto development is a tentative subdivision for twenty-three (23) residential lots on an eighty-one (81) acre site identified as Assessor's Parcel Number 126-100-19 approved on May 5, 2009. On June 24, 2014 the Board approved Ordinance 5009 approving Development Agreement (DA) 13-0001 with Alto, LLC. Section 4.01 of the DA required the Alto, LLC to contribute \$30,000.00 for the County to use at its discretion toward a public benefit for the community. County received \$30,000.00 on July 25, 2014 to be used for potential road improvements in the Green Valley Road area. A map (figure 4) depicts the proposed Alto development.

Fees were deposited into the Road Construction Improvement In-Lieu fund (3670704). Note that the interest collected applies to the entire fund which includes Alto, LLC among other developments. The asterisk in Attachment C identifies the interest which applies to the Alto portion only.

Frontage Improvement Deferral Program Fee

On March 16, 2021, the Board approved Resolution 009-2021, Chapter 12.09 of the El Dorado County Frontage Improvement Ordinance. The resolution allows the County Engineer to require concurrent construction of frontage improvements such as curb, gutter, sidewalk and conform paving. Agreements between the County and developers are known as Deferred Frontage Improvement Agreements (DFIA) and fees paid as a part of a Frontage Improvement Deferral Program (FIDP). Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road improvement in Serrano Village J7 (PD18-0005/TM18-1536). As a part of the DFIA, the in-lieu amount of \$76,907.88 for DOT Serrano Village J7 (for Bass Lake Road) was collected and deposited into FIDP account number 3670721 (see map, figure 5).

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road/Bridlewood Drive Intersection (PD18-0005/TM18-1536). The DFIA stated that a total of \$200,000 must be paid to the County and used as a "fair share" contribution. Payments will be made in 64 equal installments of \$3,077 and one final payment of \$3,072, for a total of 65 payments. Reimbursement will be made in accordance with conditions of the DFIA. Funds are deposited into the Bass Lake Road/Bridlewood Drive Intersection FIDP account number 3670722 (see map, figure 5).

Bass Lake Hills Specific Plan – Public Facilities Financing Plan Fee

The Bass Lake Hills Specific Plan (BLHSP) was established November 7, 1995 and approved in 1996 for a 20-year agreement. It consists of 1,414 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres. The BLHSP Public Facilities Financing Plan (PFFP) fee was adopted on June 8, 2004. In phases 1, 1A, 2, and 3 of the development, 1,404 units were subject to the PFFP fee. The fee was established to finance the backbone infrastructure and other public facilities for the BLHSP.

In April 2016 the Planning Commission approved Tentative Map and Planned Development revisions (Hawk view, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) supported by corresponding 10-year Development Agreements to replace the expired original BLHSP Development Agreement that was approved in 1996.

On February 23, 2021 Resolution 218-2021 was adopted by the Board to approve the 2020 BLHSP and PFFP fee, which replaced the former BLHSP (see map, figure 6).

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. The BLHSP PFFP fee is collected from new developments within the BLHSP at the time a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued.

Fees are deposited into the Bass Lake Hills PFFP fund (7936467). The Administration Fee will be deposited into its own fund (3670727) beginning in FY 2021-22. Refer to Attachment B for details of fee calculation.

Intelligent Transportation System

In 2006/07, the Department of Transportation (Transportation) hired a consultant to draft an Intelligent Traffic System (ITS) Master Plan. A Draft ITS Master Plan for El Dorado County was prepared in August of 2007. However, the draft plan was never approved or accepted by the County or the El Dorado County Transportation Commission (EDCTC).

In 2018, Transportation Director, Rafael Martinez presented some information to the Board regarding a pilot program for ITS in the El Dorado Hills area. As the proposed ITS improvements are over and above the identified impacts of currently approved projects, Transportation cannot require new developments to pay for the ITS improvements through the TIF Program.

Transportation has developed a methodology for allocating a “fair share” amount per Dwelling Unit Equivalent (DUE) to future growth in the region. This methodology is based on the growth in vehicle miles travelled (VMT) in this region from 2018 to 2040 and allocates 78.8% of this growth to traffic originating or terminating in the El Dorado Hills region (defined as TIM Fee District 8; see map, figure 7).

This being the case, as large developments go through map approval, they may choose to pay the project’s fair share voluntary fee contribution with each final map application, to the El Dorado County Intelligent Transportation System (ITS) Program. The voluntary fee may be reimbursable, if the El Dorado County ITS Program is approved by the Board of Supervisors.

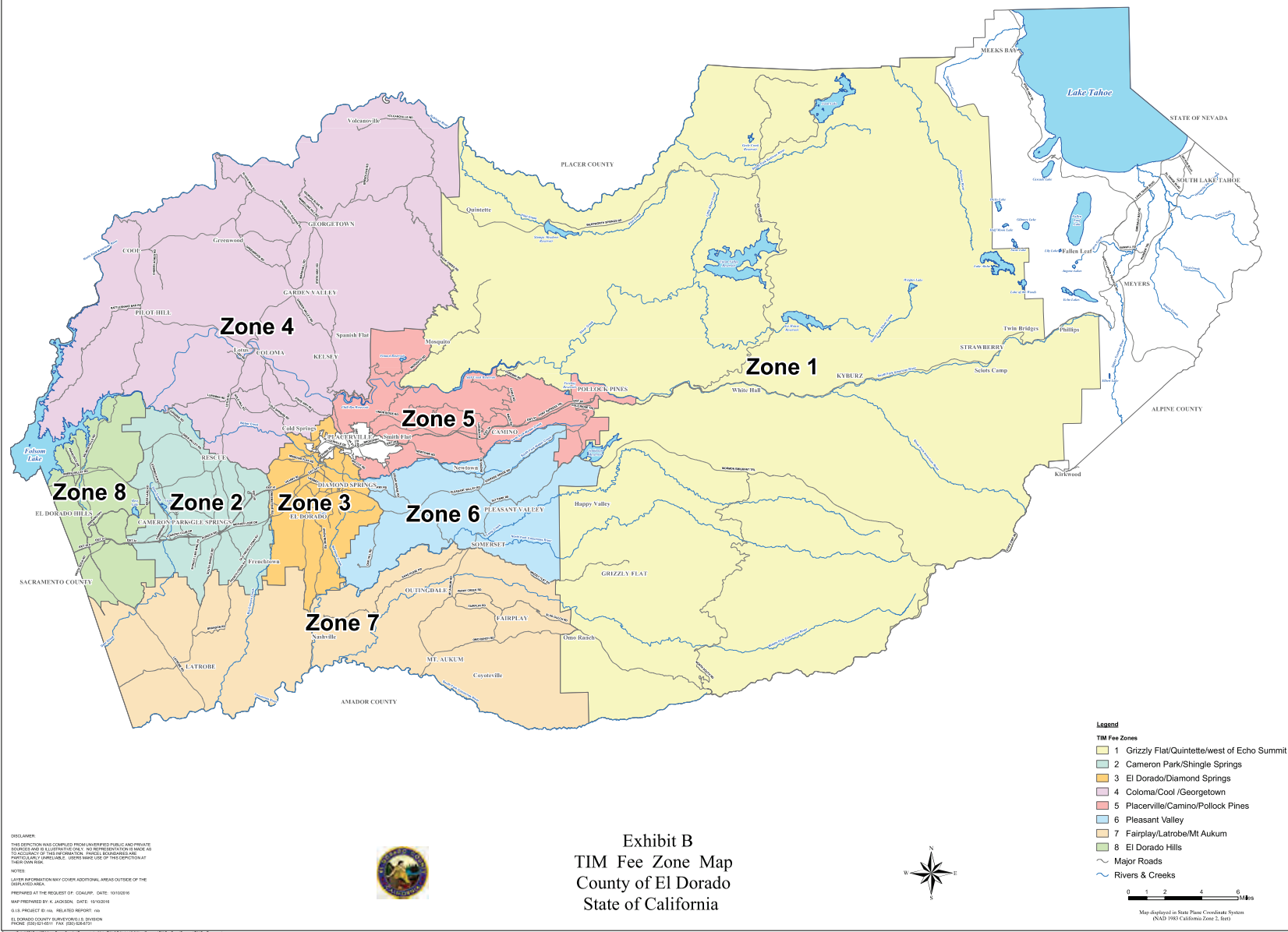
The agreements that are associated with these large developments specify that if, at the time of the payment, the County has not yet adopted and implemented the ITS Program as part of a mandatory fee program applicable in part to multi-family residential development projects, funds received from the applicant shall be held in a special revenue fund. The funds will be held until such time as the County has adopted and implemented the ITS Program, at which time the funds shall be transferred into the ITS Program account.

Since the ITS Program has not yet been adopted by the Board, the collected funds have been placed in the ITS Program Fee special revenue fund (3670755). ITS fees collected in FY 2018-19 and FY 2019-20 are included in Attachment C, since they were not previously reported.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

More information about the fee programs can be found in the enabling resolutions and ordinances for each program and the subsequent updates. Refer to Attachment B for a listing of the resolutions and ordinances.

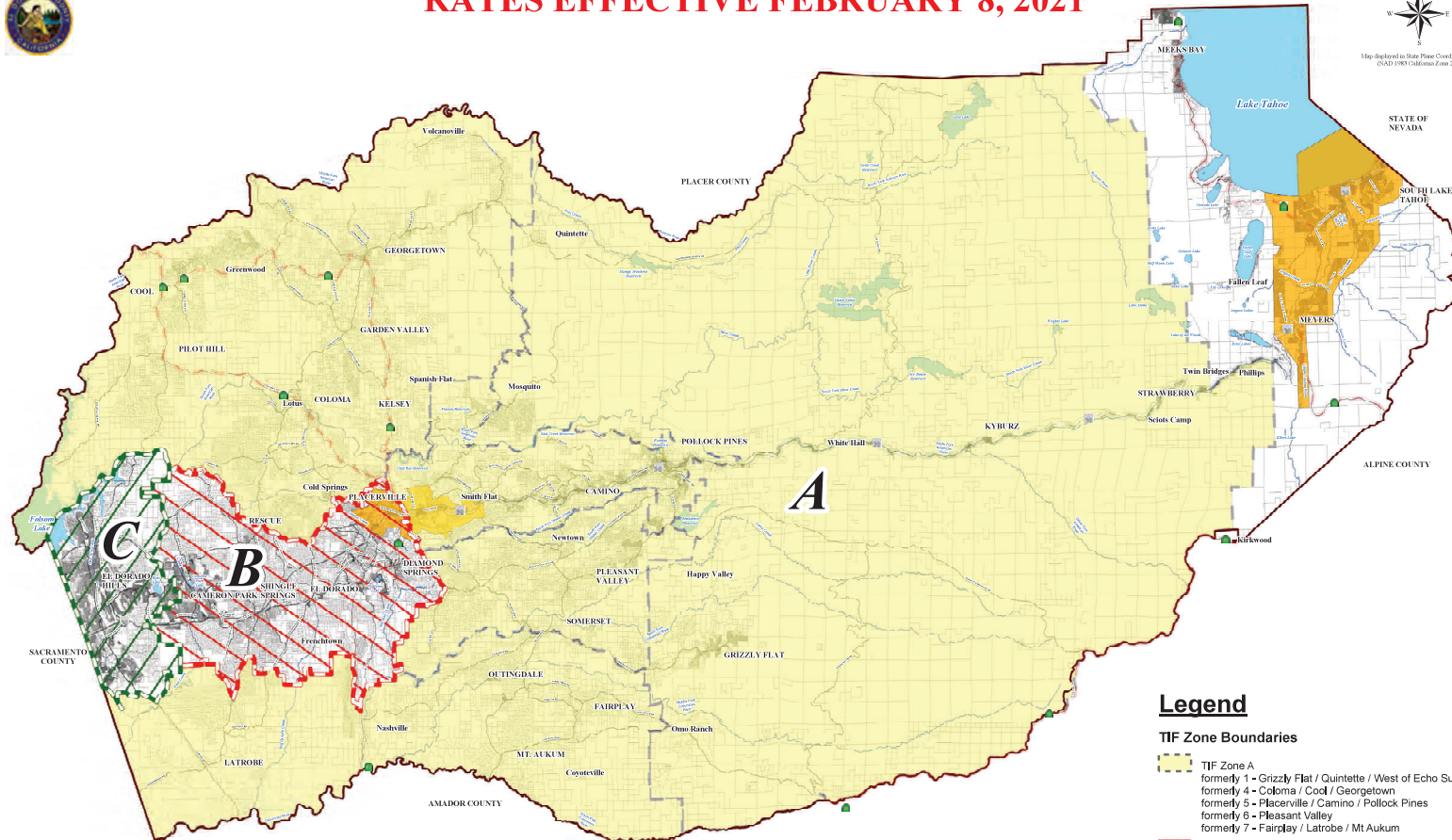
Figure 1a





RATES EFFECTIVE FEBRUARY 8, 2021

Figure 1b



Legend

TIF Zone Boundaries

- TIF Zone A
formerly 1 - Grizzly Flat / Quintette / West of Echo Summit
formerly 4 - Coloma / Cool / Georgetown
formerly 5 - Placerville / Camino / Pollock Pines
formerly 6 - Pleasant Valley
formerly 7 - Fairplay / Latrobe / Mt Aukum
- TIF Zone B
formerly 2 - Cameron Park / Shingle Springs
formerly 3 - El Dorado / Diamond Springs
- TIF Zone C
formerly 8 - El Dorado Hills
- Parcels
- Cities
- Rivers & Creeks
- Lakes
- Major Roads
- US Highway
- State Routes

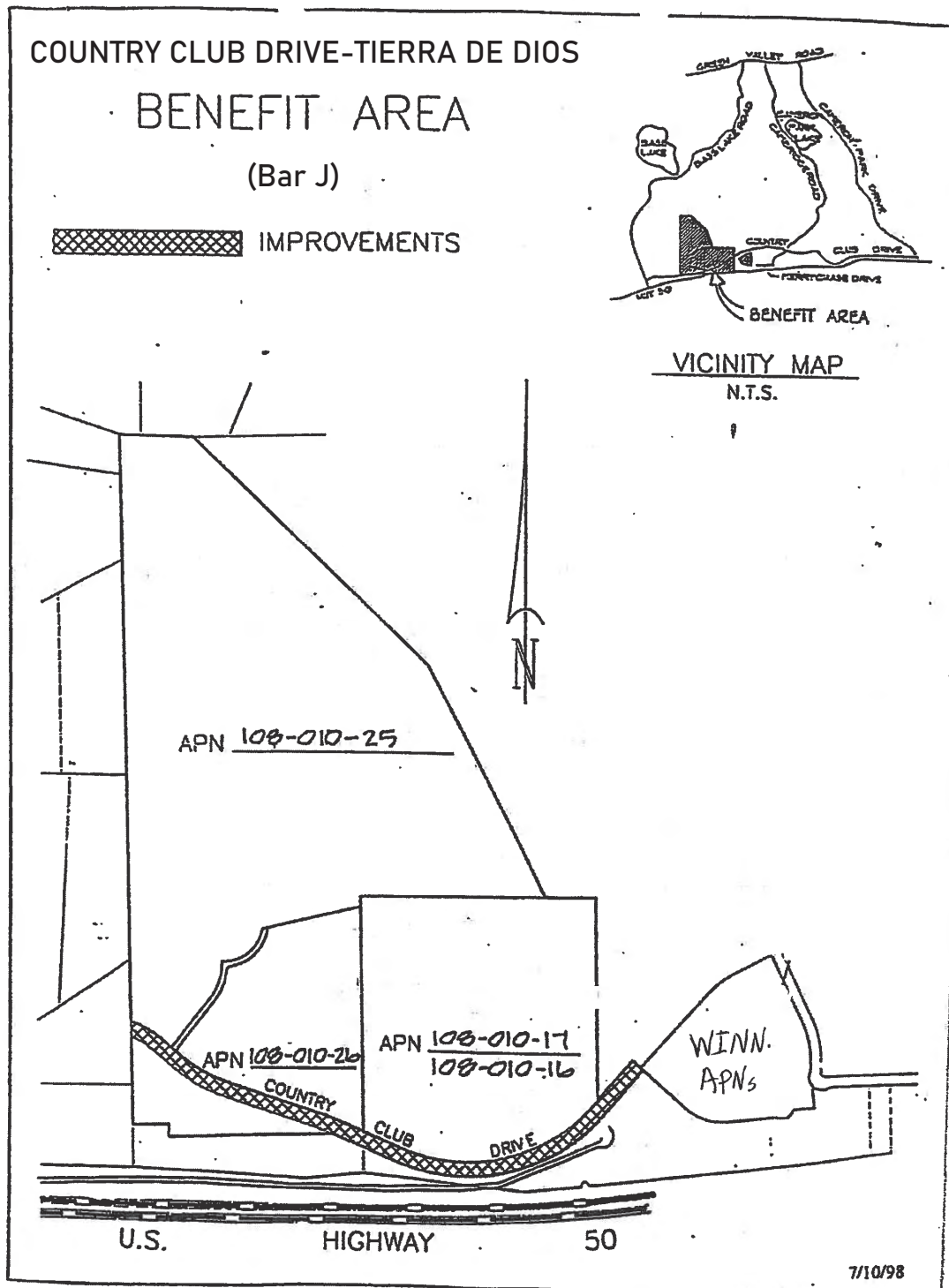
EXHIBIT B

Adopted Traffic Impact Fee Zones
With Parcel Boundaries
County of El Dorado
State of California

DISCLAIMER:
THIS DATA WAS OBTAINED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS PROVIDED AS IS. THE COUNTY OF EL DORADO MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR TIMELINESS OF THIS INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY ACTION TAKEN BASED ON THIS INFORMATION.

NOTES:
LARGER SCALE INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE MAP INFORMATION.
PREPARED AT THE REQUEST OF: DOT DATA Point DATE: 12/10/2020
MAP PREPARED BY: JMS/SLK DATE: 12/10/2020

FIGURE 2



022262

FIGURE 3

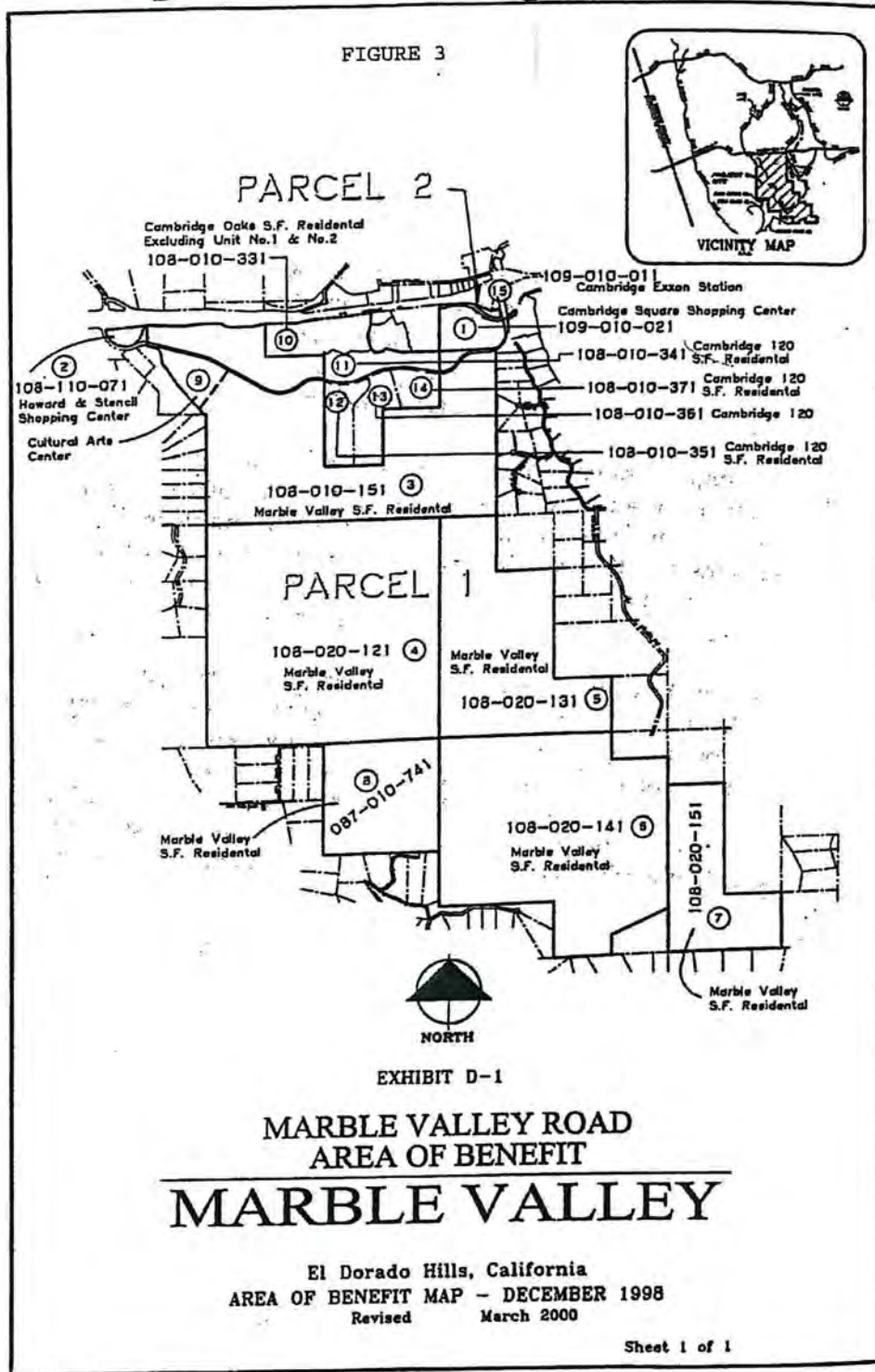


Exhibit E: Tentative Subdivision Map

FIGURE 4

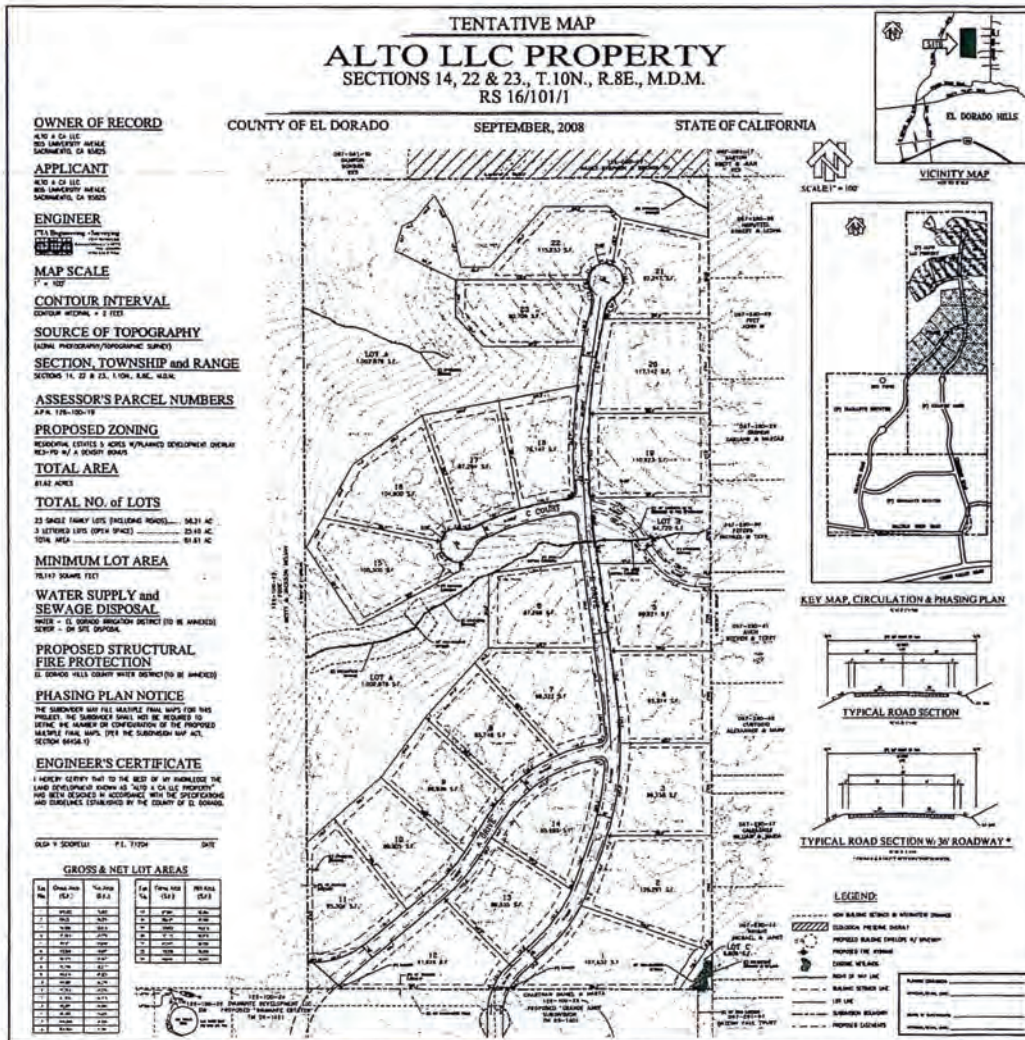


Figure 5

EXHIBIT A

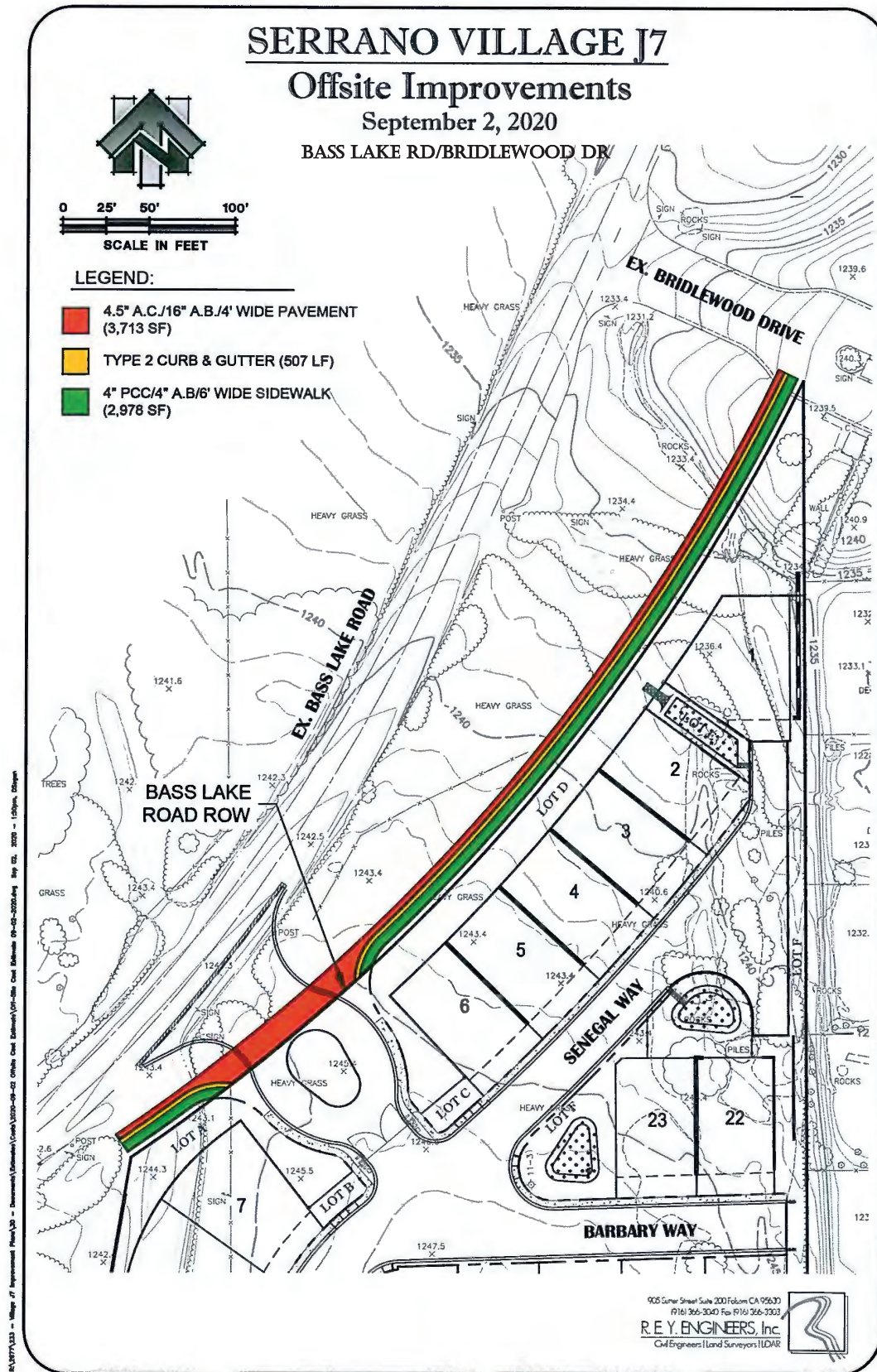


Figure 6
(Map in reference to Bass Lake Hills PFFP Program)

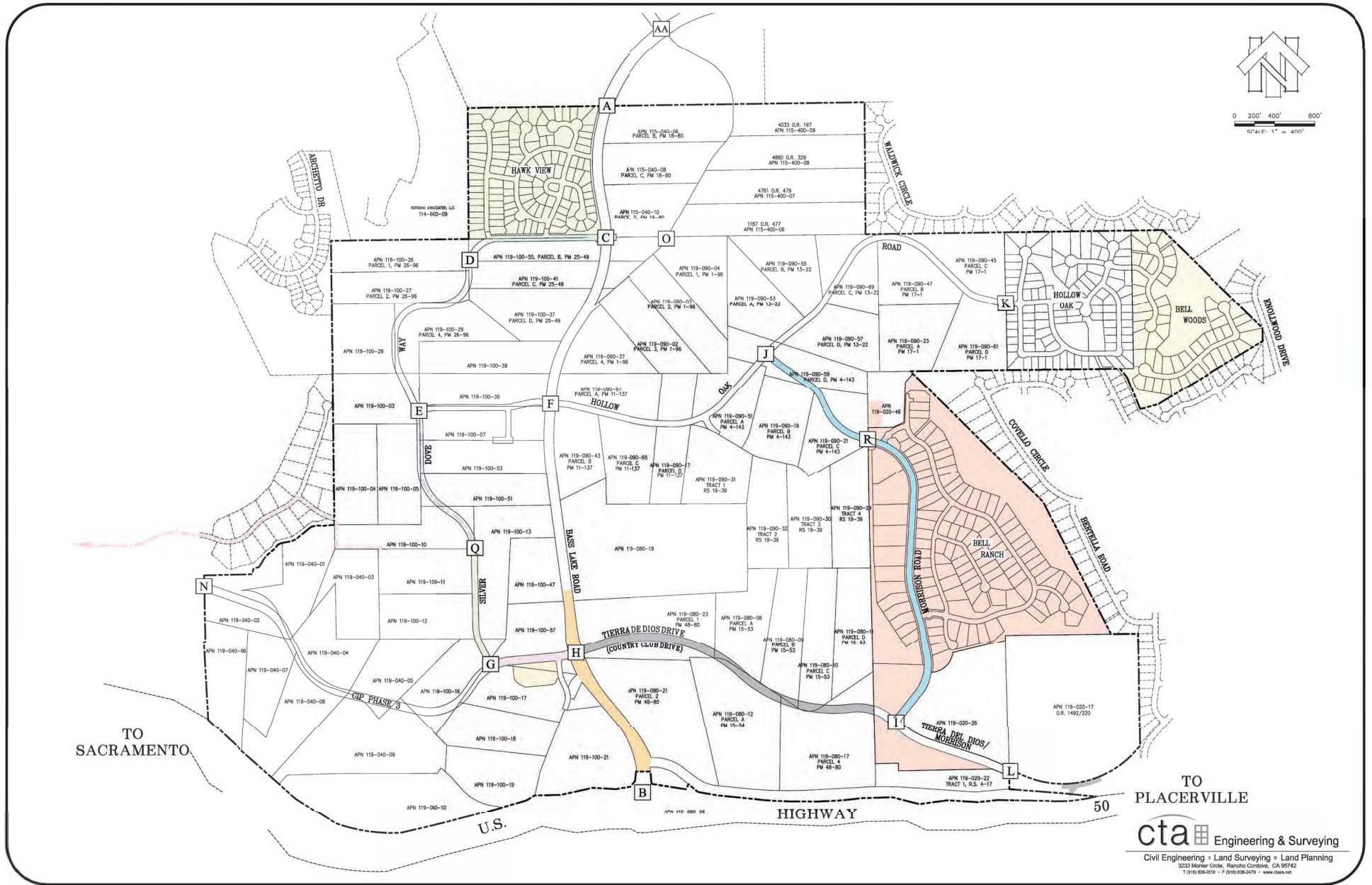
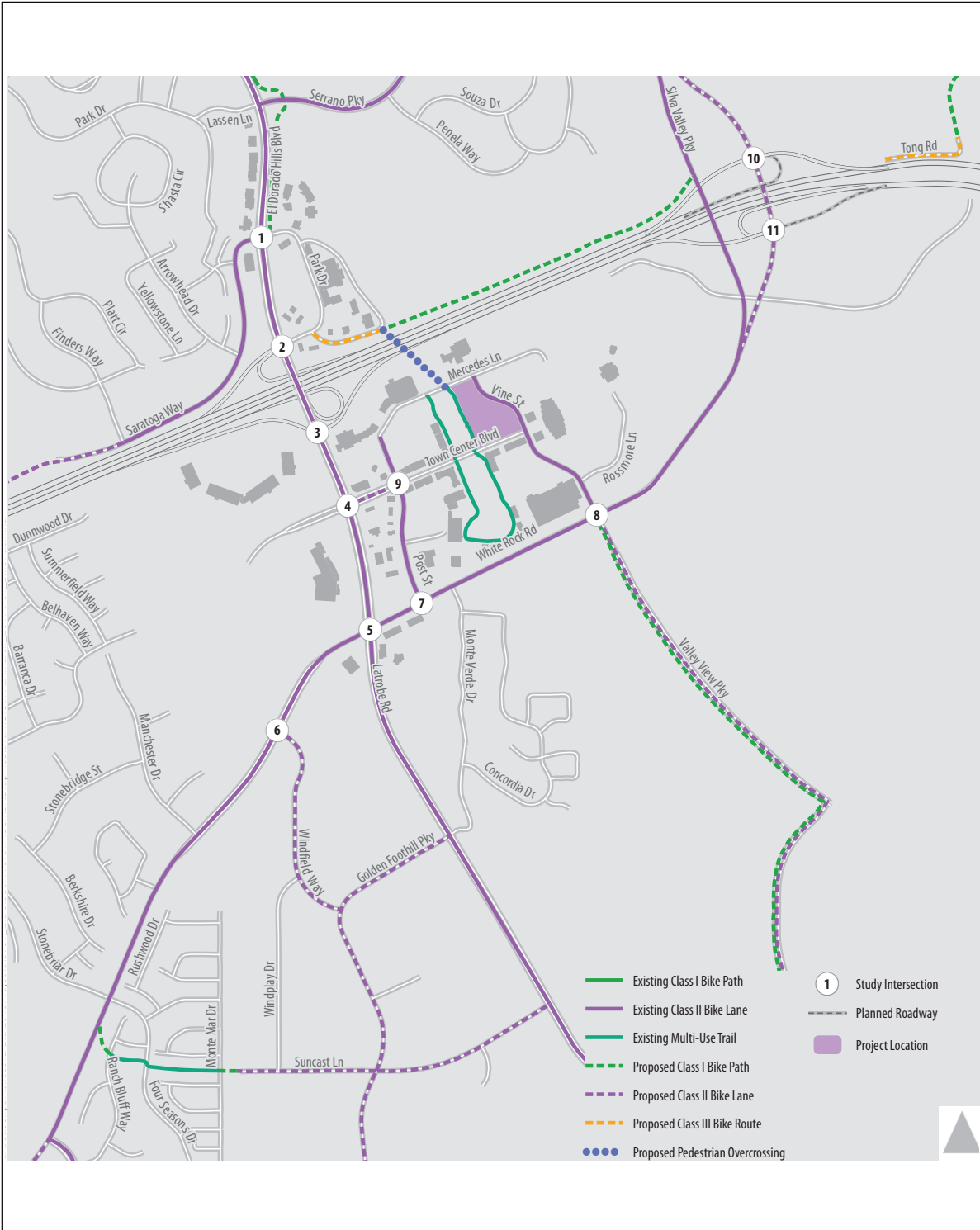


Figure 7
(Map for reference to ITS program)



SOURCE: Fehr and Peers, 2017

FIGURE **4.8-2**



1269.001-06/17

Existing and Planned Bicycle Facilities

ATTACHMENT B

Traffic Impact Mitigation Fees - Local and Highway 50
Zones 1-8
Effective July 1, 2020 through August 23, 2020

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	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 2,099	\$ 1,301	N/A	N/A	\$ 0.62	\$ 97	\$ 0.12	\$ 0.40	\$ 0.28
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,552	\$ 1,582	N/A	N/A	\$ 0.75	\$ 118	\$ 0.15	\$ 0.49	\$ 0.34
ZONE 2	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 9,048	\$ 5,610	\$ 2,443	\$ 2,262	\$ 2.68	\$ 420	\$ 0.52	\$ 1.73	\$ 1.21
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,721	\$ 7,267	\$ 3,165	\$ 2,930	\$ 3.47	\$ 544	\$ 0.68	\$ 2.24	\$ 1.56
ZONE 3	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 9,048	\$ 5,610	\$ 2,443	\$ 2,262	\$ 2.68	\$ 420	\$ 0.52	\$ 1.73	\$ 1.21
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,721	\$ 7,267	\$ 3,165	\$ 2,930	\$ 3.47	\$ 544	\$ 0.68	\$ 2.24	\$ 1.56
ZONE 4	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 1,728	\$ 1,071	N/A	N/A	\$ 0.51	\$ 80	\$ 0.10	\$ 0.33	\$ 0.23
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,009	\$ 1,866	N/A	N/A	\$ 0.89	\$ 140	\$ 0.17	\$ 0.58	\$ 0.40
ZONE 5	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 1,714	\$ 1,063	N/A	N/A	\$ 0.51	\$ 80	\$ 0.10	\$ 0.33	\$ 0.23
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,997	\$ 1,858	N/A	N/A	\$ 0.89	\$ 139	\$ 0.17	\$ 0.57	\$ 0.40
ZONE 6	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 4,851	\$ 3,008	N/A	N/A	\$ 1.44	\$ 225	\$ 0.28	\$ 0.93	\$ 0.65
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,682	\$ 1,663	N/A	N/A	\$ 0.79	\$ 124	\$ 0.16	\$ 0.51	\$ 0.36
ZONE 7	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 6,052	\$ 3,752	N/A	N/A	\$ 1.79	\$ 281	\$ 0.35	\$ 1.16	\$ 0.81
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,695	\$ 3,531	N/A	N/A	\$ 1.68	\$ 264	\$ 0.33	\$ 1.09	\$ 0.76
ZONE 8	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Local	\$ 20,130	\$ 12,481	\$ 5,435	\$ 5,033	\$ 5.95	\$ 934	\$ 1.17	\$ 3.85	\$ 2.69
	5/14/2019	7/15/2019	072-2019	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,163	\$ 5,681	\$ 2,474	\$ 2,291	\$ 2.71	\$ 425	\$ 0.53	\$ 1.75	\$ 1.22

Traffic Impact Mitigation Fees - Local and Highway 50
Zones 1-8
Effective August 24, 2020 through February 7, 2021

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	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 2,165	\$ 1,342	N/A	N/A	\$ 0.64	\$ 100	\$ 0.13	\$ 0.41	\$ 0.29
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,600	\$ 1,612	N/A	N/A	\$ 0.77	\$ 121	\$ 0.15	\$ 0.50	\$ 0.35
ZONE 2	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 9,289	\$ 5,759	\$ 2,508	\$ 2,322	\$ 2.75	\$ 431	\$ 0.54	\$ 1.78	\$ 1.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,927	\$ 7,395	\$ 3,220	\$ 2,982	\$ 3.53	\$ 553	\$ 0.69	\$ 2.28	\$ 1.59
ZONE 3	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 9,289	\$ 5,759	\$ 2,508	\$ 2,322	\$ 2.75	\$ 431	\$ 0.54	\$ 1.78	\$ 1.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 11,927	\$ 7,395	\$ 3,220	\$ 2,982	\$ 3.53	\$ 553	\$ 0.69	\$ 2.28	\$ 1.59
ZONE 4	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 1,770	\$ 1,097	N/A	N/A	\$ 0.52	\$ 82	\$ 0.10	\$ 0.34	\$ 0.24
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,065	\$ 1,900	N/A	N/A	\$ 0.91	\$ 142	\$ 0.18	\$ 0.59	\$ 0.41
ZONE 5	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 1,761	\$ 1,092	N/A	N/A	\$ 0.52	\$ 82	\$ 0.10	\$ 0.34	\$ 0.23
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 3,048	\$ 1,890	N/A	N/A	\$ 0.90	\$ 141	\$ 0.18	\$ 0.58	\$ 0.41
ZONE 6	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 5,024	\$ 3,115	N/A	N/A	\$ 1.49	\$ 233	\$ 0.29	\$ 0.96	\$ 0.67
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 2,731	\$ 1,693	N/A	N/A	\$ 0.81	\$ 127	\$ 0.16	\$ 0.52	\$ 0.36
ZONE 7	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 6,230	\$ 3,863	N/A	N/A	\$ 1.84	\$ 289	\$ 0.36	\$ 1.19	\$ 0.83
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 5,800	\$ 3,596	N/A	N/A	\$ 1.72	\$ 269	\$ 0.34	\$ 1.11	\$ 0.77
ZONE 8	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Local	\$ 21,139	\$ 13,106	\$ 5,708	\$ 5,285	\$ 6.25	\$ 981	\$ 1.23	\$ 4.05	\$ 2.82
	6/23/2020	8/24/2020	095-2020	2004 General Plan Traffic Impact Fees - Highway 50	\$ 9,333	\$ 5,786	\$ 2,520	\$ 2,333	\$ 2.76	\$ 433	\$ 0.54	\$ 1.79	\$ 1.24

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective February 8, 2021 to June 30, 2021

Zone	Resolution	Effective	Resolution #	Description	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
	Date	Date			<i>per DU</i> <i>Less than</i> <i>1,000 SqFt</i>	<i>per DU</i> <i>1,000 to 1,499</i> <i>SqFt</i>	<i>per DU</i> <i>1,500 to 1,999</i> <i>SqFt</i>	<i>per DU</i> <i>2,000 to 2,999</i> <i>SqFt</i>	<i>per DU</i> <i>3,000 to 3,999</i> <i>SqFt</i>	<i>per DU</i> <i>4,000 SqFt or</i> <i>more</i>
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 6,190	\$ 6,719	\$ 7,172	\$ 7,549	\$ 8,002	\$ 8,304
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,692	\$ 1,837	\$ 1,961	\$ 2,064	\$ 2,188	\$ 2,270
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 13,682	\$ 14,850	\$ 15,851	\$ 16,685	\$ 17,686	\$ 18,353
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 6,049	\$ 6,566	\$ 7,008	\$ 7,377	\$ 7,820	\$ 8,115
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 22,803	\$ 24,750	\$ 26,418	\$ 27,809	\$ 29,477	\$ 30,590
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,554	\$ 1,687	\$ 1,801	\$ 1,895	\$ 2,009	\$ 2,085

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective February 8, 2021 to June 30, 2021

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted per DU	Single Family Age Restricted per DU	Multi-Family Age Restricted per DU	General Commercial per Bldg. Sq.Ft.	Hotel / Motel / Bed & Breakfast per room	Church per Bldg. Sq.Ft.	Office / Medical per Bldg. Sq.Ft.	Industrial / Warehouse per Bldg. Sq.Ft.
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 4,303	N/A	N/A	\$ 1.04	\$ 187	\$ 0.17	\$ 0.85	\$ 0.34
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,176	N/A	N/A	\$ 0.63	\$ 115	\$ 0.10	\$ 0.52	\$ 0.21
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 9,510	\$ 5,005	\$ 4,338	\$ 4.90	\$ 885	\$ 0.79	\$ 4.04	\$ 1.61
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 4,205	\$ 2,213	\$ 1,918	\$ 2.36	\$ 426	\$ 0.38	\$ 1.95	\$ 0.78
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 15,851	\$ 8,343	\$ 7,230	\$ 9.83	\$ 1,775	\$ 1.58	\$ 8.09	\$ 3.23
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,080	\$ 569	\$ 493	\$ 0.35	\$ 64	\$ 0.06	\$ 0.29	\$ 0.12

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, 2021

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, 2021

Benefit Number (See Maps, Figure 6)	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	49.8%	\$ 2,002,052
4	Marble Valley Single Family Residential	108-020-121		
5	Marble Valley Single Family Residential	108-020-131		
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	0.0%	\$ -
12	Cambridge 120 Single Family Residential	108-010-351		
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

ATTACHMENT C

El Dorado County, Community Development Services, Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 2020-21

Fee Schedule is located on DOT Website at
<https://www.edcgov.us/Government/dot/Pages/timreporting.aspx>

	TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715	TIF(TIM) - Silva Valley Interchange Acct. 3670716	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717	TIF - Zone A (TIM - Zone 1, 4, 5, 6, 7 starting 2/8/21) Acct. 3670719	TIF - Zone B (TIM - Zone 2, 3 starting 2/8/21) Acct. 3670720	TIF(TIM) Highway 50 Acct. 3670718		
Beginning Cash Balance 7/1/20	16,972,137	2,882,819	10,148,746	0	0	23,238,808*		
Residual Equity Transfers In	-	-	-	-	-	-		
Fees Collected FY 20/21	3,127,480	2,151,517	369,521	126,417	396,549	3,290,648		
Accruals FY 20/21	-	-	-	-	-	-		
Accounts Receivable	-	-	-	-	-	-		
Reverse Prior Year Accruals	-	-	-	-	-	-		
Reverse Prior Year Receivable	-	-	-	-	-	-		
Refunds	-	-	(178)	-	-	(105)		
Developer Cash Advance/Repayment	(720,228)	(2,024,053)	-	-	-	-		
Interest Earned	90,000	19,447	51,961	65	165	121,798		
Loans or Inter-Fund Transfers	-	-	-	-	-	-		
Fair Share Allocations	-	-	-	-	-	-		
NET REVENUE	2,497,251	146,911	421,305	126,482	396,715	3,412,341	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
Public Improvement Expenditures	Project #	Fenix #						
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	34007	36201014	211,889				N/A	100%
UPDATE TRAFFIC MODEL	34014	36201016		1,313			N/A	100%
GP TRANSPORTATION IMPACT FEES MINOR UPDATE	34047	36201014		109,455			N/A	100%
US50/EL DORADO HILLS INTERCHANGE PH 2B	71323	36104001	34,315				Beyond 2026	100%
SILVA VALLEY/US 50 INTERCHANGE	71328	36104002	23,864				Complete	86%
SILVA VALLEY US 50 INTERCHANGE PHASE 1A	71368	36104003	67,465				FY 2020/2021	100%
U.S. 50 CAMERON PARK DRIVE INTERCHANGE	72361	36104007				30,659	Beyond 2031	100%
U.S 50/PONDEROSA ROAD INTERCHANGE - DUROCK RD REALIGNMENT	71338	36104008				44,592	Beyond 2031	98%
U.S. 50/PONDEROSA ROAD INTERCHANGE- NORTH SHINGLE REALIGN	71339	36104009				45,131	Beyond 2031	99%
U.S. 50/PONDEROSA RD/SO. SHINGLE RD INTERCHANGE IMPROVEMENTS	71333	36104010				103,232	Beyond 2031	98%
US50/EB BASS LAKE SIGNAL	73367	36104030				73,945	FY 2021/2022	98%
BUCKS BAR N FORK COSUMNES RIVER BRIDGE	77116	36105003		34,141			FY2022/2023	7%
CAMERON PARK DR - PALMER DR TO HACIENDA WIDENING	72143	36105004		111,945			FY 2021/2022	100%
GREEN VALLEY WIDENING - COUNTY LINE TO SOPHIA PARKWAY	72376	36105013	199				Beyond 2031	82%
GREEN VALLEY ROAD AT INDIAN CREEK - BRIDGE REPLACEMENT	77127	36105014					FY 2023/2024	7%
GREEN VALLEY ROAD AT MOUND SPRINGS CREEK - BRIDGE REPLACEMENT	77136	36105015					FY 2023/2024	7%
GREEN VALLEY@WEBER CRK-BRIDGE	77114	36105017		6,799			FY 2019/2020	2%
LATROBE ROAD CONNECTOR TO WHITE ROCK RD - STUDY	66116	36105024					Beyond 2026	94%
SARATOGA WAY EXTENSION PH 1	71324	36105034	35,589				FY 2019/2020	100%
SILVER SPRINGS PKWY EXTENSION	76108	36105039		1,009,577			FY 2021/2022	44%
WHITE ROCK WIDENING (2-4 LANES) MANCHESTER DRIVE TO SAC COUNTY LINE	72381	36105041	4,082				Beyond 2031	29%
ENTERPRISE DR/MISSOURI FLAD RD SIGNALIZATION	73365	36105052		34,092			FY 2021/2022	64%
Total Public Improvement Expenditures (Cash)	286,074	91,329	1,307,322	-	-	297,558		
Ending Cash Balance 6/30/21	19,183,314	2,938,401	9,262,728	126,482	396,715	26,353,591		

(1) Does not reflect final project funding percentage

*Beginning balance difference of \$1 is due to rounding from ending balance in FY19/20

El Dorado County, Community Development Services, Department of Transportation
Public Notice of Impact Fee Accounts
Fiscal Year 2020/21

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx		BAR J Trust Road Impact Fee Acct. 7936465	Marble Valley Road Road Impact Fee Acct. 7936466		
Beginning Cash Balance 07/01/20		199	57,762		
Fees Collected FY 20/21			-		
Refunds					
Interest Earned		1	285		
Loans or Inter-Fund Transfers					
<u>Public Improvement Expenditures</u>	<u>Project #</u>			<u>Approximate Construction Start Date</u>	<u>(1) Life to Date % Funded with Impact Fees</u>
N/A	N/A			N/A	N/A
Reverse Accruals		-	-		
Total Public Improvement Expenditures (Cash)		-	-		
Ending Cash Balance 06/30/21		200	58,047		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2020-21

	Community Benefit Fee (including Alto LLC*) Special Revenue Fund Acct. 3670704	Serrano J7: Bass Lake Road Special Revenue Fund Acct. 3670721	Serrano J7: Bass Lake Road-Bridlewood Drive Special Revenue Fund Acct. 3670722	Bass Lake Hills PFFP Special Revenue Fund Acct. 7936467	Bass Lake Hills PFFP - Admin Fee Special Revenue Fund Acct. 3670727	Intelligent Transportation System Special Revenue Fund Acct. 3670755		
Beginning Cash Balance 7/01/20	266,141	0	0	701,512	41	168,401		
Fees Collected FY 20/21	-	76,908	6,154	971,372	-	-		
Accruals FY 19/20	-	-	-	-	-	-		
Due to other funds - Payables	-	-	-	-	-	-		
Accounts Receivable	-	-	-	-	-	-		
Reverse Prior Year Accruals	-	-	-	-	-	-		
Reverse Prior Year Receivable	-	-	-	-	-	-		
Refunds	-	-	-	-	-	-		
Interest Earned	1,311	14	0	4,787	1	830		
NET REVENUE	1,311	76,922	6,154	976,159	42	830	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
<u>Public Improvement Expenditures</u>								
Road Maint. Agmt	-	-	-	-	-	-	N/A	N/A
Total Expenditures (Cash)	-	-	-	-	-	-		
Ending Cash Balance 6/30/21	267,452	76,922	6,154	1,677,671	42	169,231		

*Alto portion beginning balance 7/1/20 \$31,962.76
Alto portion FY 20/21 Interest \$157.50
Alto portion ending balance 6/30/21 \$32,120.26

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts

Intelligent Transportation
System
Special Revenue Fund
Acct. 3670755
(FY 2018-19)

Beginning Cash Balance 7/01/18	0
Fees Collected FY 18/19	164,650
Accruals FY 17/18	-
Due to other funds - Payables	-
Accounts Receivable	-
Reverse Prior Year Accruals	-
Reverse Prior Year Receivable	-
Refunds	-
Interest Earned	633
NET REVENUE	165,283
<u>Public Improvement Expenditures</u>	
Road Maint. Agmt	-
Total Expenditures (Cash)	-
Ending Cash Balance 6/30/19	165,283

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts

Intelligent Transportation
System
Special Revenue Fund
Acct. 3670755
(FY 2019-20)

Beginning Cash Balance 7/01/19	165,283
Fees Collected FY 19/20	-
Accruals FY 18/19	-
Due to other funds - Payables	-
Accounts Receivable	-
Reverse Prior Year Accruals	-
Reverse Prior Year Receivable	-
Refunds	-
Interest Earned	3,118
NET REVENUE	3,118
<u>Public Improvement Expenditures</u>	
Road Maint. Agmt	-
Total Expenditures (Cash)	-
Ending Cash Balance 6/30/20	168,401



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
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Master Report

File Number: 22-1423

***File ID #:** 22-1423

Agenda Agenda Item
Type:

Status: Consent Calendar

Version: 1

Reference:

Gov Body: Board of
Supervisors

Created: 07/28/2022

Agenda Title: 11/15/22 DOT FY21-22 Annual Mitigation Fee Report

Final Action:

Title: Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2021-22:
1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement and Bass Lake Hills Specific Plan Public Facilities Plan in compliance with California Government Code Sections 66006; and
4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: N/A

Notes:

Sponsors:

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Attachments: A - Brief Description of Fee Programs, B - Fee Schedules, C - Cash Statement

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Contact: Rafael Martinez

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Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 22-1423

Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2021-22:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
- 3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement and Bass Lake Hills Specific Plan Public Facilities Plan in compliance with California Government Code Sections 66006; and
- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: N/A

DISCUSSION / BACKGROUND

Pursuant to Section 66006 of the California Government Code, Mitigation Fee Act, the County is required to make available annually to the public specific information related to the prior Fiscal Year's activity for the County's Mitigation Fee programs. Attachments A, B, and C provide the information required by Section 66006 for the County's Mitigation Fee programs:

Attachment A - A brief description of the fee programs (Section 66006(b)(1)(A))

Attachment B - Fee schedules (Section 66006(b)(1)(B))

Attachment C-1 thru C-7 - Cash statements

- The beginning and ending balance of the accounts, (Section 66006(b)(1)(C)),
- The total fees collected (Section 66006(b)(1)(D)),
- Total interest earned in the funds (Section 66006(b)(1)(D)),
- Identification of expenditures for the accounts (Section 66006(b)(1)(E)),
- Approximate date by which construction will commence (Section 66006(b)(1)(F)),
- A summary of loans or interfund transfer activity during the Fiscal Year, and
- Total refunds and other adjustments (Section 66006(b)(1)(H)).

Department of Transportation will post the annual report information contained in Attachments A, B and C for Fiscal Year 2021-22 to the Department's website to comply with the 15-day public notice requirement of Section 66006(b)(2). Links will also be provided from the AB 1483/AB 602 webpage.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Community Development Finance and Administration

CAO RECOMMENDATION

Receive and file as recommended.

FINANCIAL IMPACT

The annual reports are informational and there is no associated fiscal impact or change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTION

Clerk of the Board to receive and file the Annual Report following Board approval.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Rafael Martinez, Director
Department of Transportation

Becky Morton, Chief Fiscal Officer
Chief Administrative Office, Community Development Finance and Administration

ATTACHMENT A

El Dorado County
Brief Description of the Types of Traffic Impact
and Developer Agreement Fees
As required by Government Code Section 66006 (b) (1) (A)

The purpose of the traffic impact fee (TIF), formerly the traffic impact mitigation (TIM) fee, is to finance capital transportation/circulation improvements, which are related directly to the incremental traffic/vehicle burden imposed upon the County's transportation/circulation system by new development in the unincorporated west slope of El Dorado County through 2042. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, operational and safety improvement, bridge replacement and rehabilitation, and transit. Fees are derived by establishing that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development being charged.

An update to the TIF Program Administrative Manual (TIF Manual) was adopted by the Board of Supervisors on June 28, 2022 by resolution 100-2022. This update to the manual updated changes to County rules and policies regarding the TIF program, and consolidate requirements of the Reimbursement Guidelines in the TIF Manual.

The TIF program underwent two fee schedule changes in Fiscal year 2021-22 (FY21-22). The two fee schedules and their effective dates are provided in Attachment B.

General Plan Traffic Impact Fee (TIF) Program

The General Plan Traffic Impact Fee (TIF) Program addresses the need to fund a road system capable of achieving the traffic level of service standards of the General Plan. This fee program succeeds all subsequent fee programs.

The original fee schedule for FY21-22 went into effect on February 8, 2021 by Resolution no. 196-2020.

The Board adopted the annual update to the TIF Schedule on July 13, 2021, which went into effect September 11, 2021 by resolution 079-2021.

As a result of resolution 196-2020, the former TIM (Traffic Impact Mitigation) program name was changed from the TIM Fee Program to the TIF program and the new/updated TIF Funds are as follows:

1. TIF Zone A (Acct 3670719)
2. TIF Zone B (Acct 3670720)
3. TIF Zone C (Acct 3670715)
4. TIF Zone C Silva Valley Interchange (Acct 3670716)
5. TIF Zone C HWY 50 (Acct 3670718)

(TIM Zones 1-7 Acct 3670717: Although funds stopped being deposited into this account after February 7, 2021, existing monies will continue to fund projects until it is exhausted.)

The zones that comprise the TIF program are:

- ✓ TIF Zone A - The Rural Fee Zone
- ✓ TIF Zone B - Cameron Park and Shingle Springs
- ✓ TIF Zone C – El Dorado Hills Area

In all the zones, there is a specified local component to the fee and a specified Hwy 50 component. The local component of fees collected from TIM Zones 1-7 (up until February 7, 2021) were pooled for use on future projects in any of these zones, but the amount used in each zone should ultimately approximate the amount of fees collected from that zone. Revenues collected were deposited into TIM Zones 1-7 (Acct 3670717). On February 8, 2021 revenues collected are now being deposited into TIF Zones A and B, which are collected into Accounts 3670719 and 3670720 respectively.

Local funds collected from TIF Zone C (formerly TIM Zone 8 up until February 7, 2021) are held separately due to pre-existing agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road Improvement Fee (RIF) program. Revenues collected are deposited into TIF – Zone C Hwy 50 (Acct 3670715) at 70% and into TIF – Zone C Silva Valley Interchange (Acct 3670716) at 30%.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. Revenues collected are deposited into TIF HWY 50 (Acct 3670718; formerly TIM HWY 50).

Fees were established by estimating projected costs of future projects and spreading those costs among the eight zones based on traffic volumes from each zone (see map, Figure 1a). Costs were divided by future growth projections to determine fees. As a part of Resolution No. 196-2020, the spreading of the costs are now among the three zones based on traffic volumes from each zone (see map, Figure 1b). Costs are divided by future growth projections to determine fees. Refer to Attachment B for list of the TIF fee breakdown.

More information about the various programs can be found in El Dorado County Ordinance Nos. 5044 and 5045, and the enabling Board Resolutions Nos. 021-2012, 191-2016, 001-2017, 189-2016, 190-2016, 191-2016, 072-2019, and 095-2020.

BAR J Trust Road Impact Fee

Established by Resolution 304-99 on December 14, 1999, the Country Club Drive-Tierra De Dios Area of Benefit (see map, figure 2) is intended to reimburse Bell Ranch Properties, LTD, the Developer that constructed improvements and realigned Country Club Drive and Tierra De Dios in the Cameron Park area. The associated fee is based on the apportionment of costs to benefiting properties as defined in the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Bar J Trust account (7936465), then disbursed to Bell Ranch Properties, LTD as reimbursement for the constructed improvements. Refer to Attachment B for details of fee calculation.

Marble Valley Road – Road Impact Fee

Established by Resolution 118-2000 on May 2, 2000, the Marble Valley Road Area of Benefit (see map, figure 3) and its associated impact fee, are intended to be used to reimburse Developer(s) that build the future roadway known as Marble Valley Road. The fee, which is collected with the building permit application, is based on the percentage of peak hour trips allocated to the property as detailed in the Traffic Analysis for Marble Valley Road, an appendix of the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Marble Valley Road Trust account (7936466). Refer to Attachment B for details of fee calculation.

Alto, LLC Development Agreement Community Benefit Fee

The Alto development is a tentative subdivision for twenty-three (23) residential lots on an eighty-one (81) acre site identified as Assessor's Parcel Number 126-100-19 approved on May 5, 2009. On June 24, 2014 the Board approved Ordinance 5009 approving Development Agreement (DA) 13-0001 with Alto, LLC. Section 4.01 of the DA required the Alto, LLC to contribute \$30,000.00 for the County to use at its discretion toward a public benefit for the community. County received \$30,000.00 on July 25, 2014 to be used for potential road improvements in the Green Valley Road area. A map (figure 4) depicts the proposed Alto development.

Fees were deposited into the Road Construction Improvement In-Lieu fund (3670704). Note that the interest collected applies to the entire fund which includes Alto, LLC among other developments. The asterisk in Attachment C-4 identifies the interest which applies to the Alto portion only.

Frontage Improvement Deferral Program Fee

On March 16, 2021, the Board approved Resolution 009-2021, Chapter 12.09 of the El Dorado County Frontage Improvement Ordinance. The resolution allows the County Engineer to require concurrent construction of frontage improvements such as curb, gutter, sidewalk and conform paving. Agreements between the County and developers are known as Deferred Frontage Improvement Agreements (DFIA) and fees paid as a part of a Frontage Improvement Deferral Program (FIDP). Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road improvement in Serrano Village J7 (PD18-0005/TM18-1536). As a part of the DFIA, the in-lieu amount of \$76,907.88 for DOT Serrano Village J7 (for Bass Lake Road) was collected and deposited into FIDP account number 3670721 (see map, figure 5).

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road/Bridlewood Drive Intersection (PD18-0005/TM18-1536). The DFIA stated that a total of \$200,000 must be paid to the County and used as a "fair share" contribution. Payments will be made in 64 equal installments of \$3,077 and one final payment of \$3,072, for a total of 65 payments. Reimbursement will be made in accordance with conditions of the DFIA. Funds are deposited into the Bass Lake Road/Bridlewood Drive Intersection FIDP account number 3670722 (see map, figure 5).

Bass Lake Hills Specific Plan – Public Facilities Financing Plan Fee

The Bass Lake Hills Specific Plan (BLHSP) was established November 7, 1995 and approved in 1996 for a 20-year agreement. It consists of 1,414 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres. The BLHSP Public Facilities Financing Plan (PFFP) fee was adopted on June 8, 2004. In phases 1, 1A, 2, and 3 of the development, 1,404 units were subject to the PFFP fee. The fee was established to finance the backbone infrastructure and other public facilities for the BLHSP.

In April 2016 the Planning Commission approved Tentative Map and Planned Development revisions (Hawk view, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) supported by corresponding 10-year Development Agreements to replace the expired original BLHSP Development Agreement that was approved in 1996.

On February 23, 2021, Resolution 218-2021 was adopted by the Board to approve the 2020 BLHSP PFFP, which replaced the former BLHSP PFFP (see map, figure 6a). This resolution did not update

the PFFP fee. Rather, the Board directed the department to return to them to further lay out an updated fee plan.

On June 22, 2021, Resolution 065-2021 was adopted by the Board. It included the new Bass Lake Hills Plan Area Fee Program Nexus Study and BLHSP PFFP fee program with further expansion of fees divided out by transportation, sewer, and water improvements. This fee resolution went into effect sixty (60) days after the Board date, August 21, 2021 (see map, figure 6b). Therefore Exhibit B shows the fees in effect for FY21/22 both before and after that date.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. The BLHSP PFFP fee is collected from new developments within the BLHSP at the time a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued.

Fees are deposited into the Bass Lake Hills PFFP fund (7936467). The Administration Fee will be deposited into its own fund (3670727) beginning in FY 2021-22. Refer to Attachment B for details of fee calculation.

Intelligent Transportation System

In 2006/07, the Department of Transportation (Transportation) hired a consultant to draft an Intelligent Traffic System (ITS) Master Plan. A Draft ITS Master Plan for El Dorado County was prepared in August of 2007. However, the draft plan was never approved or accepted by the County or the El Dorado County Transportation Commission (EDCTC).

In 2018, Transportation Director, Rafael Martinez presented some information to the Board regarding a pilot program for ITS in the El Dorado Hills area. As the proposed ITS improvements are over and above the identified impacts of currently approved projects, Transportation cannot require new developments to pay for the ITS improvements through the TIF Program.

Transportation has developed a methodology for allocating a "fair share" amount per Dwelling Unit Equivalent (DUE) to future growth in the region. This methodology is based on the growth in vehicle miles travelled (VMT) in this region from 2018 to 2040 and allocates 78.8% of this growth to traffic originating or terminating in the El Dorado Hills region (defined as TIM Fee District 8; see map, figure 7).

This being the case, as large developments went through map approval, they may have chosen to pay the project's fair share voluntary fee contribution with each final map application, to the El Dorado County Intelligent Transportation System (ITS) Program.

On May 17, 2022 (Legistar 22-0276, Item 28) the Board adopted the 2022 Annual Traffic Impact Fee (TIF) Program, which included an ITS Elements line item that will allow for the collection of TIF to go toward the implementation of multiple ITS projects.

Since the ITS Program was not adopted by the Board, the collected funds that were placed in the ITS Program Fee special revenue fund (3670755), will now be expended like TIF fees.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

More information about the fee programs can be found in the enabling resolutions and ordinances for each program and the subsequent updates. Refer to Attachment B for a listing of the resolutions and ordinances.

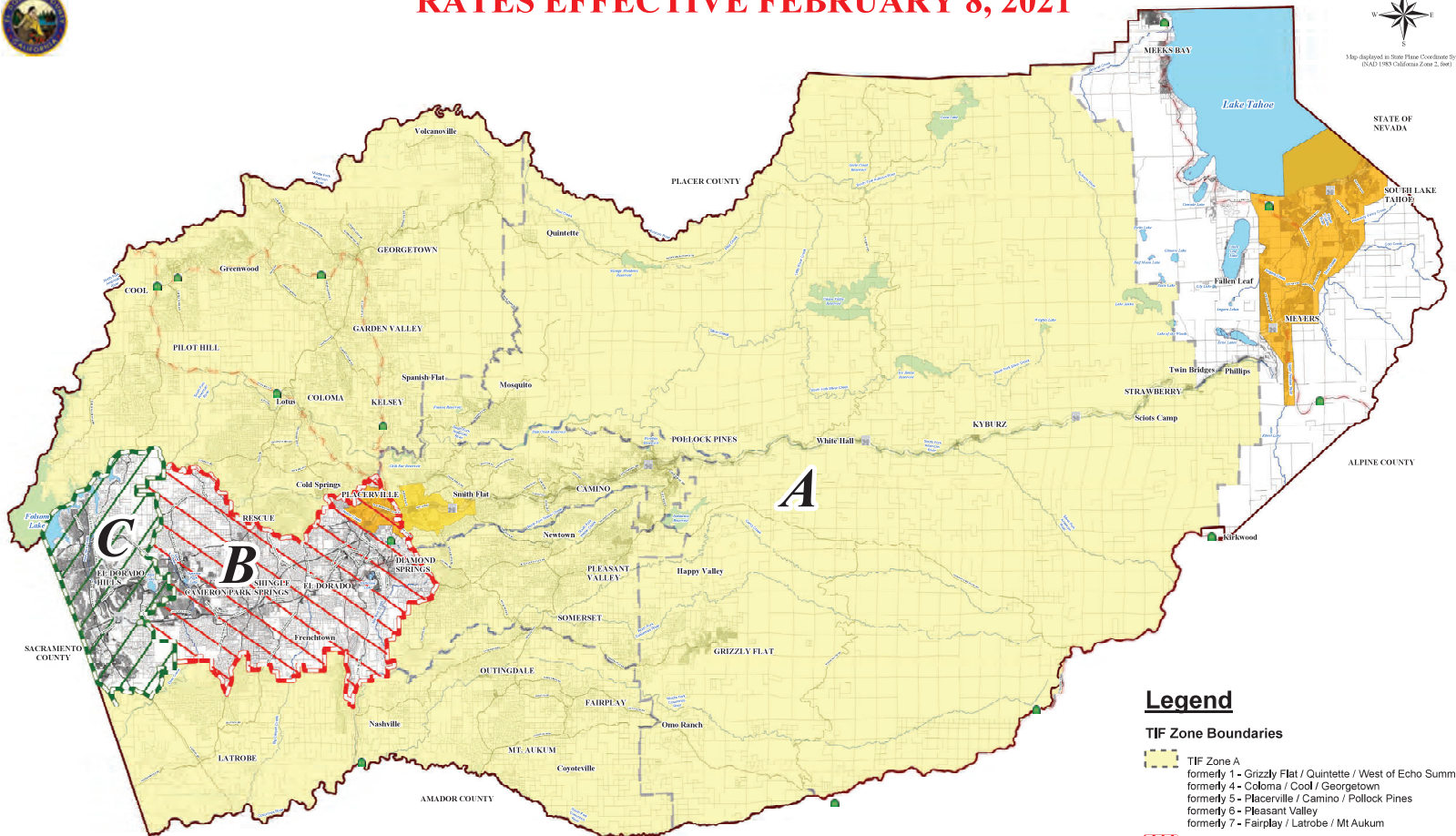


EXHIBIT B

Adopted Traffic Impact Fee Zones
With Parcel Boundaries
County of El Dorado
State of California

DISCLAIMER:
THIS DEFINITION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THE INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEFINITION AT THEIR OWN RISK.

NOTES:

LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: DOT Staff, Porters DATE: 12/10/2020

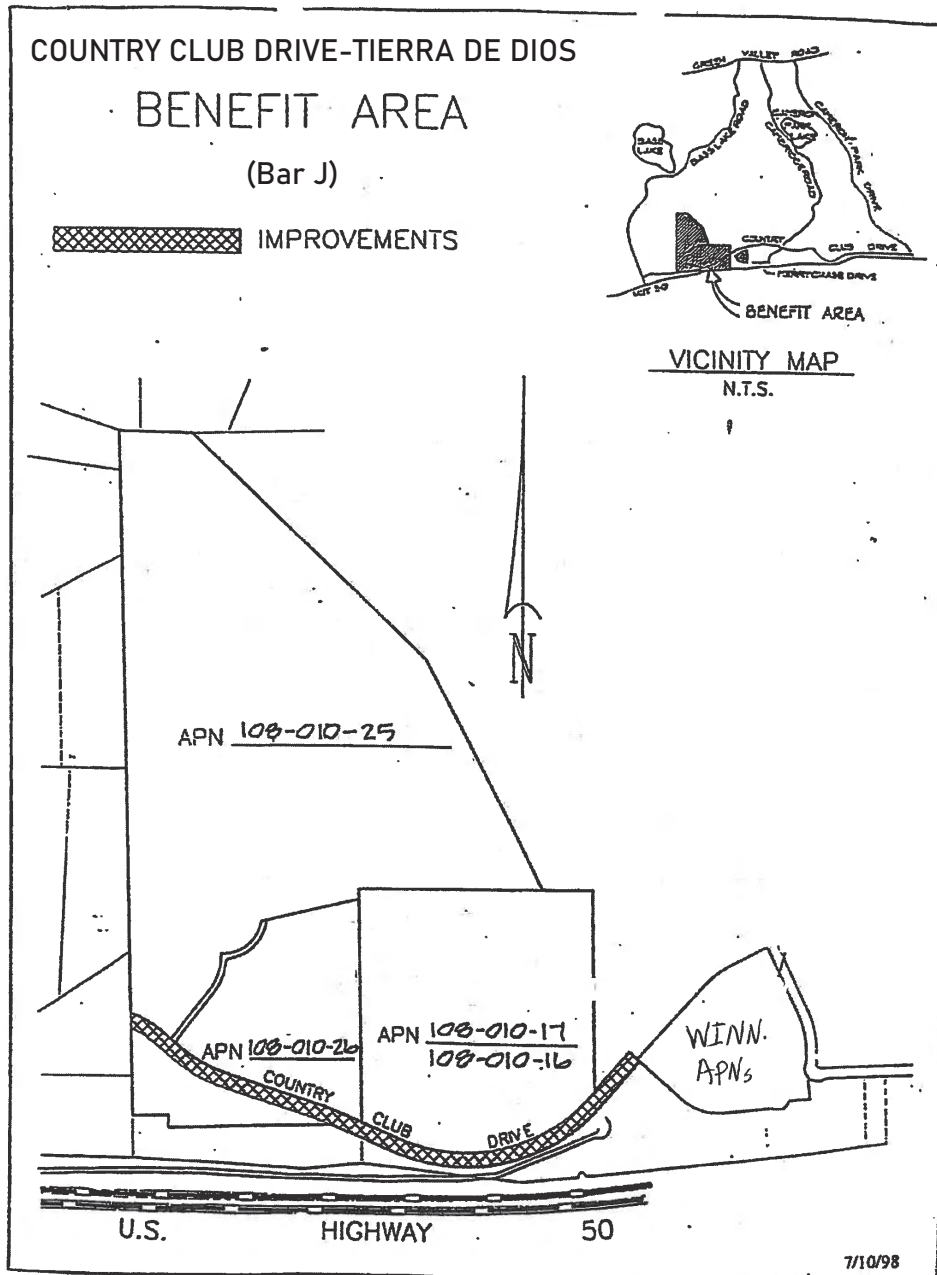
MAP PREPARED BY: Jess Weidner, DATE: 12/10/2020

Legend

TIF Zone Boundaries

- TIF Zone A**
 formerly 1 - Grizzly Flat / Quintette / West of Echo Summit
 formerly 4 - Coloma / Cool / Georgetown
 formerly 5 - Placerville / Camino / Pollock Pines
 formerly 6 - Pleasant Valley
 formerly 7 - Fairplay / Latrobe / Mt Aukum
- TIF Zone B**
 formerly 2 - Cameron Park / Shingle Springs
 formerly 3 - El Dorado / Diamond Springs
- TIF Zone C**
 formerly 8 - El Dorado Hills
- Parcels**
- Cities**
- Rivers & Creeks**
- Lakes**
- Major Roads**
- US Highway**
- State Routes**

FIGURE 2



022252

FIGURE 3

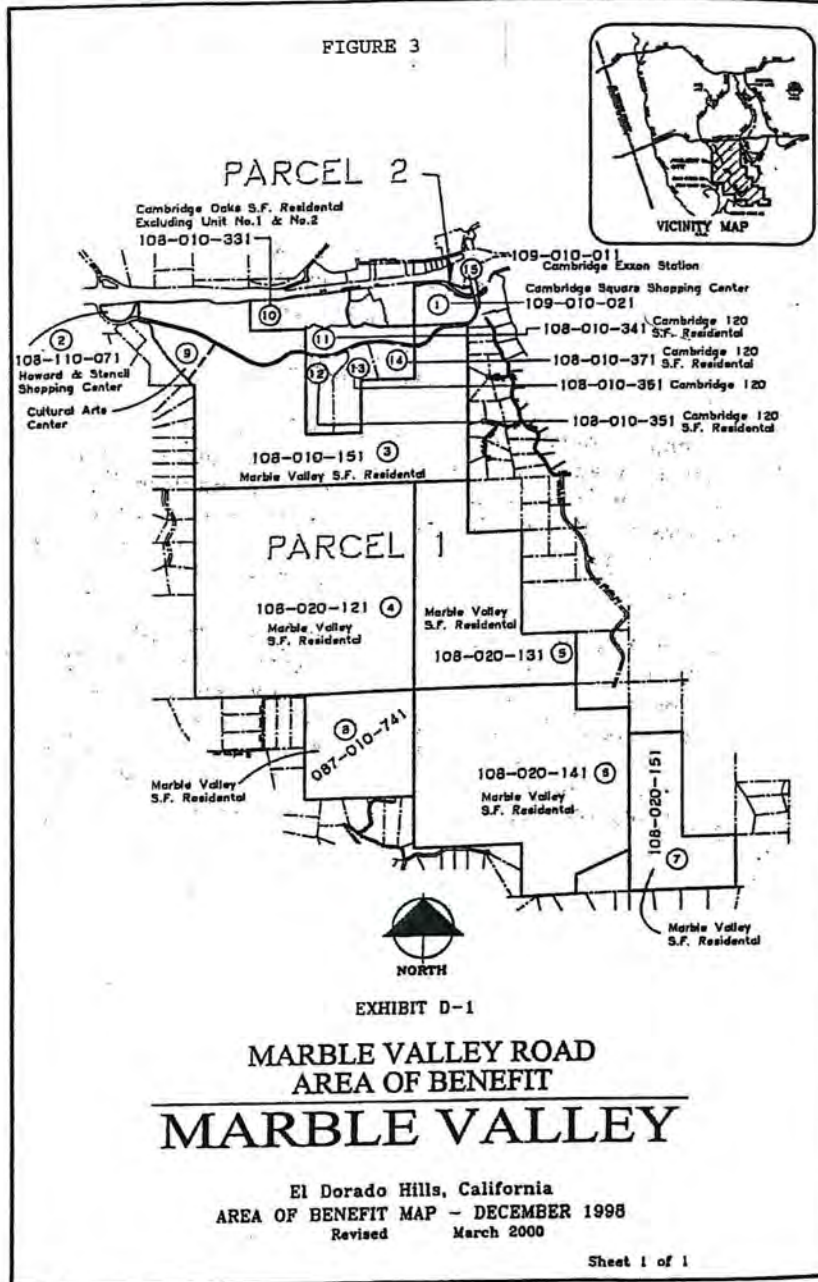
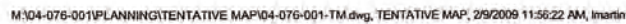
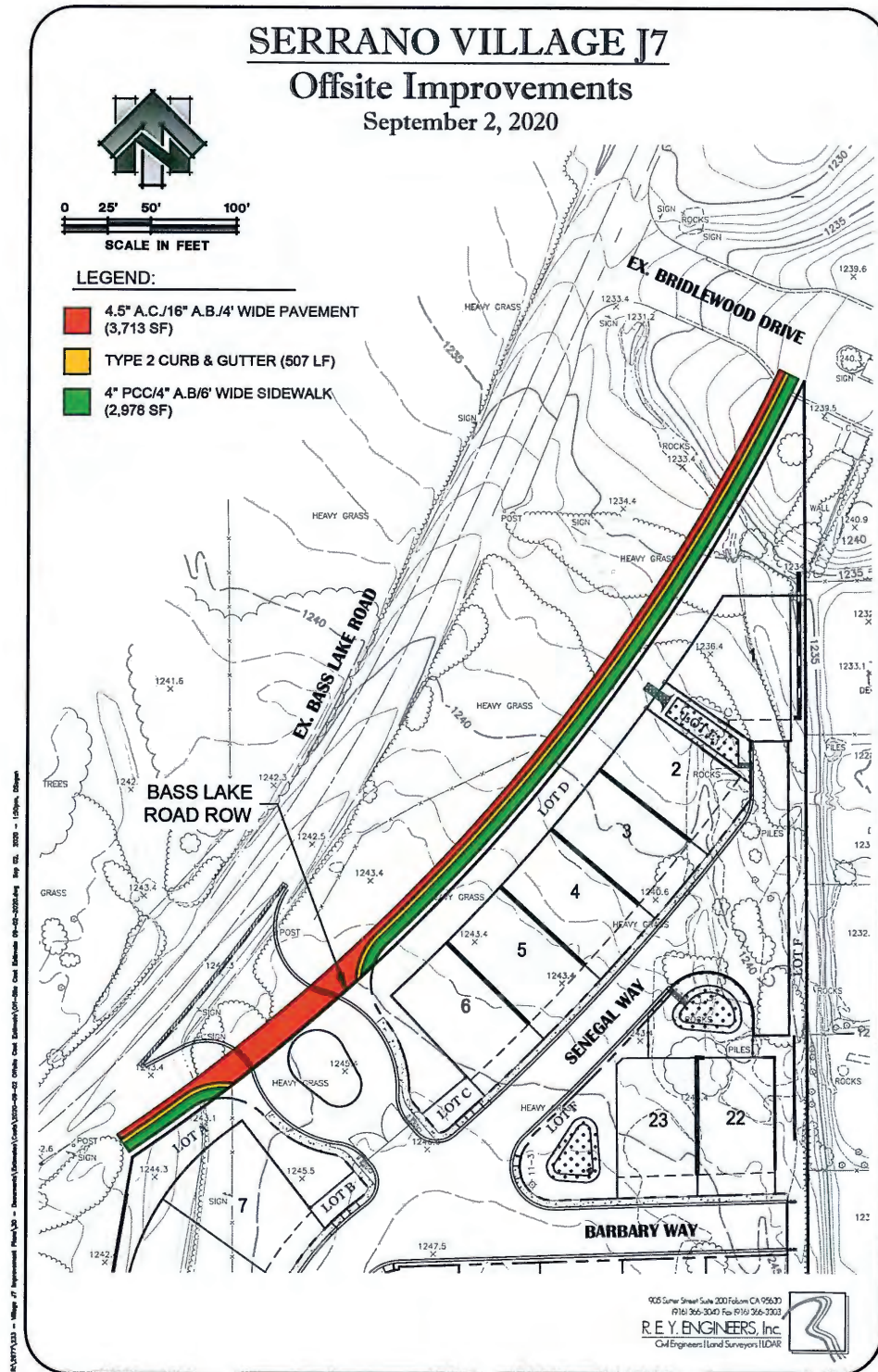


FIGURE 4





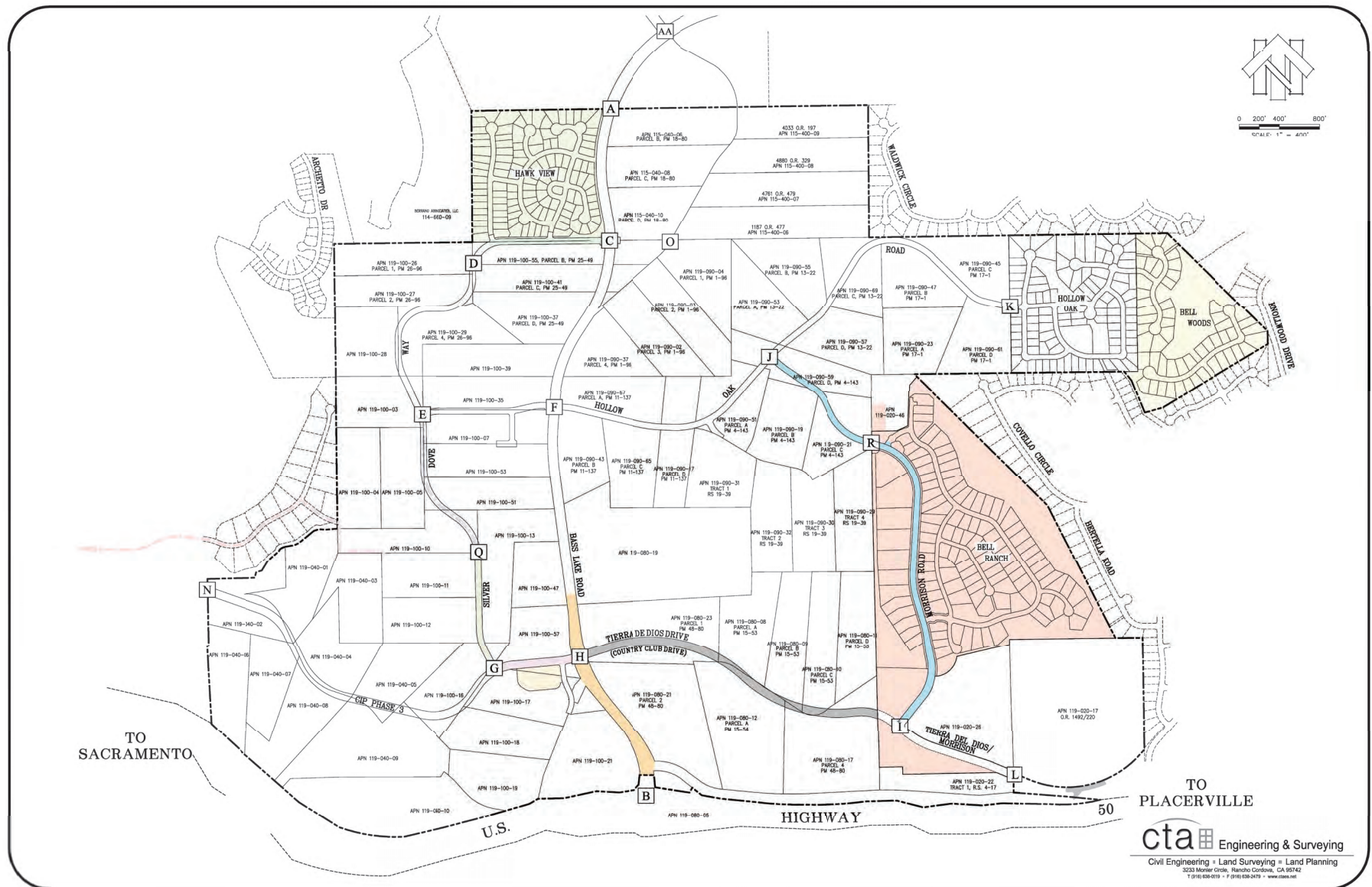
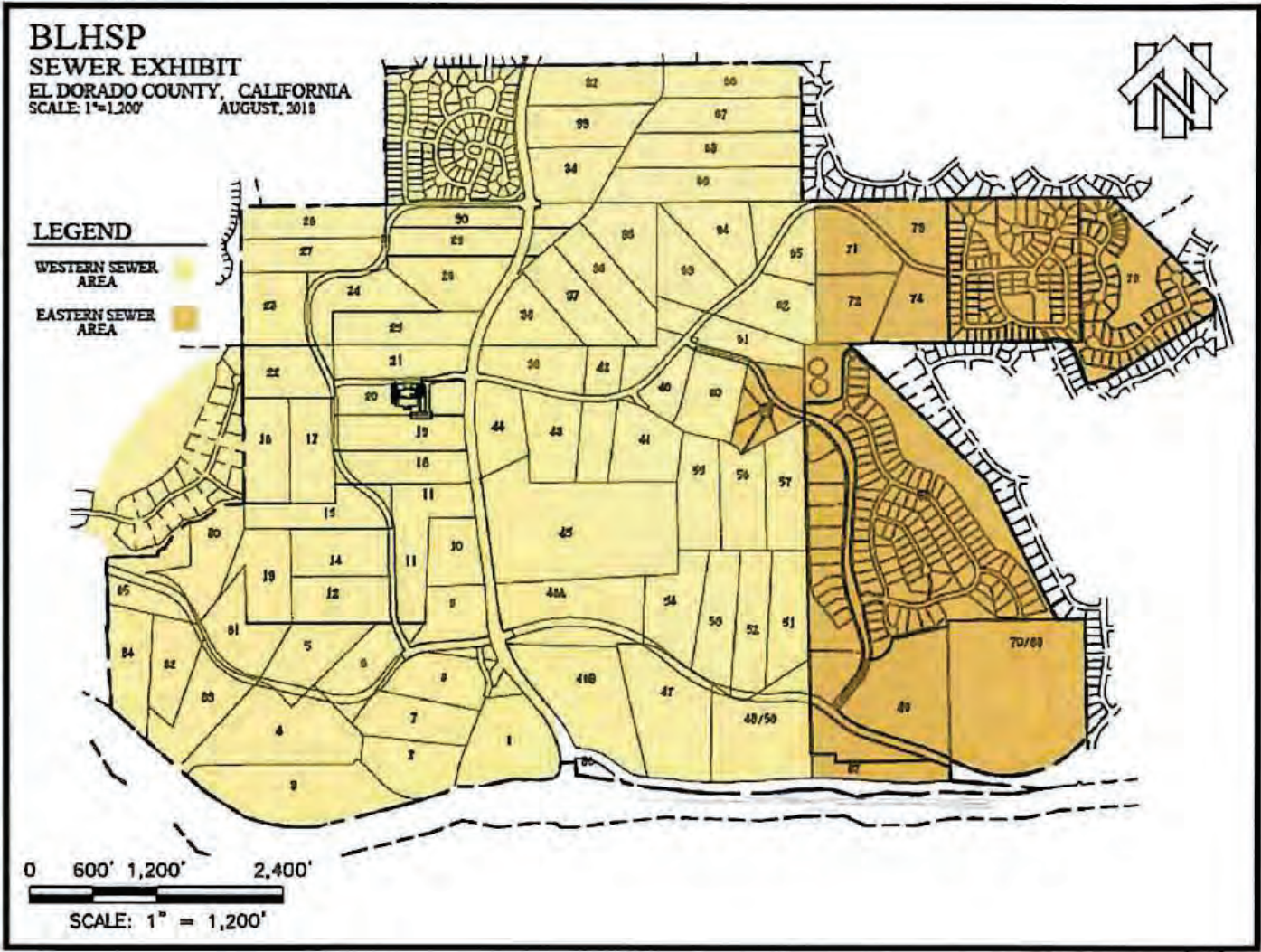
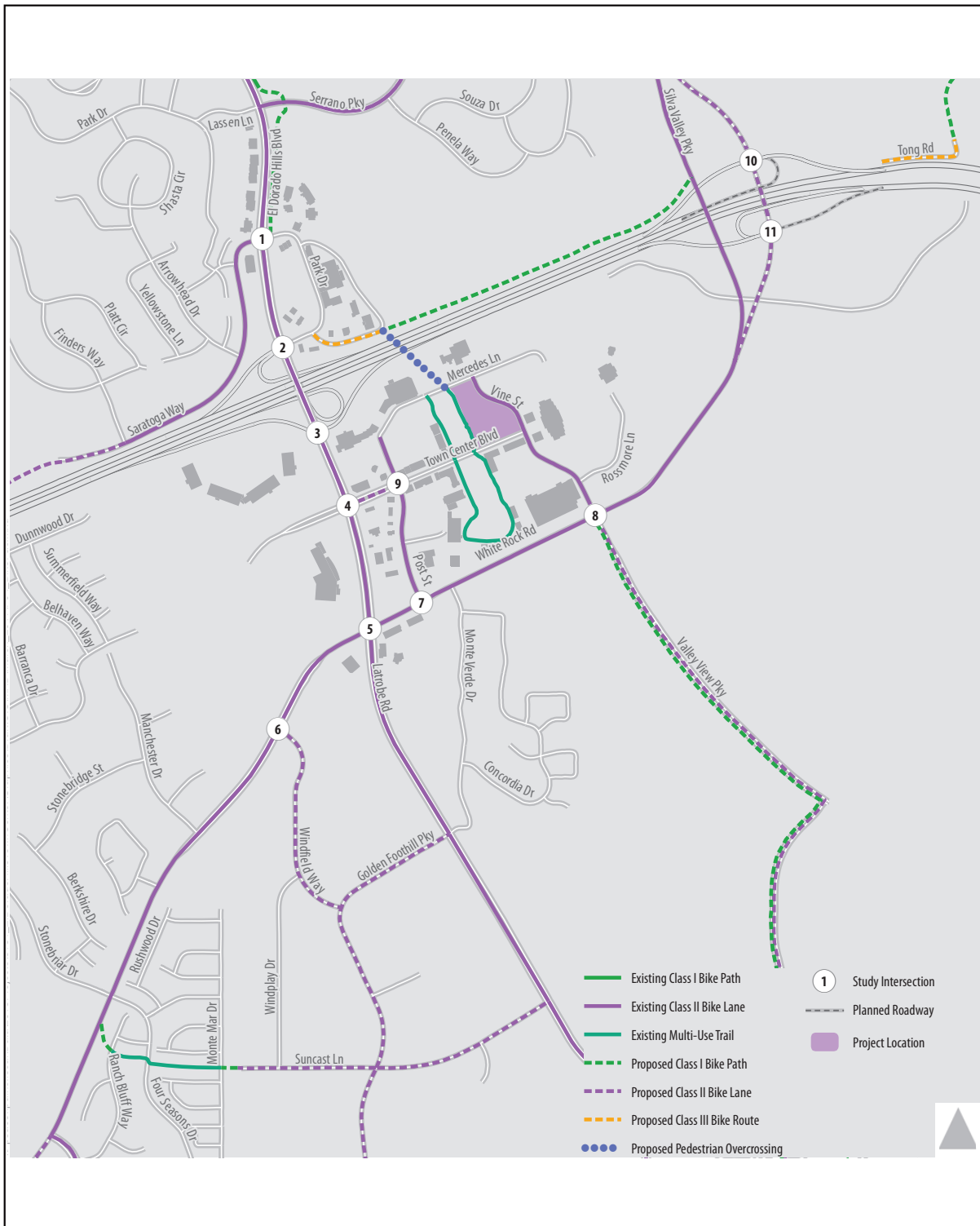


Figure 6b





SOURCE: Fehr and Peers, 2017

FIGURE 4.8-2



Existing and Planned Bicycle Facilities

1269.001-06/17

ATTACHMENT B

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1, 2021 to September 10, 2021

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU Less than 1,000 SqFt	Single Family per DU 1,000 to 1,499 SqFt	Single Family per DU 1,500 to 1,999 SqFt	Single Family per DU 2,000 to 2,999 SqFt	Single Family per DU 3,000 to 3,999 SqFt	Single Family per DU 4,000 SqFt or more
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 6,190	\$ 6,719	\$ 7,172	\$ 7,549	\$ 8,002	\$ 8,304
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,692	\$ 1,837	\$ 1,961	\$ 2,064	\$ 2,188	\$ 2,270
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 13,682	\$ 14,850	\$ 15,851	\$ 16,685	\$ 17,686	\$ 18,353
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 6,049	\$ 6,566	\$ 7,008	\$ 7,377	\$ 7,820	\$ 8,115
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 22,803	\$ 24,750	\$ 26,418	\$ 27,809	\$ 29,477	\$ 30,590
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,554	\$ 1,687	\$ 1,801	\$ 1,895	\$ 2,009	\$ 2,085

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1, 2021 to September 10, 2021

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 4,303	N/A	N/A	\$ 1.04	\$ 187	\$ 0.17	\$ 0.85	\$ 0.34
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,176	N/A	N/A	\$ 0.63	\$ 115	\$ 0.10	\$ 0.52	\$ 0.21
ZONE B	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 9,510	\$ 5,005	\$ 4,338	\$ 4.90	\$ 885	\$ 0.79	\$ 4.04	\$ 1.61
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 4,205	\$ 2,213	\$ 1,918	\$ 2.36	\$ 426	\$ 0.38	\$ 1.95	\$ 0.78
ZONE C	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Local	\$ 15,851	\$ 8,343	\$ 7,230	\$ 9.83	\$ 1,775	\$ 1.58	\$ 8.10	\$ 3.23
	12/8/2020	2/8/2021	196-2020	2020 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,080	\$ 569	\$ 493	\$ 0.35	\$ 64	\$ 0.06	\$ 0.29	\$ 0.12

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective September 11, 2021 - June 30, 2022

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU Less than 1,000 SqFt	Single Family per DU 1,000 to 1,499 SqFt	Single Family per DU 1,500 to 1,999 SqFt	Single Family per DU 2,000 to 2,999 SqFt	Single Family per DU 3,000 to 3,999 SqFt	Single Family per DU 4,000 SqFt or more
ZONE A	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 6,235	\$ 6,767	\$ 7,223	\$ 7,603	\$ 8,059	\$ 8,364
	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,717	\$ 1,864	\$ 1,989	\$ 2,094	\$ 2,220	\$ 2,303
ZONE B	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 13,863	\$ 15,046	\$ 16,061	\$ 16,906	\$ 17,920	\$ 18,597
	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 6,099	\$ 6,619	\$ 7,065	\$ 7,437	\$ 7,884	\$ 8,181
ZONE C	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 23,307	\$ 25,297	\$ 27,002	\$ 28,424	\$ 30,129	\$ 31,266
	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,565	\$ 1,699	\$ 1,813	\$ 1,909	\$ 2,023	\$ 2,100

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective September 11, 2021 - June 30, 2022

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 4,334	N/A	N/A	\$ 1.05	\$ 189	\$ 0.17	\$ 0.86	\$ 0.34
	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,194	N/A	N/A	\$ 0.64	\$ 116	\$ 0.10	\$ 0.53	\$ 0.21
ZONE B	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 9,636	\$ 5,072	\$ 4,396	\$ 4.96	\$ 896	\$ 0.80	\$ 4.09	\$ 1.63
	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 4,239	\$ 2,231	\$ 1,934	\$ 2.38	\$ 430	\$ 0.38	\$ 1.96	\$ 0.78
ZONE C	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 16,201	\$ 8,527	\$ 7,390	\$ 10.05	\$ 1,816	\$ 1.62	\$ 8.29	\$ 3.31
	7/13/2021	2/8/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,088	\$ 573	\$ 496	\$ 0.36	\$ 64	\$ 0.06	\$ 0.29	\$ 0.12

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, 2022

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, 2022

Benefit Number (See Maps, Figure 6)	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	49.8%	\$ 2,002,052
4	Marble Valley Single Family Residential	108-020-121		
5	Marble Valley Single Family Residential	108-020-131		
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	0.0%	\$ -
12	Cambridge 120 Single Family Residential	108-010-351		
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

Alto, LLC Development Agreement Community Benefit Fee Effective July 23, 2014 through June 30, 2022

Ordinance Date	Effective Date	Ordinance #	Description	1x Fee
6/24/2014	7/23/2014	5009	Approved Development Agreement DA13-0001 Between the County of El Dorado and Alto, LLC for the 81.6 Acre Site Identified as Assessor's parcel Number 126-100-191; DA13- 0001 Section 4.01 requires Contribution for Community Benefit	\$ 30,000

Serrano J7 Frontage Improvement Ordinance Deferral Program Effective March 16, 2021 through June 30, 2022

Ordinance Date	Effective Date	Resolution	Description	1x Fee
			Resolution 009-2021. Per Chapter 12.09 of the El Dorado County Frontage Improvement Ordinance allows County Engineer to hold funds for a Frontage Improvement Deferral Program	
	3/16/2021	009-2021		\$76,000.00

Bass Lake Hills Specific Plan PFFP Fee Effective July 1, 2021 thru August 20, 2021

Board Date	Effective Date	Resolution	Description	Fee
2/23/2021	2/23/2021	218-2021	2020 Bass Lake Hills Specific Plan Facilities Financing Plan Update.	\$11,846

Bass Lake Hills Specific Plan PFFP Fee Effective August 21, 2021 thru June 30, 2022

Board Date	Effective Date	Resolution	Description	Fee
6/22/2021	8/21/2021	065-2021	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See page 5 from Resolution

Bass Lake Hills Specific Plan Fee

Bass Lake Hills Plan Area Fee per Unit*	Western Shed	Eastern Shed	
	Single Family Residential	Single Family Residential	Church
Roadways	\$ 12,323	\$ 12,323	\$ 12,323
Sewer	\$ 2,806		
Water	\$ 655	\$ 655	\$ 655
Admin (4.0%)	\$ 631	\$ 519	\$ 519
Subtotal Plan Area	\$ 16,415	\$ 13,497	\$ 13,497

**As established in the Bass Lake Hills Specific Plan Public Facilities Finance Plan
Prepared December 2020, Approved February 2021
Appendix C - Plan Area Fee Nexus Study, Table 7 - Plan Area Fee*

ATTACHMENT C

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx			TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715	TIF(TIM) - Silva Valley Interchange Acct. 3670716	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717	TIF - Zone A (TIM - Zone 1, 4, 5, 6, 7 starting 2/8/21) Acct. 3670719	TIF - Zone B (TIM - Zone 2, 3 starting 2/8/21) Acct. 3670720	TIF(TIM) Highway 50 Acct. 3670718		
Beginning Cash Balance 7/1/21			19,183,314	2,938,401	9,262,728	126,482	396,715	26,353,591		
Residual Equity Transfers In										
Fees Collected FY 21/22			2,980,857	3,026,310	(4,559)	403,935	1,190,041	2,033,930		
Accruals FY 21/22			1,252	196				14		
Accounts Receivable										
Reverse Prior Year Accruals										
Reverse Prior Year Receivable										
Refunds			(323)					(62)		
Developer Cash Advance/Repayment			(1,826,290)	(2,564,944)						
Interest Earned			81,141	18,812	39,043	1,510	4,397	114,563		
Loans or Inter-Fund Transfers										
Fair Share Allocations										
NET REVENUE			1,236,637	480,375	34,484	405,446	1,194,438	2,148,445	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
Public Improvement Expenditures										
	Project #	Fenix #								
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	34007	36201014							N/A	100%
UPDATE TRAFFIC MODEL	34014	36201016	1,277		678				N/A	100%
GP TRANSPORTATION IMPACT FEES MINOR UPDATE	34047	36201014	34,549		18,343				N/A	100%
US50/EL DORADO HILLS INTERCHANGE PH 2B	71323	36104001	74,997						FY 2025/26	100%
SILVA VALLEY/US 50 INTERCHANGE	71328	36104002		10,500					Complete	86%
SILVA VALLEY US 50 INTERCHANGE PHASE 1A	71368	36104003		63,986					FY 2022/2023	100%
U.S. 50 CAMERON PARK DRIVE INTERCHANGE	72361	36104007						85,858	Beyond 2032	100%
U.S 50/PONDEROSA ROAD INTERCHANGE - DUROCK RD REALIGNMENT	71338	36104008						101,221	Beyond 2032	99%
U.S. 50/PONDEROSA ROAD INTERCHANGE- NORTH SHINGLE REALIGN	71339	36104009						57,160	Beyond 2032	100%
U.S. 50/PONDEROSA RD/SO. SHINGLE RD INTERCHANGE IMPROVEMENTS	71333	36104010							Beyond 2032	98%
US50/EB BASS LAKE SIGNAL	73367	36104030						548,717	FY 2021/2022	100%
BUCKS BAR N FORK COSUMNES RIVER BRIDGE	77116	36105003			231				FY2023/2024	8%
CAMERON PARK DR - PALMER DR TO HACIENDA WIDENING	72143	36105004			34,631				FY 2023/2024	100%
GREEN VALLEY ROAD AT INDIAN CREEK - BRIDGE REPLACEMENT	77127	36105014							FY 2024/2025	7%
GREEN VALLEY ROAD AT MOUND SPRINGS CREEK - BRIDGE REPLACEMENT	77136	36105015							FY 2024/2025	7%
GREEN VALLEY@WEBER CRK-BRIDGE	77114	36105017			11,164				FY 2019/2020	2%
LATROBE ROAD CONNECTOR TO WHITE ROCK RD - STUDY	66116	36105024							Beyond 2027	16%
SARATOGA WAY EXTENSION PH 1	71324	36105034	7,529						FY 2019/2020	10%

C-1 TIF

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx			TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715	TIF(TIM) - Silva Valley Interchange Acct. 3670716	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717	TIF - Zone A (TIM - Zone 1, 4, 5, 6, 7 starting 2/8/21) Acct. 3670719	TIF - Zone B (TIM - Zone 2, 3 starting 2/8/21) Acct. 3670720	TIF(TIM) Highway 50 Acct. 3670718		
SILVER SPRINGS PKWY EXTENSION	76108	36105039			181,559				FY 2021/2022	31%
WHITE ROCK WIDENING (2-4 LANES) MANCHESTER DRIVE TO SAC COUNTY LINE	72381	36105041							Beyond 2032	29%
ENTERPRISE DR/MISSOURI FLAD RD SIGNALIZATION	73365	36105052							FY 2022/2023	64%
Total Public Improvement Expenditures (Cash)			118,352	74,486	246,606	-	-	792,956		
Ending Cash Balance 6/30/22			20,301,600	3,344,289	9,050,606	531,928	1,591,153	27,709,080		

(1) Does not reflect final project funding percentage

C-1 TIF

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx		BAR J Trust Road Impact Fee Acct. 7936465		
Beginning Cash Balance 07/01/21			199.50	
Fees Collected FY 21/22				
Refunds				
Interest Earned			0.85	
Loans or Inter-Fund Transfers				
<u>Public Improvement Expenditures</u>	<u>Project #</u>			Approximate Construction <u>Start Date</u>
N/A	N/A			(1) Life to Date % Funded with <u>Impact Fees</u>
Reverse Accruals			-	
Total Public Improvement Expenditures (Cash)			-	
Ending Cash Balance 06/30/22			200.35	

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx		Marble Valley Road Road Impact Fee Acct. 7936466	
Beginning Cash Balance 07/01/21		58,047	
Fees Collected FY 21/22		-	
Refunds			
Interest Earned		241	
Loans or Inter-Fund Transfers			
<u>Public Improvement Expenditures</u>	<u>Project #</u>	<u>Approximate Construction Start Date</u>	<u>(1) Life to Date % Funded with Impact Fees</u>
N/A	N/A	N/A	N/A
Reverse Accruals		-	
Total Public Improvement Expenditures (Cash)		-	
Ending Cash Balance 06/30/22		58,288	

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

	Community Benefit Fee (including Alto LLC*) Special Revenue Fund Acct. 3670704		
Beginning Cash Balance 7/01/21	267,452		
Fees Collected FY 21/22	-		
Accruals FY 20/21	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	-		
Interest Earned	1,110		
NET REVENUE	1,110	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
<u>Public Improvement Expenditures</u>			
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/22	268,562		

*Alto portion beginning balance 7/1/21 \$32,253.60
Alto portion ending balance 6/30/22 \$32,253.60

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

	Serrano J7: Bass Lake Road Special Revenue Fund Acct. 3670721	Serrano J7: Bass Lake Road-Bridlewood Drive Special Revenue Fund Acct. 3670722		
Beginning Cash Balance 7/01/21	76,922	6,154		
Fees Collected FY 21/22		141,542		
Accruals FY 20/21	-	-		
Due to other funds - Payables	-	-		
Operating Transfer out				
Accounts Receivable	-	-		
Reverse Prior Year Accruals	-	-		
Reverse Prior Year Receivable	-	-		
Refunds	-	-		
Interest Earned	319	341		
NET REVENUE	319	141,883	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
<u>Public Improvement Expenditures</u>				
Road Maint. Agmt	-	-	N/A	N/A
Total Expenditures (Cash)	-	-		
Ending Cash Balance 6/30/22	77,241	148,037		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

	Bass Lake Hills PFFP Special Revenue Fund Acct. 7936467	Bass Lake Hills PFFP - Admin Fee Special Revenue Fund Acct. 3670727		
Beginning Cash Balance 7/01/21	1,677,671	42		
Fees Collected FY 21/22		102,581		
Accruals FY 20/21	-	-		
Due to other funds - Payables	(51,385)			
Operating Transfer out		(20,322)		
Accounts Receivable	-	-		
Reverse Prior Year Accruals	-	-		
Reverse Prior Year Receivable	-	-		
Refunds	-	-		
Interest Earned	6,983	114		
NET REVENUE	(44,402)	82,373	Approximate	(1) Life to Date
<u>Public Improvement Expenditures</u>			<u>Construction</u>	<u>% Funded with</u>
			<u>Start Date</u>	<u>Impact Fees</u>
Road Maint. Agmt		-	N/A	N/A
Total Expenditures (Cash)	-	-		
Ending Cash Balance 6/30/22	1,633,269	82,415		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

Intelligent Transportation
System
Special Revenue Fund
Acct. 3670755

Beginning Cash Balance 7/01/21	169,231		
Fees Collected FY 21/22	173,441		
Accruals FY 20/21	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	-		
Interest Earned	1,373		
NET REVENUE	174,814	Approximate	(1) Life to Date
<u>Public Improvement Expenditures</u>		<u>Construction</u>	<u>% Funded with</u>
		<u>Start Date</u>	<u>Impact Fees</u>
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/22	344,045		

(1) Does not reflect final project funding percentage



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 23-1409

***File ID #:** 23-1409

Agenda Item
Type:

Status: Approved

Version: 1

Reference:

Gov Body: Board of
Supervisors

Created: 07/17/2023

Agenda Title: 12/12/23 DOT FY22-23 Annual Mitigation Fee
Reports & Findings

Final Action: 12/12/2023

Title: Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2022-23:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
- 3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement, Bass Lake Hills Specific Plan Public Facilities Plan, Bass Lake Overlay, and Cool General Retail in compliance with California Government Code Sections 66006;
- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006; and
- 5) Adopt and authorize the Chair to sign Resolution **198-2023** making certain findings under California Government Code Section 66001(d) related to the development impact mitigation fee program.

FUNDING: Fee Programs.

Notes:

Sponsors:

::

Attachments: A - Brief description of funding, B - Fee Schedules, C - Cash Statement, D - Resolution TIF 66001(d) Findings, E - Exhibit A - Annual Reports 2016-2021, F - Exhibit B - Reso 196-2020 Nexus Study, G - Exhibit C - 2021 Adopted CIP Book, H - Counsel Approval for Resolution, Executed Resolution

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Contact: Rafael Martinez

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Related Files: 06-0139; 08-1466; 14-0245; 17-0733; 17-1284; 18-0733; 19-0665; 19-1453; 20-0519; 20-0723; 20-1062; 20-1585; 21-0775; 22-1423

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of Supervisors	12/12/2023	Approved				Pass
	Action Text: This matter was Approved and Resolution 198-2023 was Adopted upon Approval of the Consent Calendar.						
Mover:	Lori Parlin	Yes: 5 - Supervisor Hidahl, Supervisor Thomas, Supervisor Tumboo, Supervisor Laine and Supervisor Parlin					5

Text of Legislative File 23-1409

Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2022-23:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
- 3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement, Bass Lake Hills Specific Plan Public Facilities Plan, Bass Lake Overlay, and Cool General Retail in compliance with California Government Code Sections 66006;
- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006; and
- 5) Adopt and authorize the Chair to sign Resolution **198-2023** making certain findings under California Government Code Section 66001(d) related to the development impact mitigation fee program.

FUNDING: Fee Programs.

DISCUSSION / BACKGROUND

Pursuant to Section 66006 of the California Government Code, Mitigation Fee Act, the County is required to make available annually to the public specific information related to the prior Fiscal Year's activity for the County's Mitigation Fee programs. Attachments A, B, and C provide the information required by Section 66006 for the County's Mitigation Fee programs:

Attachment A - A brief description of the fee programs (Section 66006(b)(1)(A))

Attachment B - Fee schedules (Section 66006(b)(1)(B))

Attachment C-1 thru C-9 - Cash statements

- The beginning and ending balance of the accounts (Section 66006(b)(1)(C)),
- The total fees collected (Section 66006(b)(1)(D)),
- Total interest earned in the funds (Section 66006(b)(1)(D)),
- Identification of expenditures for the accounts (Section 66006(b)(1)(E)),
- Approximate date by which construction will commence (Section 66006(b)(1)(F)),
- A summary of loans or interfund transfer activity during the Fiscal Year, and
- Total refunds and other adjustments (Section 66006(b)(1)(H)).

Attachment D - Findings under Section 66001(d)(1).

The Mitigation Fee Act (Cal. Gov. Code §66000 et. seq.) requires the County to make periodic findings related to the unexpended balances of development impact fees under Government Code section 66001(d)(1). The attached Resolution (Attachment D) makes findings for selected TIF funds under Government Code section 66001(d)(1).

Department of Transportation will post the annual report information contained in Attachments A, B and C for Fiscal Year 2022-23 to the Department's website to comply with the 15-day public notice requirement of Section 66006(b)(2). Links will also be provided from the AB 1483/AB 602 webpage (<https://www.edcgov.us/Government/planning/AB-1483-Reporting>).

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Community Development Finance and Administration

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

The annual reports are informational and there is no associated fiscal impact or change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTION

Clerk of the Board to receive and file the Annual Report following Board approval. Following approval of the Resolution, obtain Chair's signature on the Resolution and post executed Resolution to the Legistar item 23-1409.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Rafael Martinez, Director
Department of Transportation

Becky Morton, Chief Fiscal Officer
Chief Administrative Office, Community Development Finance and Administration

ATTACHMENT A

El Dorado County
Brief Description of the Types of Traffic Impact
and Developer Agreement Fees
As required by Government Code Section 66006 (b) (1) (A)

The purpose of the traffic impact fee (TIF), formerly the traffic impact mitigation (TIM) fee, is to finance capital transportation/circulation improvements, which are related directly to the incremental traffic/vehicle burden imposed upon the County's transportation/circulation system by new development in the unincorporated west slope of El Dorado County through 2040. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, operational and safety improvement, bridge replacement and rehabilitation, and transit. Fees are derived by establishing that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development being charged.

General Plan Traffic Impact Fee (TIF) Program

The General Plan Traffic Impact Fee (TIF) Program addresses the need to fund a road system capable of achieving the traffic level of service standards of the General Plan. This fee program succeeds all subsequent fee programs.

The original fee schedule for FY22-23 went into effect on September 11, 2021 by Resolution no. 079-2021.

The Board adopted the annual update to the TIF Schedule on 5/17/2022, which went into effect July 16, 2022 by resolution 072-2022.

As a result of resolution 196-2020, the former TIM (Traffic Impact Mitigation) program name was changed from the TIM Fee Program to the TIF program and the new/updated TIF Funds are as follows:

1. TIF Zone A (Acct 3670719)
2. TIF Zone B (Acct 3670720)
3. TIF Zone C (Acct 3670715)
4. TIF Zone C Silva Valley Interchange (Acct 3670716)
5. TIF HWY 50 (Acct 3670718)

(TIM Zones 1-7 Acct 3670717: Although funds stopped being deposited into this account after February 7, 2021, existing monies will continue to fund projects until it is exhausted.)

The zones that comprise the TIF program are:

- ✓ TIF Zone A - The Rural Fee Zone
- ✓ TIF Zone B - Cameron Park and Shingle Springs
- ✓ TIF Zone C – El Dorado Hills Area

In all the zones, there is a specified local component to the fee and a specified Hwy 50 component. The local component of fees collected from TIM Zones 1-7 (up until February 7, 2021) were pooled for use on future projects in any of these zones, but the amount used in each zone should ultimately approximate the amount of fees collected from that zone. Revenues collected were deposited into TIM Zones 1-7 (Acct 3670717). On February 8, 2021 revenues collected are now being deposited into TIF Zones A and B, which are collected into Accounts 3670719 and 3670720 respectively.

Local funds collected from TIF Zone C (formerly TIM Zone 8 up until February 7, 2021) are held separately due to pre-existing agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road Improvement Fee (RIF) program. Revenues collected are deposited into TIF – Zone C Hwy 50 (Acct 3670715) at 70% and into TIF – Zone C Silva Valley Interchange (Acct 3670716) at 30%.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. Revenues collected are deposited into TIF HWY 50 (Acct 3670718; formerly TIM HWY 50).

Fees were established by estimating projected costs of future projects and spreading those costs among the eight zones based on traffic volumes from each zone (see map, Figure 1a). Costs were divided by future growth projections to determine fees. As a part of Resolution No. 196-2020, the spreading of the costs are now among the three zones based on traffic volumes from each zone (see map, Figure 1b). Costs are divided by future growth projections to determine fees. Refer to Attachment B for list of the TIF fee breakdown.

More information about the various programs can be found in El Dorado County Ordinance Nos. 5044 and 5045, and the enabling Board Resolutions Nos. 021-2012, 191-2016, 001-2017, 189-2016, 190-2016, 191-2016, 072-2019, 095-2020 and 079-2021.

BAR J Trust Road Impact Fee

Established by Resolution 304-99 on December 14, 1999, the Country Club Drive-Tierra De Dios Area of Benefit (see map, figure 2) is intended to reimburse Bell Ranch Properties, LTD, the Developer that constructed improvements and realigned Country Club Drive and Tierra De Dios in the Cameron Park area. The associated fee is based on the apportionment of costs to benefiting properties as defined in the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Bar J Trust account (7936465), then disbursed to Bell Ranch Properties, LTD as reimbursement for the constructed improvements. Refer to Attachment B for details of fee calculation.

At the end of FY21-22, a reconciliation uncovered that the balance in the account was leftover interest – no public funds. Therefore, a journal moved the remaining funds out of the Bar J Trust into the General Fund. Furthermore, the interest remaining in the account in FY 22/23 will also be moved to the general fund in FY23/24 and account closed.

Marble Valley Road – Road Impact Fee

Established by Resolution 118-2000 on May 2, 2000, the Marble Valley Road Area of Benefit (see map, figure 3) and its associated impact fee, are intended to be used to reimburse Developer(s) that build the future roadway known as Marble Valley Road. The fee, which is collected with the building permit application, is based on the percentage of peak hour trips allocated to the property as detailed in the Traffic Analysis for Marble Valley Road, an appendix of the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Marble Valley Road Trust account (7936466). Refer to Attachment B for details of fee calculation.

At the end of FY21-22, per Governmental Accounting Standards Board (GASB) 84, it was acknowledged that the Marble Valley funds did not qualify as fiduciary funds, therefore a new special revenue fund was opened (3670732-subfund 12360432) and the funds were moved at year-end (but after the Impact Report was prepared). Therefore both accounts are shown in this report for FY22-23.

Alto, LLC Development Agreement Community Benefit Fee

The Alto development is a tentative subdivision for twenty-three (23) residential lots on an eighty-one (81) acre site identified as Assessor's Parcel Number 126-100-19 approved on May 5, 2009. On June 24, 2014 the Board approved Ordinance 5009 approving Development Agreement (DA) 13-0001 with Alto, LLC. Section 4.01 of the DA required the Alto, LLC to contribute \$30,000.00 for the County to use at its discretion toward a public benefit for the community. County received \$30,000.00 on July 25, 2014 to be used for potential road improvements in the Green Valley Road area. A map (figure 4) depicts the proposed Alto development.

Fees were deposited into the Road Construction Improvement In-Lieu fund (3670704). Note that the interest collected applies to the entire fund which includes Alto, LLC among other developments. The asterisk in Attachment C-4 identifies the interest which applies to the Alto portion only.

Frontage Improvement Deferral Program Fee

On March 16, 2021, the Board approved Resolution 009-2021, Chapter 12.09 of the El Dorado County Frontage Improvement Ordinance. The resolution allows the County Engineer to require concurrent construction of frontage improvements such as curb, gutter, sidewalk and conform paving. Agreements between the County and developers are known as Deferred Frontage Improvement Agreements (DFIA) and fees paid as a part of a Frontage Improvement Deferral Program (FIDP). Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road improvement in Serrano Village J7 (PD18-0005/TM18-1536). As a part of the DFIA, the in-lieu amount of \$76,907.88 for DOT Serrano Village J7 (for Bass Lake Road) was collected and deposited into FIDP account number 3670721 (see map, figure 5).

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road/Bridlewood Drive Intersection (PD18-0005/TM18-1536). The DFIA stated that a total of \$200,000 must be paid to the County and used as a "fair share" contribution. Payments will be made in 64 equal installments of \$3,077 and one final payment of \$3,072, for a total of 65 payments. Reimbursement will be made in accordance with conditions of the DFIA. Funds are deposited into the Bass Lake Road/Bridlewood Drive Intersection FIDP account number 3670722 (see map, figure 5).

Bass Lake Hills Specific Plan – Public Facilities Financing Plan Fee

The Bass Lake Hills Specific Plan (BLHSP) was established November 7, 1995 and approved in 1996 for a 20-year agreement. It consists of 1,414 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres. The BLHSP Public Facilities Financing Plan (PFFP) fee was adopted on June 8, 2004. In phases 1, 1A, 2, and 3 of the development, 1,404 units were subject to the PFFP fee. The fee was established to finance the backbone infrastructure and other public facilities for the BLHSP.

In April 2016 the Planning Commission approved Tentative Map and Planned Development revisions (Hawk view, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) supported by corresponding 10-year Development Agreements to replace the expired original BLHSP Development Agreement that was approved in 1996.

On February 23, 2021, Resolution 218-2021 was adopted by the Board to approve the 2020 BLHSP PFFP, which replaced the former BLHSP PFFP (see map, figure 6a). This resolution did not update

the PFFP fee. Rather, the Board directed the department to return to them to further lay out an updated fee plan.

On June 22, 2021, Resolution 065-2021 was adopted by the Board. It included the new Bass Lake Hills Plan Area Fee Program Nexus Study and BLHSP PFFP fee program with further expansion of fees divided out by transportation, sewer, and water improvements. This fee resolution went into effect sixty (60) days after the Board date, August 21, 2021 (see map, figure 6b). Furthermore, FY22/23 saw two additional updates, which also went into effect 60 days after the Board date. They were: Resolution 118-2022 on August 16, 2022 and Resolution 053-2023 on April 4, 2023. Therefore, Attachment B shows all three fees in effect for FY22/23.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. The BLHSP PFFP fee is collected from new developments within the BLHSP at the time a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued.

Fees are deposited into the Bass Lake Hills PFFP fund (7936467). The Administration Fee will be deposited into its own fund (3670727) beginning in FY 2021-22. Refer to Attachment B for details of fee calculation.

At the end of FY21-22, per GASB 84, it was acknowledged that the BLHSP PFFP funds did not qualify as fiduciary funds, therefore a new account was opened (3670733-subfund 12360433) and the funds were moved at year-end (but after the Impact Report was prepared). Therefore both accounts are shown in this report for FY22-23.

Intelligent Transportation System

In 2006/07, the Department of Transportation (Transportation) hired a consultant to draft an Intelligent Traffic System (ITS) Master Plan. A Draft ITS Master Plan for El Dorado County was prepared in August of 2007. However, the draft plan was never approved or accepted by the County or the El Dorado County Transportation Commission (EDCTC).

In 2018, Transportation Director, Rafael Martinez presented some information to the Board regarding a pilot program for ITS in the El Dorado Hills area. As the proposed ITS improvements are over and above the identified impacts of currently approved projects, Transportation cannot require new developments to pay for the ITS improvements through the TIF Program.

Transportation has developed a methodology for allocating a "fair share" amount per Dwelling Unit Equivalent (DUE) to future growth in the region. This methodology is based on the growth in vehicle miles travelled (VMT) in this region from 2018 to 2040 and allocates 78.8% of this growth to traffic originating or terminating in the El Dorado Hills region (defined as TIM Fee District 8; see map, figure 7).

This being the case, as large developments went through map approval, they may have chosen to pay the project's fair share voluntary fee contribution with each final map application, to the El Dorado County Intelligent Transportation System (ITS) Program.

On May 17, 2022 (Legistar 22-0276, Item 28) the Board adopted the 2022 Annual Traffic Impact Fee (TIF) Program, which included an ITS Elements line item that will allow for the collection of TIF to go toward the implementation of multiple ITS projects.

Since the ITS Program was not adopted by the Board, the collected funds that were placed in the ITS Program Fee special revenue fund (3670755), will now be expended like TIF fees.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

Upper Bass Lake Road Overlay

On September 19, 2017, the County and Lennar Winncrest, LLC (Lennar) entered the Community Benefit and Development Agreement known as the Hawk View Agreement. In the section 3.2.4 Upper Bass Lake Road Overlay (Overlay Project), the developer was given the option to pay the County adequate funding for the Overlay Project (based on a mutually agreed upon engineer's estimate of costs).

In FY 21/22, Lennar provided the agreed upon costs, which were placed into account 3670729. The cash statement of this fund is provided in the report for both FY21/22 and FY22/23. The project is now complete. The remaining funds following completion were then refunded.

Cool General Retail Frontage Improvement

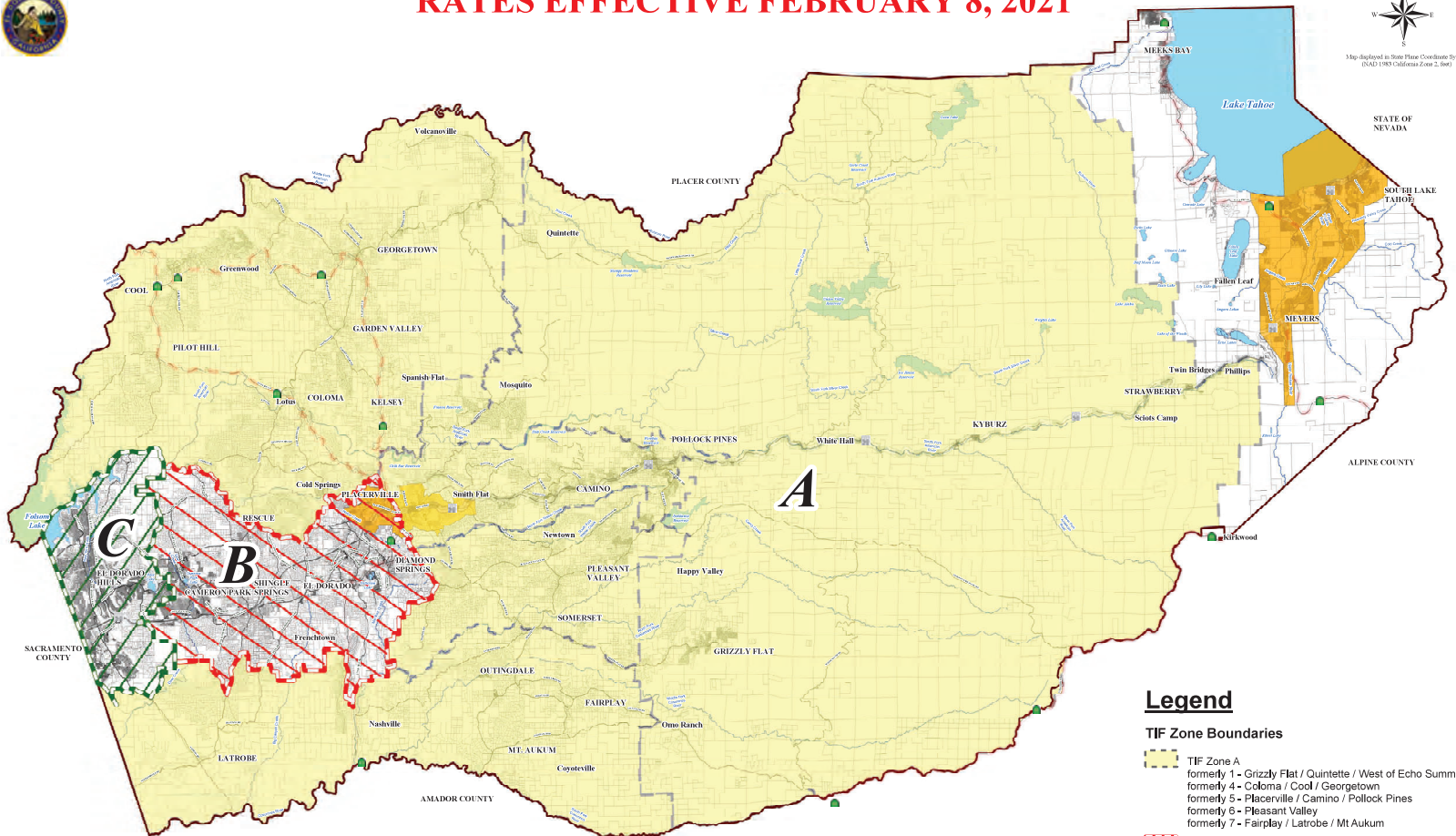
On February 24, 2022, the County and Cool General Retail entered the Deferred Frontage Improvement Agreement 22-55007. Under the Conditions of Approval #13, the owner agrees to pay the County \$20,900 in lieu of constructing frontage improvements.

In FY 21/22, Cool General Retail, provided the agreed upon costs, which were placed into account 3670765. The cash statement of this fund is provided in the report for both FY21/22 and FY22/23.

More information about the fee programs can be found in the enabling resolutions and ordinances for each program and the subsequent updates. Refer to Attachment B for a listing of the resolutions and ordinances.



RATES EFFECTIVE FEBRUARY 8, 2021



Legend

TIF Zone Boundaries

- TIF Zone A
formerly 1 - Grizzly Flat / Quintette / West of Echo Summit
formerly 4 - Coloma / Cool / Georgetown
formerly 5 - Placerville / Camino / Pollock Pines
formerly 6 - Pleasant Valley
formerly 7 - Fairplay / Latrobe / Mt Aukum
- TIF Zone B
formerly 2 - Cameron Park / Shingle Springs
formerly 3 - El Dorado / Diamond Springs
- TIF Zone C
formerly 8 - El Dorado Hills

- Parcels
- Cities
- Rivers & Creeks
- Lakes
- Major Roads
- US Highway
- State Routes

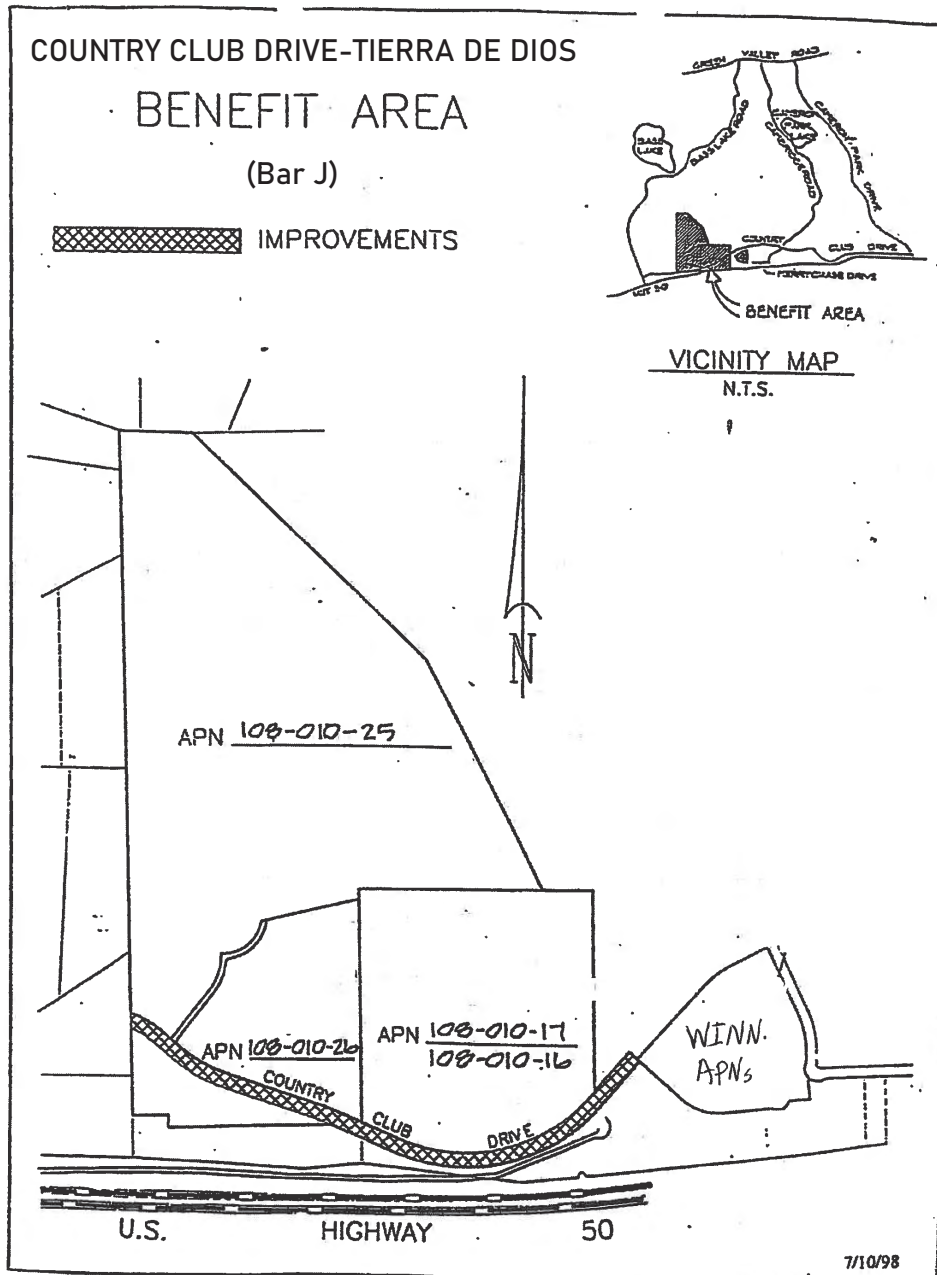
EXHIBIT B

Adopted Traffic Impact Fee Zones
With Parcel Boundaries
County of El Dorado
State of California

DISCLAIMER:
THIS MAP WAS PREPARED BY THE COUNTY OF EL DORADO AND DOES NOT REPRESENT THE OFFICIAL POSITION OF THE COUNTY OF EL DORADO. THE COUNTY OF EL DORADO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COUNTY OF EL DORADO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

NOTES:
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.
PREPARED AT THE REQUEST OF: DOT Public Policy DATE: 10/10/2020
MAP PREPARED BY: JESS WATSON DATE: 10/10/2020

FIGURE 2



022252

FIGURE 3

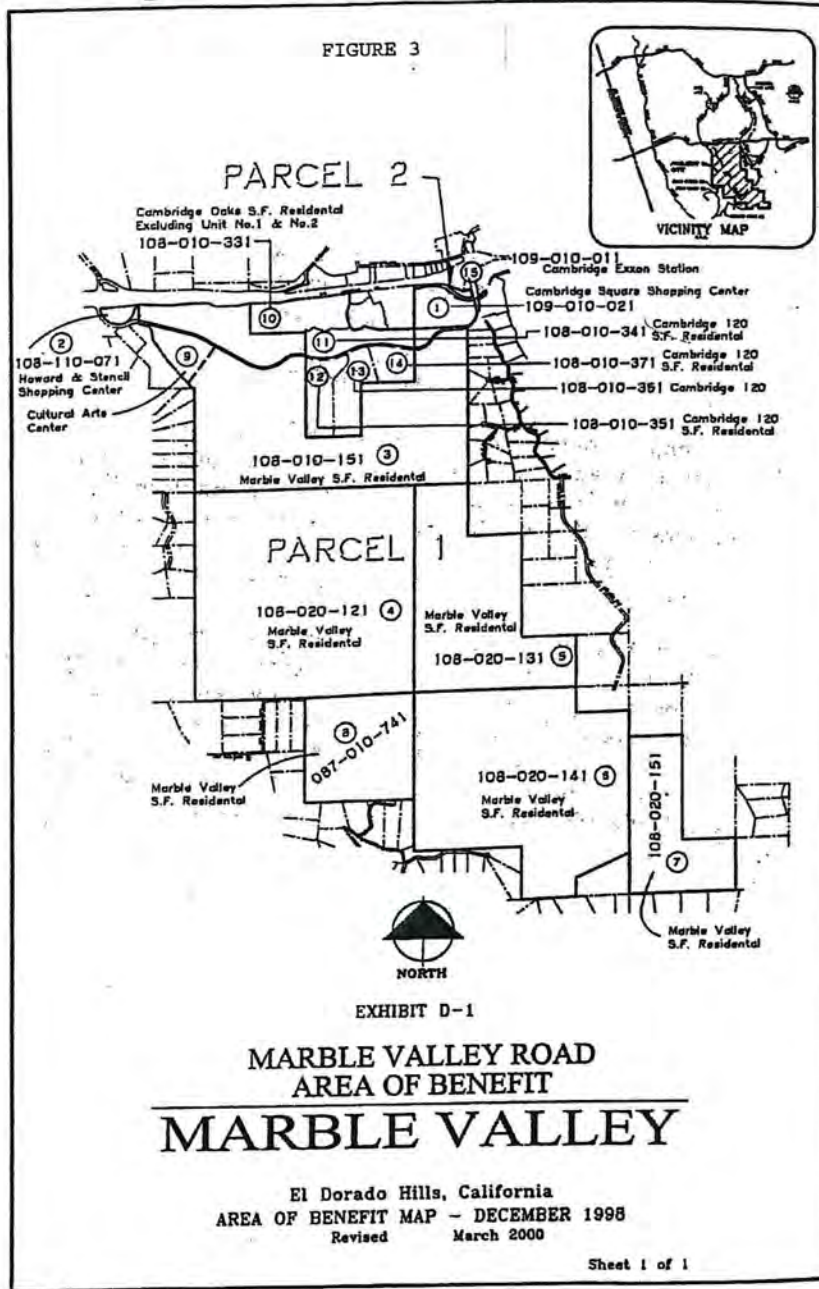
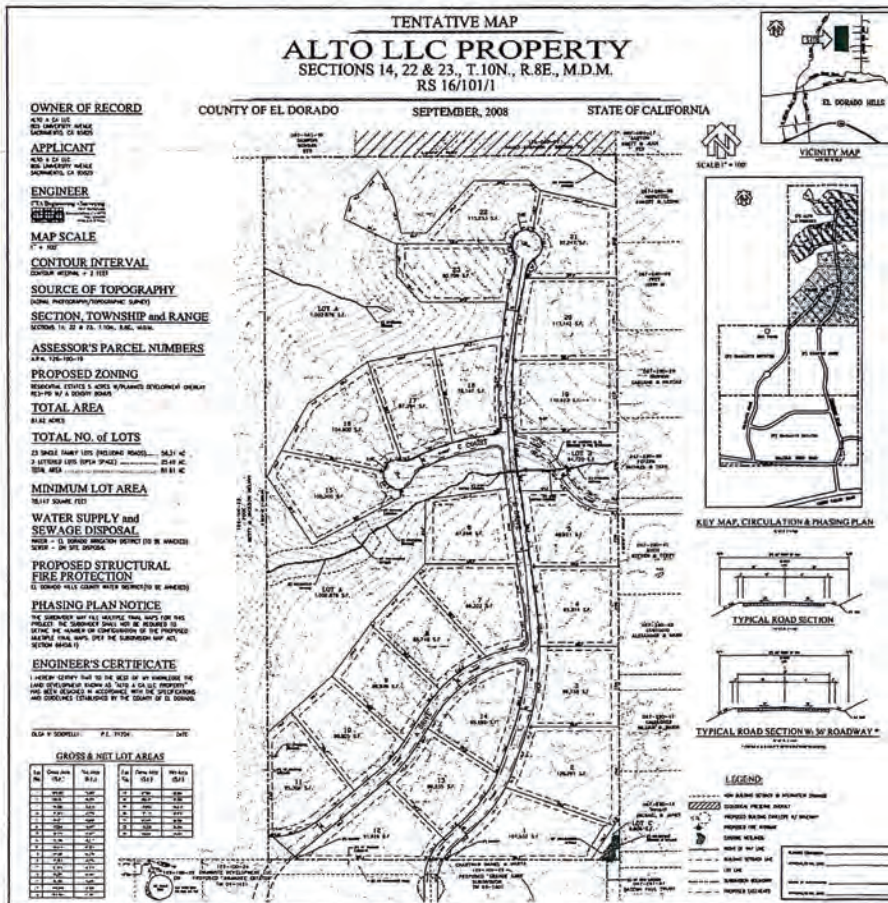
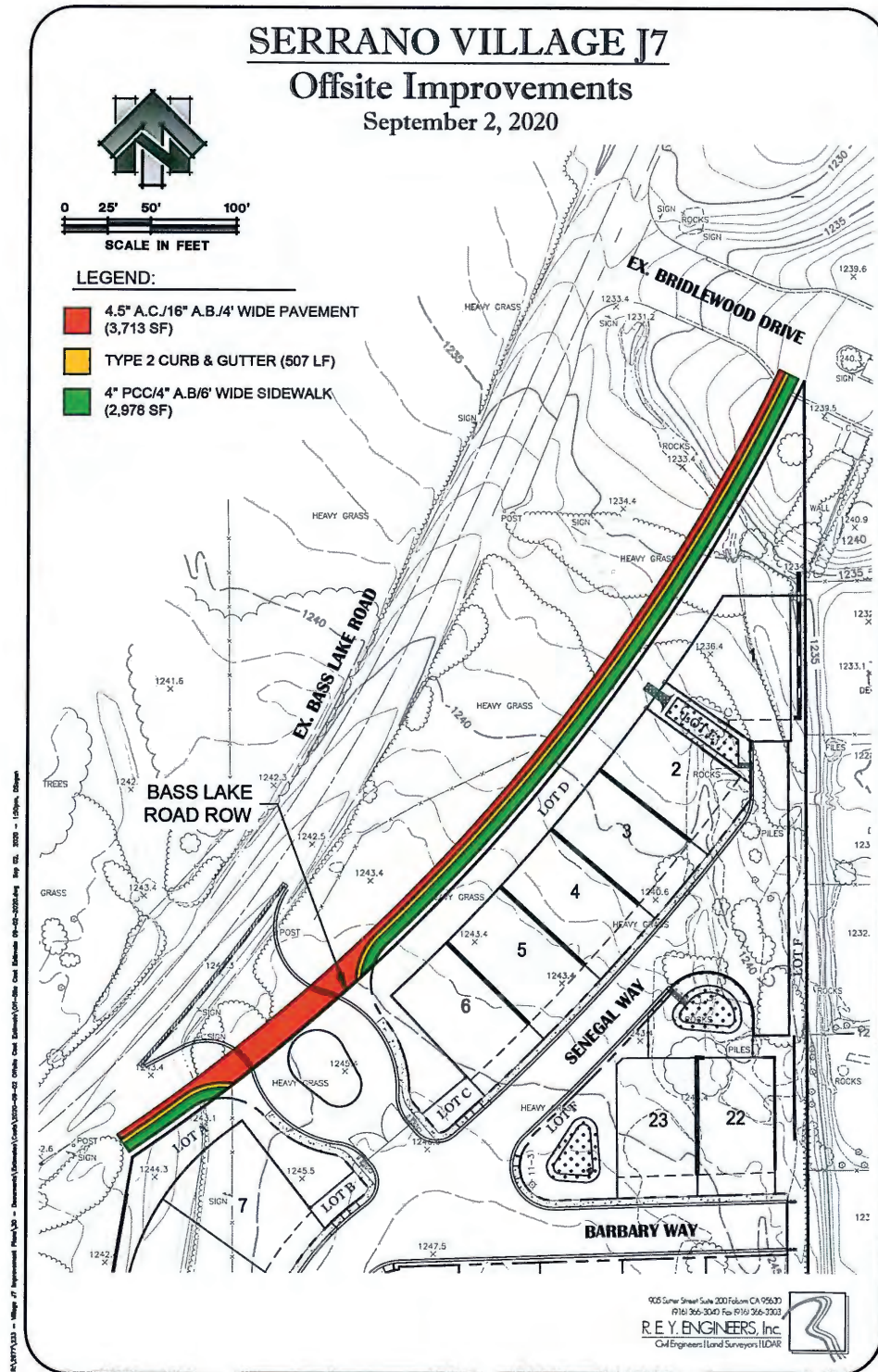


Exhibit E: Tentative Subdivision Map

FIGURE 4



M:\04-076-001\PLANNING\TENTATIVE MAP\04-076-001-TM.dwg, TENTATIVE MAP, 2/9/2009 11:56:22 AM, lmartin



TO SACRAMENTO

U.S. HIGHWAY 50

TO PLACERVILLE

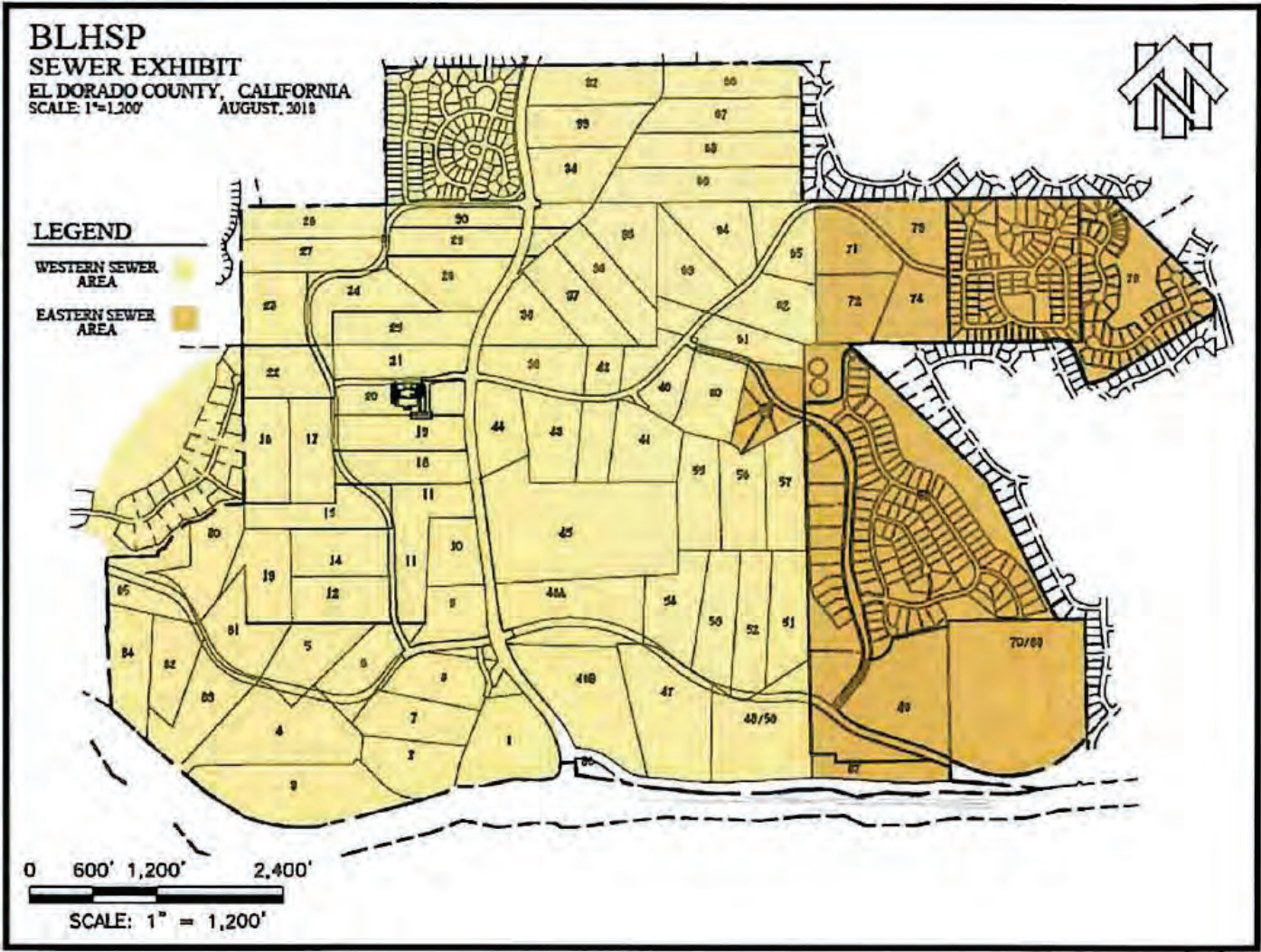
cta Engineering & Surveying

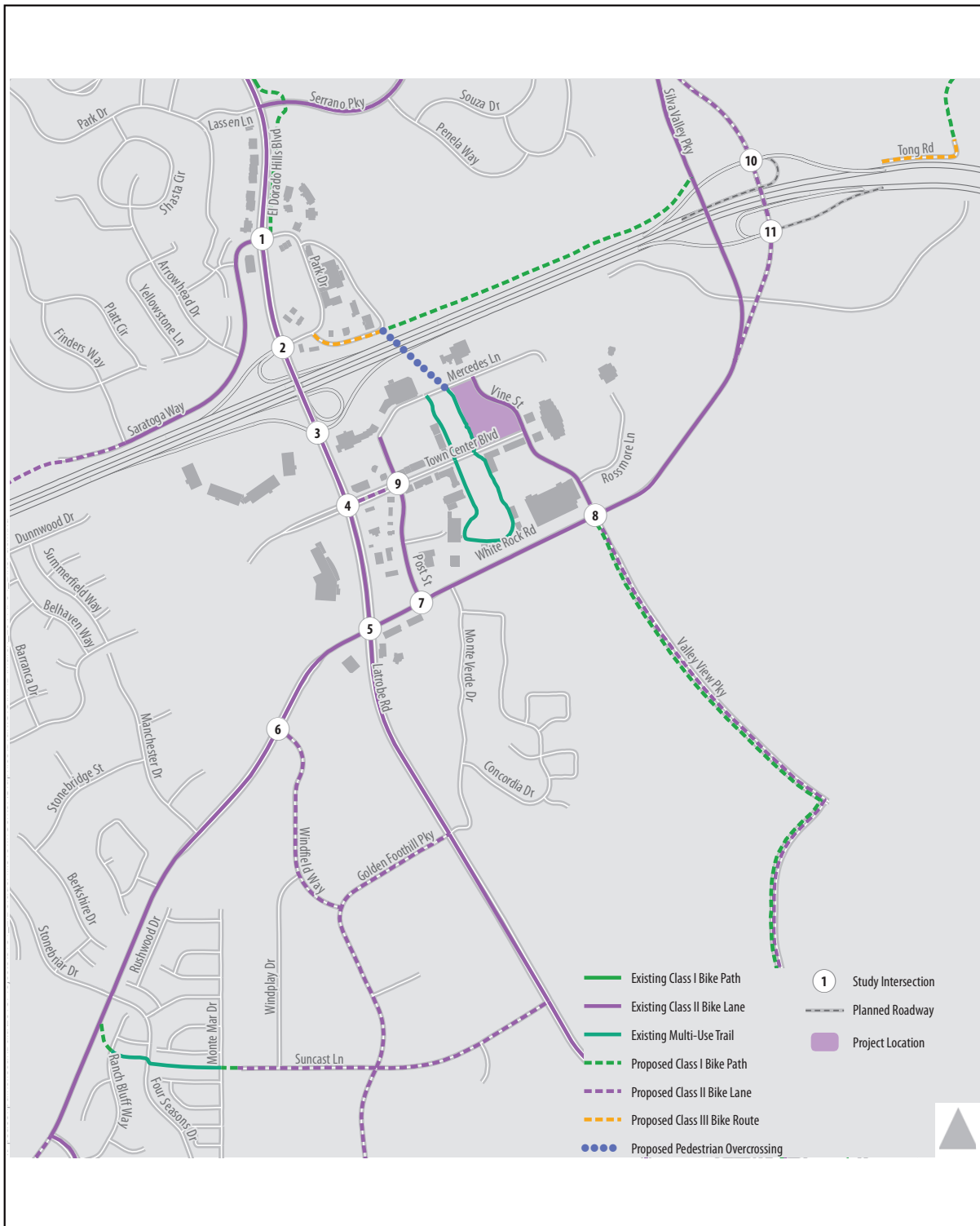
Civil Engineering • Land Surveying • Land Planning

3233 Monitor Circle, Rancho Cordova, CA 95742

T (916) 838-0919 • F (916) 838-2479 • www.ctasur.com

Figure 6b





SOURCE: Fehr and Peers, 2017

FIGURE 4.8-2



Existing and Planned Bicycle Facilities

1269.001-06/17

BASS LAKE HILLS PHASE 1A HAWK VIEW (E) CONDITIONS OF APPROVAL EXHIBIT

EL DORADO COUNTY, CALIFORNIA

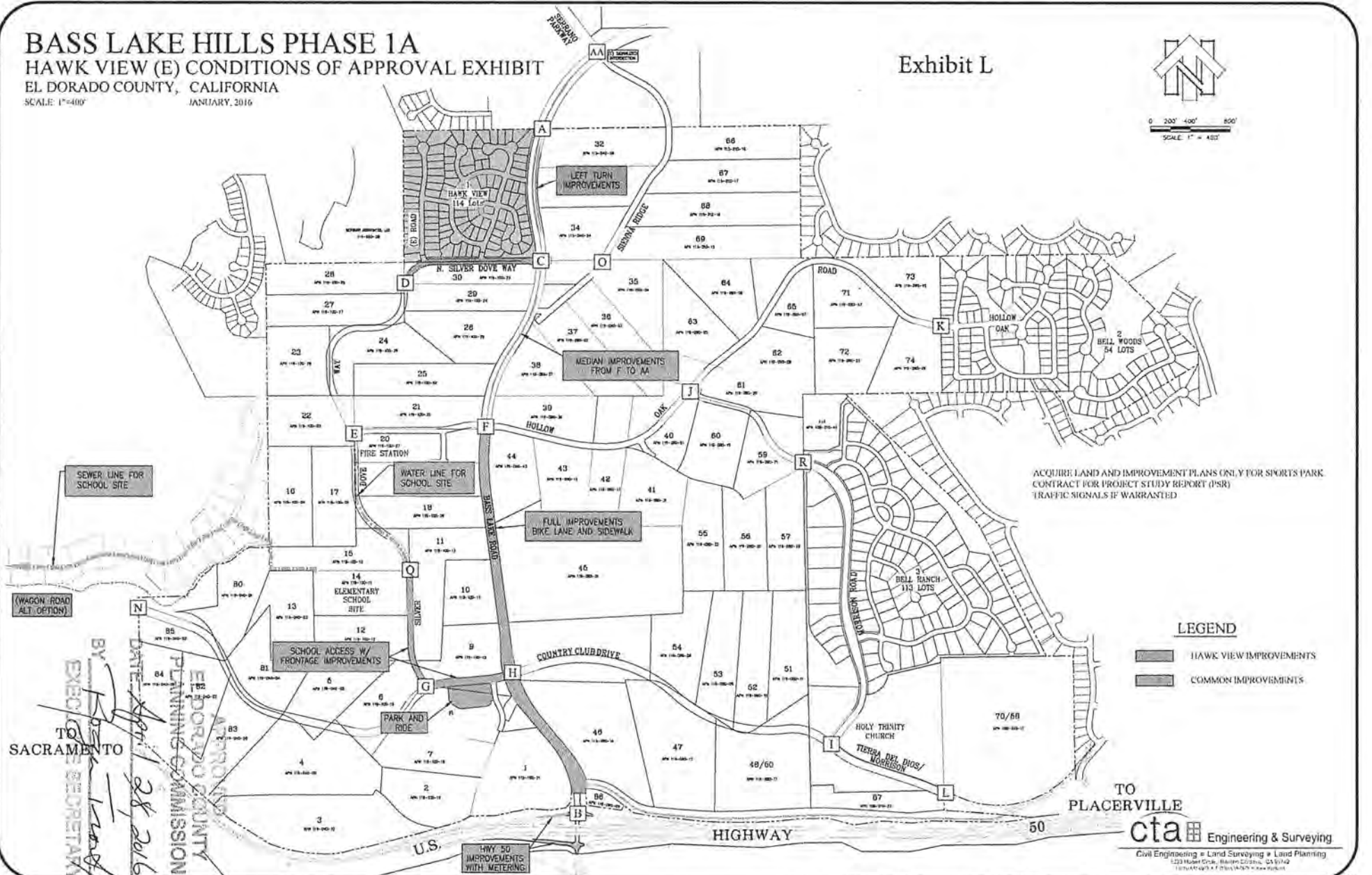
SCALE: 1"=400'

JANUARY, 2016

Exhibit L



0 200' 400' 800'
SCALE: 1" = 400'



ATTACHMENT B

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 16, 2022 - June 30, 2023

	Resolution	Effective			Single Family per DU Less than 1,000 SqFt	Single Family per DU 1,000 to 1,499 SqFt	Single Family per DU 1,500 to 1,999 SqFt	Single Family per DU 2,000 to 2,999 SqFt	Single Family per DU 3,000 to 3,999 SqFt	Single Family per DU 4,000 SqFt or more
Zone	Date	Date	Resolution #	Description						
ZONE A	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Local	\$ 8,100	\$ 8,791	\$ 9,384	\$ 9,878	\$ 10,471	\$ 10,866
	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Highway 50	\$ 2,013	\$ 2,185	\$ 2,332	\$ 2,455	\$ 2,602	\$ 2,701
ZONE B	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Local	\$ 16,900	\$ 18,343	\$ 19,580	\$ 20,610	\$ 21,847	\$ 22,671
	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Highway 50	\$ 7,528	\$ 8,170	\$ 8,721	\$ 9,180	\$ 9,731	\$ 10,098
ZONE C	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Local	\$ 27,168	\$ 29,487	\$ 31,475	\$ 33,132	\$ 35,120	\$ 36,445
	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,949	\$ 2,116	\$ 2,258	\$ 2,377	\$ 2,520	\$ 2,615

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 16, 2022 - June 30, 2023

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Local	\$ 5,630	N/A	N/A	\$ 1.31	\$ 237	\$ 0.21	\$ 1.08	\$ 0.43
	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,399	N/A	N/A	\$ 0.78	\$ 141	\$ 0.13	\$ 0.64	\$ 0.26
ZONE B	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Local	\$ 11,748	\$ 6,183	\$ 5,359	\$ 6.09	\$ 1,100	\$ 0.98	\$ 5.02	\$ 2.00
	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Highway 50	\$ 5,233	\$ 2,754	\$ 2,387	\$ 2.94	\$ 531	\$ 0.47	\$ 2.42	\$ 0.97
ZONE C	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Local	\$ 18,885	\$ 9,940	\$ 8,614	\$ 11.67	\$ 2,108	\$ 1.88	\$ 9.62	\$ 3.84
	5/17/2022	7/16/2022	072-2022	2022 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,355	\$ 713	\$ 618	\$ 0.45	\$ 81	\$ 0.07	\$ 0.37	\$ 0.15

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1-15, 2022

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU Less than 1,000 SqFt	Single Family per DU 1,000 to 1,499 SqFt	Single Family per DU 1,500 to 1,999 SqFt	Single Family per DU 2,000 to 2,999 SqFt	Single Family per DU 3,000 to 3,999 SqFt	Single Family per DU 4,000 SqFt or more
ZONE A	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 6,235	\$ 6,767	\$ 7,223	\$ 7,603	\$ 8,059	\$ 8,364
	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,717	\$ 1,864	\$ 1,989	\$ 2,094	\$ 2,220	\$ 2,303
ZONE B	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 13,863	\$ 15,046	\$ 16,061	\$ 16,906	\$ 17,920	\$ 18,597
	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 6,099	\$ 6,619	\$ 7,065	\$ 7,437	\$ 7,884	\$ 8,181
ZONE C	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 23,307	\$ 25,297	\$ 27,002	\$ 28,424	\$ 30,129	\$ 31,266
	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,565	\$ 1,699	\$ 1,813	\$ 1,909	\$ 2,023	\$ 2,100

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1-15, 2022

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 4,334	N/A	N/A	\$ 1.05	\$ 189	\$ 0.17	\$ 0.86	\$ 0.34
	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,194	N/A	N/A	\$ 0.64	\$ 116	\$ 0.10	\$ 0.53	\$ 0.21
ZONE B	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 9,636	\$ 5,072	\$ 4,396	\$ 4.96	\$ 896	\$ 0.80	\$ 4.09	\$ 1.63
	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 4,239	\$ 2,231	\$ 1,934	\$ 2.38	\$ 430	\$ 0.38	\$ 1.96	\$ 0.78
ZONE C	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Local	\$ 16,201	\$ 8,527	\$ 7,390	\$ 10.05	\$ 1,816	\$ 1.62	\$ 8.29	\$ 3.31
	7/13/2021	9/11/2021	079-2021	2021 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,088	\$ 573	\$ 496	\$ 0.36	\$ 64	\$ 0.06	\$ 0.29	\$ 0.12

**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, 2023**

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, 2023

Benefit Number (See Maps, Figure 6)	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	49.8%	\$ 2,002,052
4	Marble Valley Single Family Residential	108-020-121		
5	Marble Valley Single Family Residential	108-020-131		
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	0.0%	\$ -
12	Cambridge 120 Single Family Residential	108-010-351		
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

Alto, LLC Development Agreement Community Benefit Fee

Effective July 23, 2014 through June 30, 2023

Ordinance Date	Effective Date	Ordinance #	Description	1x Fee
6/24/2014	7/23/2014	5009	Approved Development Agreement DA13-0001 Between the County of El Dorado and Alto, LLC for the 81.6 Acre Site Identified as Assessor's parcel Number 126-100-191; DA13- 0001 Section 4.01 requires Contribution for Community Benefit	\$ 30,000

Serrano Village J7 Agreement (PD18-0005/TM18-1536)
Conditions of Approval #13
Effective March 18, 2021 through June 30, 2023

Board Date Date	Effective Date	Agreement Name	Description	1x Fee
		Deferred Frontage Improvement	Serrano Village J7 Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	
3/18/2021	3/18/2021	Agmt Serrano J7		\$76,907.88

Bass Lake Hills Specific Plan PFFP Fee Effective July 1, 2022 thru October 14, 2022

Board Date	Effective Date	Resolution	Description	Fee
6/22/2021	8/21/2021	065-2021	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See page 5 from Resolution

Bass Lake Hills Specific Plan Fee

Bass Lake Hills Plan Area Fee per Unit*	Western Shed	Eastern Shed	
	Single Family Residential	Single Family Residential	Church
Roadways	\$ 12,323	\$ 12,323	\$ 12,323
Sewer	\$ 2,806		
Water	\$ 655	\$ 655	\$ 655
Admin (4.0%)	\$ 631	\$ 519	\$ 519
Subtotal Plan Area	\$ 16,415	\$ 13,497	\$ 13,497

**As established in the Bass Lake Hills Specific Plan Public Facilities Finance Plan
Prepared December 2020, Approved February 2021
Appendix C - Plan Area Fee Nexus Study, Table 7 - Plan Area Fee*

Bass Lake Hills Specific Plan PFFP Fee Effective October 15, 2022 thru June 3, 2023

Board Date	Effective Date	Resolution	Description	Fee
8/16/2022	10/15/2022	118-2022	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

2022 Bass Lake Hills Specific Plan Fee

	2022 Western Shed Rates	2022 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 13,309	\$ 13,309	\$ 13,309
Sewer	\$ 3,030		
Water	\$ 707	\$ 707	\$ 707
Admin (4.0%)	\$ 681	\$ 561	\$ 561
Subtotal Plan Area	\$ 17,728	\$ 14,577	\$ 14,577

Bass Lake Hills Specific Plan PFFP Fee Effective June 3, 2023 thru June 30, 2023

Board Date	Effective Date	Resolution	Description	Fee
4/4/2023	6/3/2023	053-2023	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

	2023 Western Shed Rates	2023 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,014	\$ 14,014	\$ 14,014
Sewer	\$ 3,191		
Water	\$ 745	\$ 745	\$ 745
Admin (4.0%)	\$ 717	\$ 591	\$ 591
Subtotal Plan Area	\$ 18,667	\$ 15,350	\$ 15,350

Cool General Retail DR19-0006 Conditions of Approval #13 Effective February 24, 2022 through June 30, 2023

Board Date	Effective Date	Agreement #	Description	1x Fee
			Cool General Retail Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	
2/24/2022	2/24/2022	22-55007		\$20,900.00

ATTACHMENT C

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx			TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715	TIF(TIM) - Silva Valley Interchange Acct. 3670716	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717	TIF - Zone A (TIM - Zone 1, 4, 5, 6, 7 starting 2/8/21) Acct. 3670719	TIF - Zone B (TIM - Zone 2, 3 starting 2/8/21) Acct. 3670720	TIF(TIM) Highway 50 Acct. 3670718		
Reported FY21/22 ending Balance					9,050,606					
Late posting journal for project #77116 Fenix #36105003*					(24,501)					
Final FY21/22 ending Balance					9,026,105					
Beginning Cash Balance 7/1/22			20,301,600	3,344,289	9,026,155	531,927	1,591,153	27,709,080		
Residual Equity Transfers In										
Fees Collected FY 22/23			3,289,711	1,813,651		397,236	1,342,778	1,475,274		
Accruals FY 22/23										
Accounts Receivable			(19,763)	(8,477)		(7,452)	(88,750)	(45,167)		
Reverse Prior Year Accruals			(1,252)	(196)				(14)		
Reverse Prior Year Receivable										
Refunds^					(9,048)	(4,799)	(777,196)	(21,009)		
Developer Cash Advance/Repayment			(1,110,621)	(900,269)	(186,147)					
Interest Earned			294,792	33,975	164,767	298	11,413	431,538		
Contra Cash Adjustment (Net)			66,063	26,217	(17,187)	12,692	15,541	35,898		
Loans or Inter-Fund Transfers			18,256	8,114				1,420		
Fair Share Allocations										
NET REVENUE			2,537,186	973,015	(47,615)	397,975	503,786	1,877,940	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
Public Improvement Expenditures	Project #	Fenix #								
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	34007	36201014	14,812		8,160				N/A	100%
US50/EL DORADO HILLS INTERCHANGE PH 2B	71323	36104001	26,038						FY 2027/28	100%
SILVA VALLEY/US 50 INTERCHANGE PHASE 1	71328	36104002		46,853					Complete	86%
SILVA VALLEY US 50 INTERCHANGE PHASE 1A	71368	36104003		12,416					FY 2023/2024	100%
U.S. 50 CAMERON PARK DRIVE INTERCHANGE	72361	36104007						19,775	Beyond 2033	100%
U.S 50/PONDEROSA ROAD INTERCHANGE - DUROCK RD REALIGNMENT	71338	36104008		52,294				9,667	Beyond 2033	99%
U.S. 50/PONDEROSA ROAD INTERCHANGE- NORTH SHINGLE REALIGN	71339	36104009						58,599	Beyond 2033	100%
U.S. 50/PONDEROSA RD/SO. SHINGLE RD INTERCHANGE IMPROVEMENTS	71333	36104010						66,501	Beyond 2033	95%
US50/EB BASS LAKE SIGNAL	73367	36104030						138,505	FY 2021/2022	100%
BUCKS BAR N FORK COSUMNES RIVER BRIDGE	77116	36105003			39,987				FY 2024/2025	9%
CAMERON PARK DR - PALMER DR TO HACIENDA WIDENING	72143	36105004			45,467				FY 2024/2025	100%
COUNTRY CLUB DR EXT - EAST OF EL DORADO HILLS BLVD TO SILVA VALLEY PKWY	72377	36105007	27,563						Beyond 2033	100%
COUNTRY CLUB DR REALIGNMENT - BASS LAKE RD/OLD BASS LAKE RD TO TIERRA DE DIOS DR	71360	36105010	755		1,133				N/A	4%
DIAMOND SPRINGS PARKWAY - PHASE 1B	72334	35105011			193,297				FY2023/2024	46%

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx			TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715	TIF(TIM) - Silva Valley Interchange Acct. 3670716	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717	TIF - Zone A (TIM - Zone 1, 4, 5, 6, 7 starting 2/8/21) Acct. 3670719	TIF - Zone B (TIM - Zone 2, 3 starting 2/8/21) Acct. 3670720	TIF(TIM) Highway 50 Acct. 3670718		
GREEN VALLEY ROAD AT INDIAN CREEK - BRIDGE REPLACEMENT	77127	36105014			13,463				FY 2024/2025	8%
GREEN VALLEY ROAD AT MOUND SPRINGS CREEK - BRIDGE REPLACEMENT	77136	36105015			13,248				FY 2024/2025	8%
GREEN VALLEY@WEBER CRK-BRIDGE	77114	36105017			5,755				FY 2019/2020	2%
SARATOGA WAY EXTENSION PH 1	71324	36105034	14,215						FY 2019/2020	10%
WHITE ROCK WIDENING (2-4 LANES) MANCHESTER DRIVE TO SAC COUNTY LINE	72381	36105041	2,264						Beyond 2033	29%
EL DORADO HILLS BLVD SARATOGA WAY TURN LANES	N/A	36105076	72,660						FY2023/2024	67%
Total Public Improvement Expenditures (Cash)			158,307	111,563	320,510	-	-	293,047		
Ending Cash Balance 6/30/23			22,680,479	4,205,741	8,658,030	929,902	2,094,939	29,293,973		

(1) Does not reflect final project funding percentage

*In the FY21/22 Impact report, the percentage of "Project Complete" of 8% for project 36105003 correctly reflected the late-posting item.

^3670717 - one individual refunded; 3670719 two entities refunded; 3670720 one individual and two entities refunded; 3670718 two individuals and four entities refunded

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx		BAR J Trust Road Impact Fee Acct. 7936465	
Reported FY21/22 ending Balance		200.35	
Late posting journal dispersing remaining interest		(200.35)	
Final FY21/22 ending Balance		-	
Beginning Cash Balance 07/01/22		-	
Fees Collected FY 22/23			
Refunds			
Interest Earned		0.14	
Loans or Inter-Fund Transfers			
<u>Public Improvement Expenditures</u>	<u>Project #</u>	<u>Approximate Construction Start Date</u>	<u>(1) Life to Date % Funded with Impact Fees</u>
N/A	N/A	N/A	N/A
Total Public Improvement Expenditures (Cash)		-	
Ending Cash Balance 06/30/23		0.14	

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

	Marble Valley Road Road Impact Fee Special Revenue Fund Acct. 7936466	Marble Valley Road Road Impact Fee Special Revenue Fund Acct. 12360432
Fee Schedule is located on DOT Website at https://www.edcgov.us/Government/dot/Pages/timreporting.aspx		
Reported FY21/22 ending Balance	58,288	N/A
Late posting journal moving funds to new account	(58,288)	58,288
Final FY21/22 ending Balance	0.00	58,288
Beginning Cash Balance 07/01/22	-	58,288
Fees Collected FY 22/23	-	-
Refunds		
Interest Earned	42	861
Contra Cash Adjustment (net)		5
Loans or Inter-Fund Transfers		
Public Improvement Expenditures	Project #	
N/A	N/A	
Total Public Improvement Expenditures (Cash)	-	-
Ending Cash Balance 06/30/23	42	59,154

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

	Community Benefit Fee (including Alto LLC*) Special Revenue Fund Acct. 3670704		
Beginning Cash Balance 7/01/22	268,562		
Fees Collected FY 22/23	-		
Accruals FY 22/23	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	-		
Interest Earned	4,399		
Contra Cash Adjustment (net)	(10)		
NET REVENUE	4,389	Approximate	(1) Life to Date
<u>Public Improvement Expenditures</u>		<u>Construction</u>	<u>% Funded with</u>
		<u>Start Date</u>	<u>Impact Fees</u>
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/23	272,951		

*Alto portion beginning balance 7/1/22 \$32,253.60

Alto portion ending balance 6/30/23 \$32,780.67

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

	Serrano J7: Bass Lake Road Special Revenue Fund Acct. 3670721	Serrano J7: Bass Lake Road-Bridlewood Drive Special Revenue Fund Acct. 3670722		
Beginning Cash Balance 7/01/22	77,241	148,037		
Fees Collected FY 22/23		30,765		
Accruals FY 21/22	-	-		
Due to other funds - Payables	-	-		
Operating Transfer out				
Accounts Receivable	-	-		
Reverse Prior Year Accruals	-	-		
Reverse Prior Year Receivable	-	-		
Refunds	-	-		
Interest Earned	1,265	1,567		
Contra Cash Adjustment (net)	(2)	1,004		
NET REVENUE	1,263	33,336	Approximate	(1) Life to Date
<u>Public Improvement Expenditures</u>			<u>Construction</u>	<u>% Funded with</u>
			<u>Start Date</u>	<u>Impact Fees</u>
Road Maint. Agmt	-	-	N/A	N/A
Total Expenditures (Cash)	-	-		
Ending Cash Balance 6/30/23	78,504	181,373		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

	Bass Lake Hills PFFP Fiduciary Acct. 7936467	Bass Lake Hills PFFP Special Revenue Fund Acct. 3670733	Bass Lake Hills PFFP - Admin Fee Special Revenue Fund Acct. 3670727		
<i>Reported FY21/22 ending Balance</i>	1,633,268	N/A			
<i>Late posting journal moving funds to new account</i>	(1,633,268)	1,633,269			
<i>Final FY21/22 ending Balance</i>	-	1,633,269			
Beginning Cash Balance 7/01/22	0	1,633,269	82,415		
Fees Collected FY 22/23		340,920	41,618		
Accruals FY 21/22	-	-	-		
Due to other funds - Payables	-	(340,920)			
Operating Transfer out			(21,364)		
Accounts Receivable	-	-	-		
Deposits from others					
Reverse Prior Year Accruals	-	-	-		
Reverse Prior Year Receivable	-	-	-		
Refunds	-	-	-		
Interest Earned	-	26,528	1,111		
Contra Cash Adjustment (net)		66	672		
NET REVENUE	-	26,594	22,037	Approximate	(1) Life to Date
<u>Public Improvement Expenditures</u>				<u>Construction</u>	<u>% Funded with</u>
Road Maint. Agmt			-	N/A	N/A
Total Expenditures (Cash)	-	-	-		
Ending Cash Balance 6/30/22	-	1,659,863	104,452		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

Intelligent Transportation
System
Special Revenue Fund
Acct. 3670755

Beginning Cash Balance 7/01/22	344,044		
Fees Collected FY 22/23	-		
Accruals FY 21/22	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	-		
Interest Earned	5,636		
Contra Cash Adjustment (net)	(13)		
NET REVENUE	5,623	Approximate	(1) Life to Date
<u>Public Improvement Expenditures</u>		<u>Construction</u>	<u>% Funded with</u>
		<u>Start Date</u>	<u>Impact Fees</u>
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/23	349,667		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

Upper Bass Lake Overlay
Special Revenue Fund
Acct. 3670729

Beginning Cash Balance 7/01/21	0		
Fees Collected FY 21/22	244,526		
Accruals FY 20/21	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	-		
Interest Earned	667		
NET REVENUE	245,193	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
<u>Public Improvement Expenditures</u>			
Bass Lake Overlay (Fenix #36303003) (Bass Lake Rd Country Club Hollow Oak)	-	FY 2022/2023	100%
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/22	245,193		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

Upper Bass Lake Overlay
Special Revenue Fund
Acct. 3670729

Beginning Cash Balance 7/01/22	245,193		
Fees Collected FY 22/23	-		
Accruals FY 21/22	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	(87,498)		
Interest Earned	9,290		
Contra Cash Adjustment (net)	(8,147)		
NET REVENUE	(86,355)	Approximate	(1) Life to Date
<u>Public Improvement Expenditures</u>		Construction	% Funded with
		Start Date	Impact Fees
Bass Lake Overlay (Fenix #36303003) (Bass Lake Rd Country Club Hollow Oak)	158,838	Complete	100%
Total Expenditures (Cash)	158,838		
Ending Cash Balance 6/30/23	-		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2021-22

	Cool General Retail Frontage Improvements Special Revenue Fund Acct. 3670765		
Beginning Cash Balance 7/01/21	0		
Fees Collected FY 21/22	20,900		
Accruals FY 20/21	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	-		
Interest Earned	19		
NET REVENUE	20,919	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
<u>Public Improvement Expenditures</u>			
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/22	20,919		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2022-23

	Cool General Retail Frontage Improvements Special Revenue Fund Acct. 3670765		
Beginning Cash Balance 7/01/22	20,919		
Fees Collected FY 22/23			
Accruals FY 21/22	-		
Due to other funds - Payables	-		
Operating Transfer out			
Accounts Receivable	-		
Reverse Prior Year Accruals	-		
Reverse Prior Year Receivable	-		
Refunds	-		
Interest Earned	343		
Contra Cash Adjustment (net)	(1)		
NET REVENUE	342	Approximate Construction Start Date	(1) Life to Date % Funded with Impact Fees
<u>Public Improvement Expenditures</u>			
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/23	21,261		

(1) Does not reflect final project funding percentage



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 24-1321

***File ID #:** 24-1321

Agenda Item
Type:

Status: Approved

Version: 1

Reference:

Gov Body: Board of
Supervisors

Created: 07/10/2024

Agenda Title: 11/12/24 DOT FY 23/24 Annual Mitigation Fee
Reports

Final Action: 11/12/2024

Title: Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2023-24:
1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement, Bass Lake Hills Specific Plan Public Facilities Plan, Bass Lake Overlay, and Cool General Retail in compliance with California Government Code Sections 66006; and
4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: Fee Programs.

Notes:

Sponsors:

::

Attachments: A - Brief description of funding, B - Fee Schedules, C
- Cash Statement

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::

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Contact: Rafael MartineNor Becky Morton

::

Related Files: 23-1409

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of Supervisors	11/12/2024	Approved				Pass
Action Text: This matter was Approved on the Consent Calendar.							

Text of Legislative File 24-1321

Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2023-24:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
- 3) The Developer fee programs of: Bar J, Marble Valley, Serrano J7 Frontage Improvement, Bass Lake Hills Specific Plan Public Facilities Plan, Bass Lake Overlay, and Cool General Retail in compliance with California Government Code Sections 66006; and
- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: Fee Programs.

DISCUSSION / BACKGROUND

Pursuant to Section 66006 of the California Government Code, Mitigation Fee Act, the County is required to make available annually to the public specific information related to the prior Fiscal Year's activity for the County's Mitigation Fee programs. Attachments A, B, and C provide the information required by Section 66006 for the County's Mitigation Fee programs:

Attachment A - A brief description of the fee programs (Section 66006(b)(1)(A))

Attachment B - Fee schedules (Section 66006(b)(1)(B))

Attachment C-1 thru C-9 - Cash statements

- The beginning and ending balance of the accounts (Section 66006(b)(1)(C)),
- The total fees collected (Section 66006(b)(1)(D)),
- Total interest earned in the funds (Section 66006(b)(1)(D)),
- Identification of expenditures for the accounts (Section 66006(b)(1)(x)),
- Approximate date by which construction will commence (Section 66006(b)(1)(F)),
- A summary of loans or interfund transfer activity during the Fiscal Year, and
- Total refunds and other adjustments (Section 66006(b)(1)(H)).

Department of Transportation will post the annual report information contained in Attachments A, B and C for Fiscal Year 2023-24 to the Department's website to comply with the 15-day public notice requirement of Section 66006(b)(2). Links will also be provided from the AB 1483/AB 602 webpage (<https://www.edcgov.us/Government/planning/AB-1483-Reporting>).

In addition to the annual reports, the Mitigation Fee Act (66001(d)) requires certain findings to be made every five years. The resolution making these findings for the Intelligent Transportation System Program will be brought back to the Board in December 2024.

ALTERNATIVES

j /A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Community Development Finance and Administration

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

The annual reports are informational and there is no associated fiscal impact or change to j et County Cost.

CLERK OF THE BOARD FOLLOW UP ACTION

Clerk of the Board to receive and file the Annual Report following Board approval.

STRATEGIC PLAN COMPONENT

j /A

CONTACT

Rafael MartineN, Director
Department of Transportation

Becky Morton, Chief Fiscal Officer
Chief Administrative Office, Community Development Finance and Administration

ATTACHMENT A

El Dorado County
Brief Description of the Types of Traffic Impact
and Developer Agreement Fees
As required by Government Code Section 66006 (b) (1) (A)

The purpose of the traffic impact fee (TIF), formerly the traffic impact mitigation (TIM) fee, is to finance capital transportation/circulation improvements, which are related directly to the incremental traffic/vehicle burden imposed upon the County's transportation/circulation system by new development in the unincorporated west slope of El Dorado County through 2040. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, operational and safety improvement, bridge replacement and rehabilitation, and transit. Fees are derived by establishing that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development being charged.

General Plan Traffic Impact Fee (TIF) Program

The General Plan Traffic Impact Fee (TIF) Program addresses the need to fund a road system capable of achieving the traffic level of service standards of the General Plan. This fee program succeeds all subsequent fee programs.

The Board adopted the annual update to the TIF Schedule on May 2, 2023, which went into effect July 1, 2023 by resolution 070-2023.

As a result of resolution 196-2020, the former TIM (Traffic Impact Mitigation) program name was changed from the TIM Fee Program to the TIF program and the new/updated TIF Funds are as follows:

1. TIF Zone A (Acct 3670719)
2. TIF Zone B (Acct 3670720)
3. TIF Zone C (Acct 3670715)
4. TIF Zone C Silva Valley Interchange (Acct 3670716)
5. TIF HWY 50 (Acct 3670718)

(TIM Zones 1-7 Acct 3670717: Although funds stopped being deposited into this account after February 7, 2021, existing monies will continue to fund projects until it is exhausted.)

The zones that comprise the TIF program are:

- ✓ TIF Zone A - The Rural Fee Zone
- ✓ TIF Zone B - Cameron Park and Shingle Springs
- ✓ TIF Zone C – El Dorado Hills Area

In all the zones, there is a specified local component to the fee and a specified Hwy 50 component. The local component of fees collected from TIM Zones 1-7 (up until February 7, 2021) were pooled for use on future projects in any of these zones, but the amount used in each zone should ultimately approximate the amount of fees collected from that zone. Revenues collected were deposited into TIM Zones 1-7 (Acct 3670717). On February 8, 2021 revenues collected are now being deposited into TIF Zones A and B, which are collected into Accounts 3670719 and 3670720 respectively.

Local funds collected from TIF Zone C (formerly TIM Zone 8 up until February 7, 2021) are held separately due to pre-existing agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road Improvement Fee (RIF) program. Revenues

collected are deposited into TIF – Zone C Hwy 50 (Acct 3670715) at 70% and into TIF – Zone C Silva Valley Interchange (Acct 3670716) at 30%.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. Revenues collected are deposited into TIF HWY 50 (Acct 3670718; formerly TIM HWY 50).

Fees were established by estimating projected costs of future projects and spreading those costs among the eight zones based on traffic volumes from each zone (see map, Figure 1a). Costs were divided by future growth projections to determine fees. As a part of Resolution No. 196-2020, the spreading of the costs are now among the three zones based on traffic volumes from each zone (see map, Figure 1b). Costs are divided by future growth projections to determine fees. Refer to Attachment B for list of the TIF fee breakdown.

More information about the various programs can be found in El Dorado County Ordinance Nos. 5044 and 5045, and the enabling Board Resolutions Nos. 021-2012, 191-2016, 001-2017, 189-2016, 190-2016, 191-2016, 072-2019, 095-2020, 079-2021, and 072-2022.

BAR J Trust Road Impact Fee

Established by Resolution 304-99 on December 14, 1999, the Country Club Drive-Tierra De Dios Area of Benefit (see map, figure 2) is intended to reimburse Bell Ranch Properties, LTD, the Developer that constructed improvements and realigned Country Club Drive and Tierra De Dios in the Cameron Park area. The associated fee is based on the apportionment of costs to benefiting properties as defined in the Engineer's Report for the Area of Benefit. These funds are collected by the County and are deposited into the Bar J Trust account (7936465), then disbursed to Bell Ranch Properties, LTD as reimbursement for the constructed improvements. Refer to Attachment B for details of fee calculation.

At the end of FY21-22, a reconciliation uncovered that the balance in the account was leftover interest – no public funds. Therefore, a journal moved the remaining funds out of the Bar J Trust into the General Fund. Furthermore, the interest remaining in the account in FY 23/24 was moved to the general fund.

Marble Valley Road – Road Impact Fee

Established by Resolution 118-2000 on May 2, 2000, the Marble Valley Road Area of Benefit (see map, figure 3) and its associated impact fee, are intended to be used to reimburse Developer(s) that build the future roadway known as Marble Valley Road. The fee, which is collected with the building permit application, is based on the percentage of peak hour trips allocated to the property as detailed in the Traffic Analysis for Marble Valley Road, an appendix of the Engineer's Report for the Area of Benefit. These funds are collected by the County and were deposited into the Marble Valley Road Trust account (7936466). Refer to Attachment B for details of fee calculation.

At the end of FY21-22, per Governmental Accounting Standards Board (GASB) 84, it was acknowledged that the Marble Valley funds did not qualify as fiduciary funds, therefore a new special revenue fund was opened (3670732-subfund 12360432) and the funds were moved at year-end. However, the interest remaining in the account in FY 22/23 was also moved to the new special revenue account in FY23/24 and now the 7936466 account is closed.

Alto, LLC Development Agreement Community Benefit Fee

The Alto development is a tentative subdivision for twenty-three (23) residential lots on an eighty-one (81) acre site identified as Assessor's Parcel Number 126-100-19 approved on May 5, 2009. On June 24, 2014 the Board approved Ordinance 5009 approving Development Agreement (DA) 13-0001 with Alto, LLC. Section 4.01 of the DA required the Alto, LLC to contribute \$30,000.00 for the County to use at its discretion toward a public benefit for the community. County received \$30,000.00 on July 25, 2014 to be used for potential road improvements in the Green Valley Road area. A map (figure 4) depicts the proposed Alto development.

Fees were deposited into the Road Construction Improvement In-Lieu fund (3670704). Note that the interest collected applies to the entire fund which includes Alto, LLC among other developments. The asterisk in Attachment C-4 identifies the interest which applies to the Alto portion only.

Frontage Improvement Deferral Program Fee

On March 16, 2021, the Board approved Resolution 009-2021, Chapter 12.09 of the El Dorado County Frontage Improvement Ordinance. The resolution allows the County Engineer to require concurrent construction of frontage improvements such as curb, gutter, sidewalk and conform paving. Agreements between the County and developers are known as Deferred Frontage Improvement Agreements (DFIA) and fees paid as a part of a Frontage Improvement Deferral Program (FIDP). Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road improvement in Serrano Village J7 (PD18-0005/TM18-1536). As a part of the DFIA, the in-lieu amount of \$76,907.88 for DOT Serrano Village J7 (for Bass Lake Road) was collected and deposited into FIDP account number 3670721 (see map, figure 5).

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road/Bridlewood Drive Intersection (PD18-0005/TM18-1536). The DFIA stated that a total of \$200,000 must be paid to the County and used as a "fair share" contribution. Payments will be made in 64 equal installments of \$3,077 and one final payment of \$3,072, for a total of 65 payments. Reimbursement will be made in accordance with conditions of the DFIA. Funds are deposited into the Bass Lake Road/Bridlewood Drive Intersection FIDP account number 3670722 (see map, figure 5).

Bass Lake Hills Specific Plan – Public Facilities Financing Plan Fee

The Bass Lake Hills Specific Plan (BLHSP) was established November 7, 1995 and approved in 1996 for a 20-year agreement. It consists of 1,414 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres. The BLHSP Public Facilities Financing Plan (PFFP) fee was adopted on June 8, 2004. In phases 1, 1A, 2, and 3 of the development, 1,404 units were subject to the PFFP fee. The fee was established to finance the backbone infrastructure and other public facilities for the BLHSP.

In April 2016 the Planning Commission approved Tentative Map and Planned Development revisions (Hawk view, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) supported by corresponding 10-year Development Agreements to replace the expired original BLHSP Development Agreement that was approved in 1996.

On February 23, 2021, Resolution 218-2021 was adopted by the Board to approve the 2020 BLHSP PFFP, which replaced the former BLHSP PFFP (see map, figure 6). This resolution did not update the PFFP fee. Rather, the Board directed the department to return to them to further lay out an

updated fee plan. Subsequently resolution 065-2021, 118-2022, and 053-2023 made updates to the BLHSP PFFP fee schedule.

At the beginning of FY23/24 053-2023 remained in effect until Resolution 027-2024, which took effect on April 27, 2024. Therefore, Attachment B shows both fees in effect for FY23/24.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. The BLHSP PFFP fee is collected from new developments within the BLHSP at the time a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued.

Fees are deposited into the Bass Lake Hills PFFP fund (3670733). The Administration Fee is deposited into its own fund (3670727). Refer to Attachment B for details of fee calculation.

Intelligent Transportation System

In 2006/07, the Department of Transportation (Transportation) hired a consultant to draft an Intelligent Transportation Systems (ITS) Master Plan. A Draft ITS Master Plan for El Dorado County was prepared in August of 2007. However, the draft plan was never approved or accepted by the County or the El Dorado County Transportation Commission (EDCTC).

In 2018, Transportation presented information to the Board of Supervisors regarding a pilot program for ITS in the El Dorado Hills area. Transportation developed a methodology for allocating a "fair share" amount per Equivalent Dwelling Unit (EDU) to future growth in the region. This methodology is based on the growth in vehicle miles travelled (VMT) in this region from 2018 to 2040 and allocates 78.8% of this growth to traffic originating or terminating in the El Dorado Hills region (see map, Figure 7).

As a result, as large developments proceeded through map approval, they were given the option to pay the project's fair share, voluntary fee contribution to the ITS Program with each final map application.

In April of 2022, Transportation hired another consultant to prepare the ITS Master Plan Implementation Report, which highlighted an El Dorado Hills ITS project list. Subsequently, on May 17, 2022 (Legistar 22-0276, Item 28), the Board adopted the 2022 Annual Traffic Impact Fee (TIF) Program, which included an ITS Elements line item that will allow for the collection of TIF to go toward the implementation of multiple ITS projects.

Since the 2007 ITS Program was not adopted by the Board, the collected funds that were placed in the ITS Program Fee special revenue fund (3670755), and will be expended and supplement Traffic Impact Fees used towards future ITS projects.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

Cool General Retail Frontage Improvement

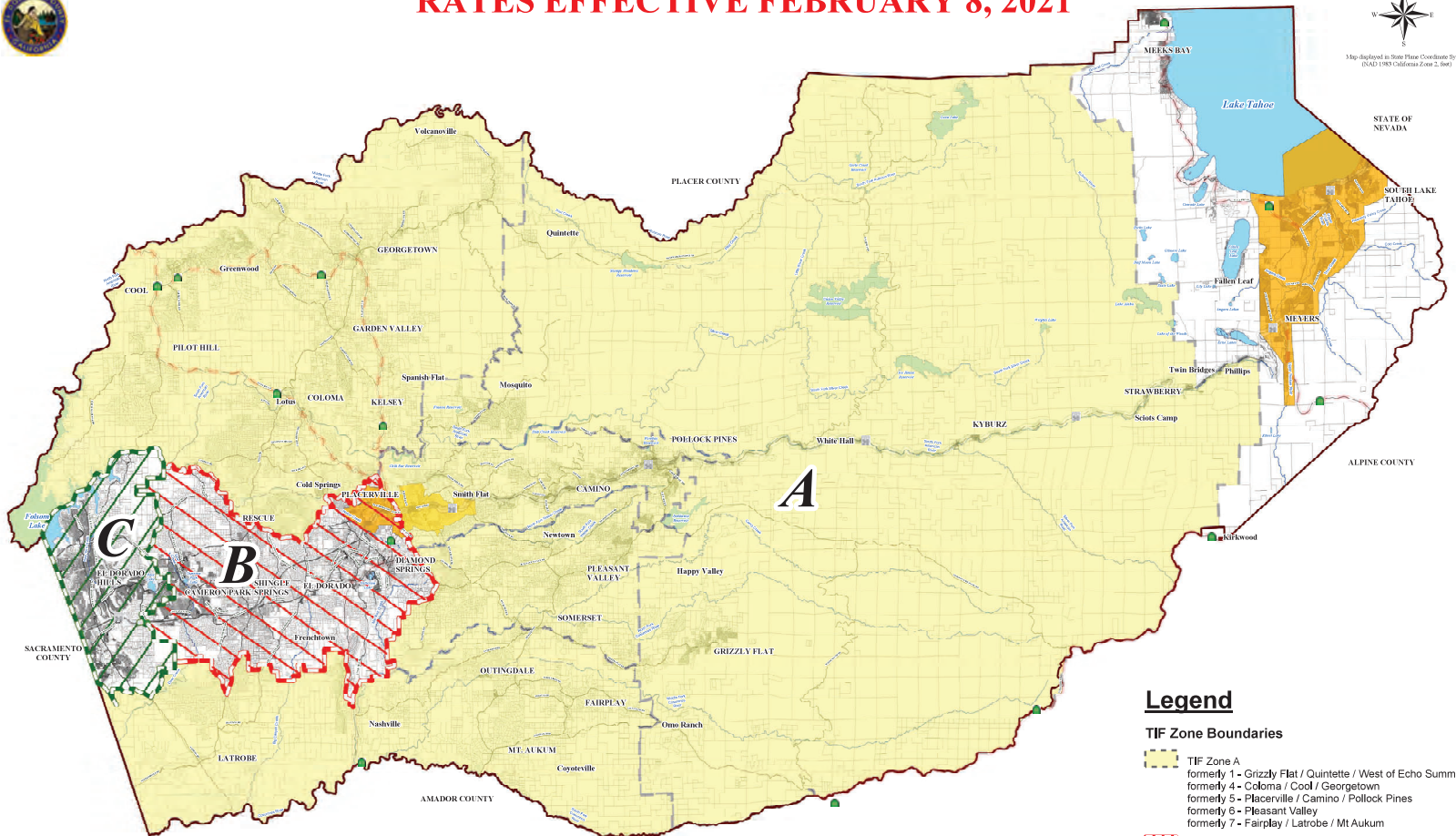
On February 24, 2022, the County and Cool General Retail entered the Deferred Frontage Improvement Agreement 22-55007. Under the Conditions of Approval #13, the owner agrees to pay the County \$20,900 in lieu of constructing frontage improvements (see map, figure 8).

In FY 21/22, Cool General Retail, provided the agreed upon costs, which were placed into account 3670765.

More information about the fee programs can be found in the enabling resolutions and ordinances for each program and the subsequent updates. Refer to Attachment B for a listing of the resolutions and ordinances.



RATES EFFECTIVE FEBRUARY 8, 2021



Legend

TIF Zone Boundaries

- TIF Zone A
formerly 1 - Grizzly Flat / Quintette / West of Echo Summit
formerly 4 - Coloma / Cool / Georgetown
formerly 5 - Placerville / Camino / Pollock Pines
formerly 6 - Pleasant Valley
formerly 7 - Fairplay / Latrobe / Mt Aukum
- TIF Zone B
formerly 2 - Cameron Park / Shingle Springs
formerly 3 - El Dorado / Diamond Springs
- TIF Zone C
formerly 8 - El Dorado Hills

- Parcels
- Cities
- Rivers & Creeks
- Lakes
- Major Roads
- US Highway
- State Routes

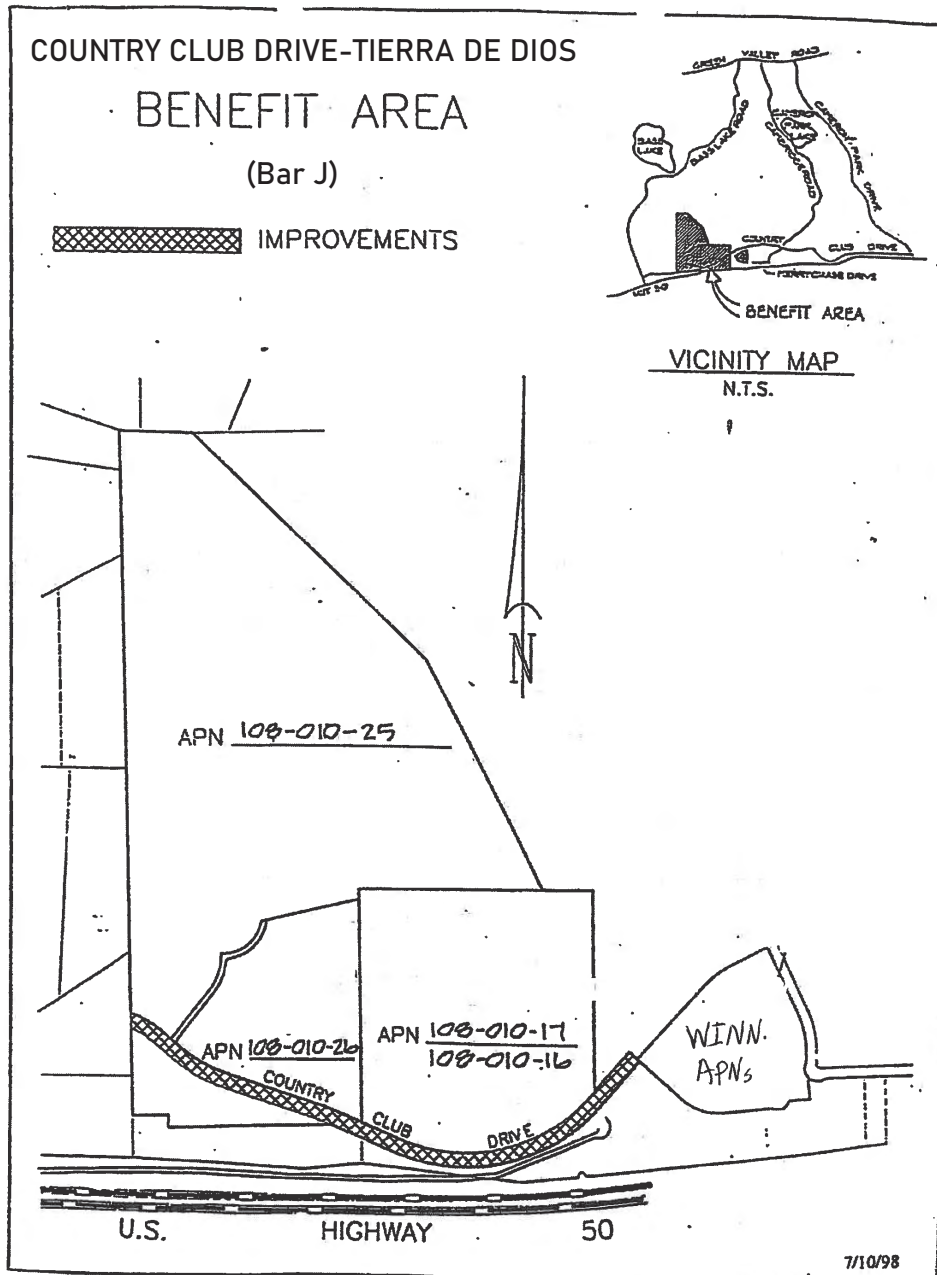
EXHIBIT B

Adopted Traffic Impact Fee Zones
With Parcel Boundaries
County of El Dorado
State of California

DISCLAIMER:
THIS MAP/REVISIONS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE
SOURCES AND IS FOR INFORMATION ONLY. NO REPRESENTATION IS MADE AS
TO ACCURACY OF INFORMATION. PARCELS, RIVERS, CREEKS, LAKES,
MAJOR ROADS, US HIGHWAYS, STATE ROUTES, AND OTHER FEATURES AT
THEIR OWNERS RISK.

NOTES:
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE
DISPLAYED AREA.
PREPARED AT THE REQUEST OF: DOT Public Policy DATE: 10/10/2020
MAP PREPARED BY: JESS WATSON DATE: 10/10/2020

FIGURE 2



022252

FIGURE 3

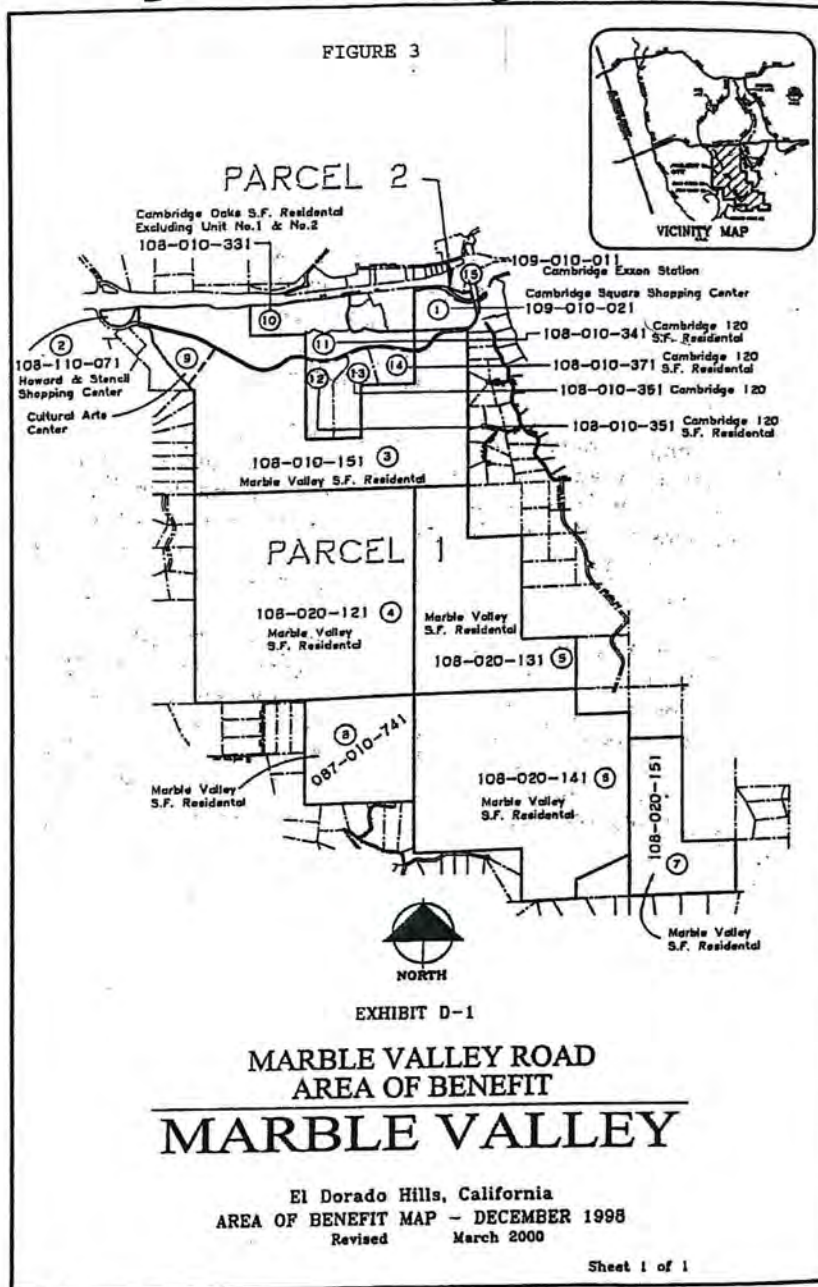
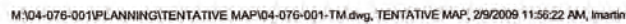


FIGURE 4



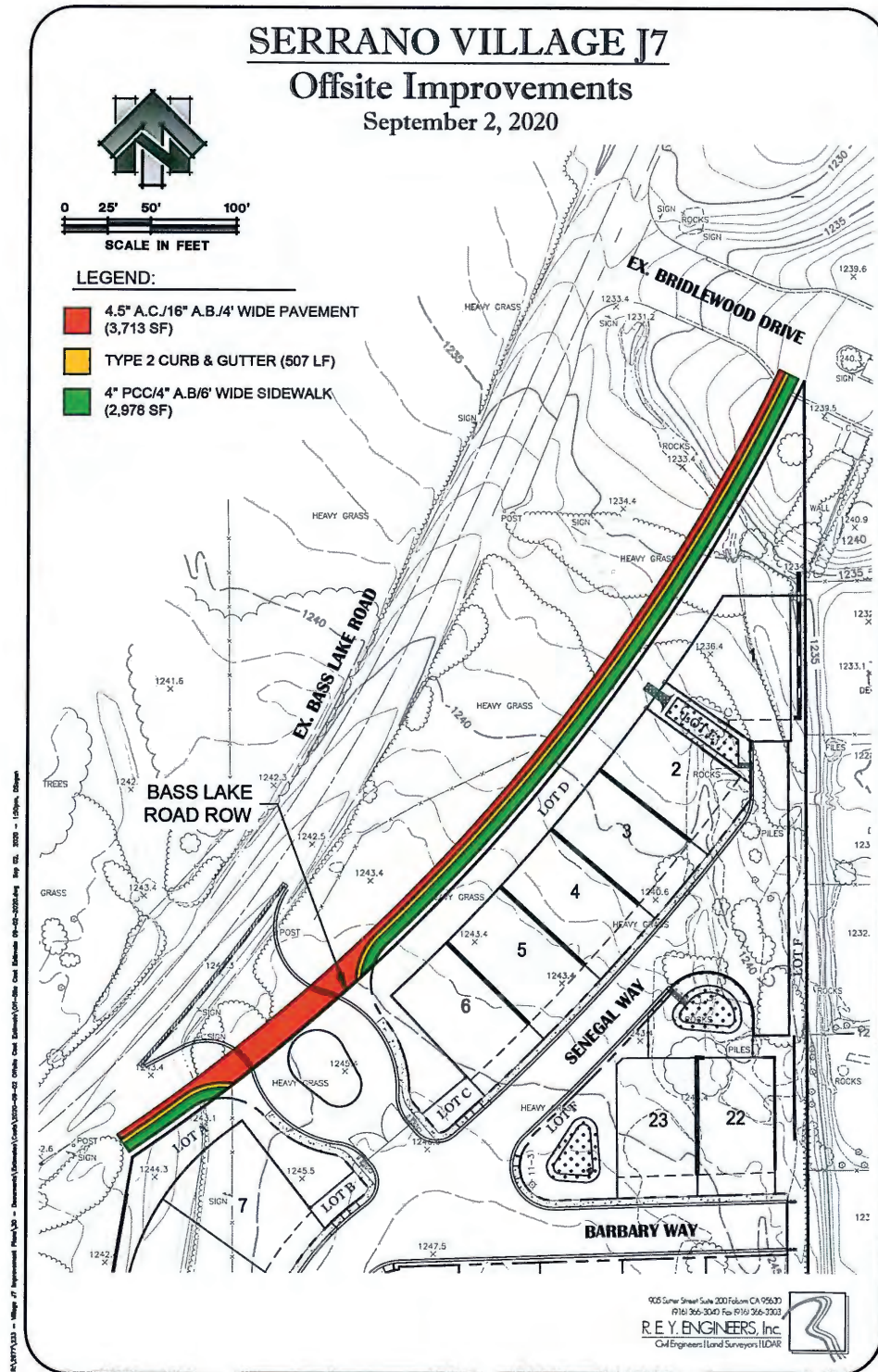
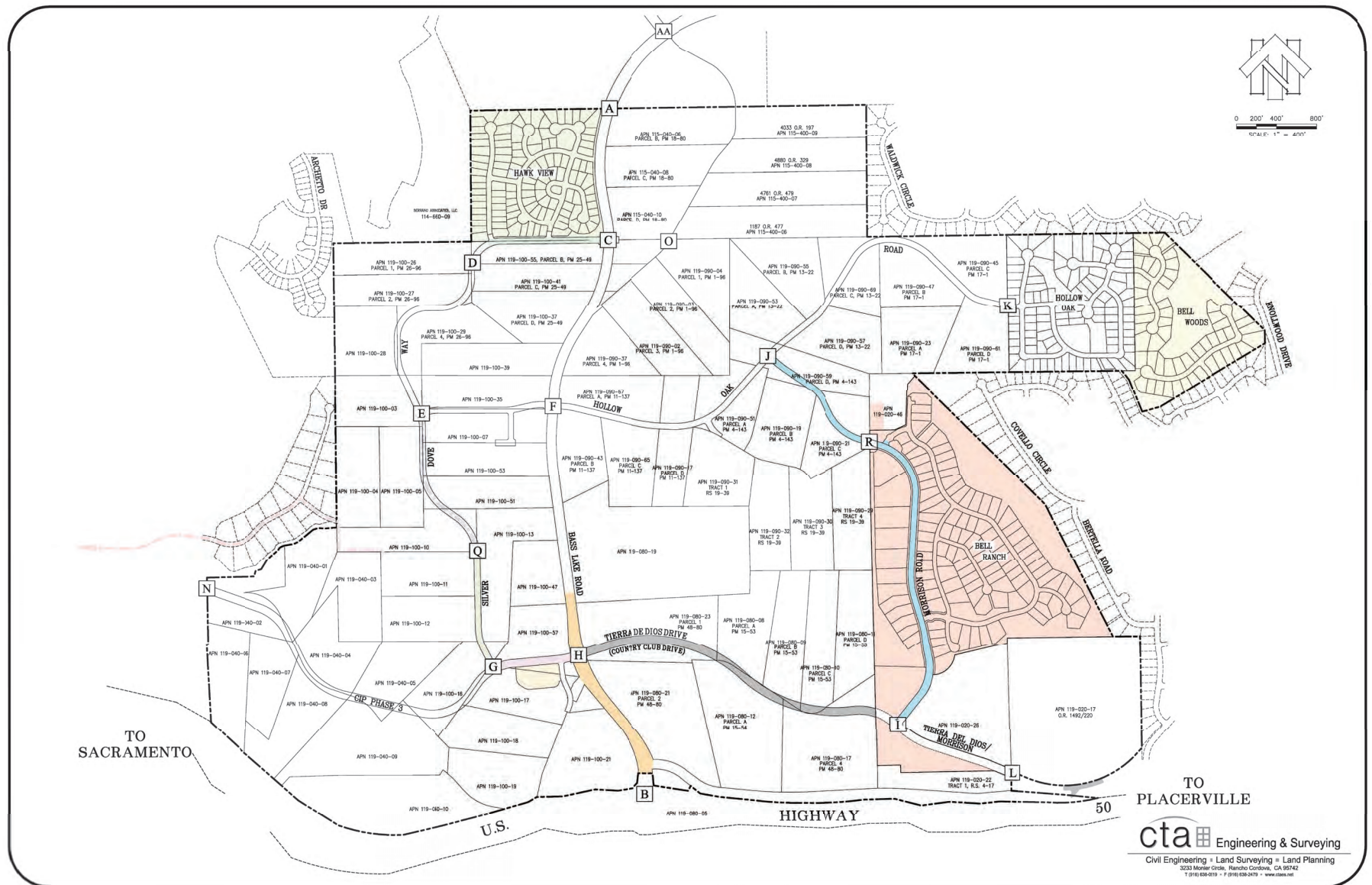
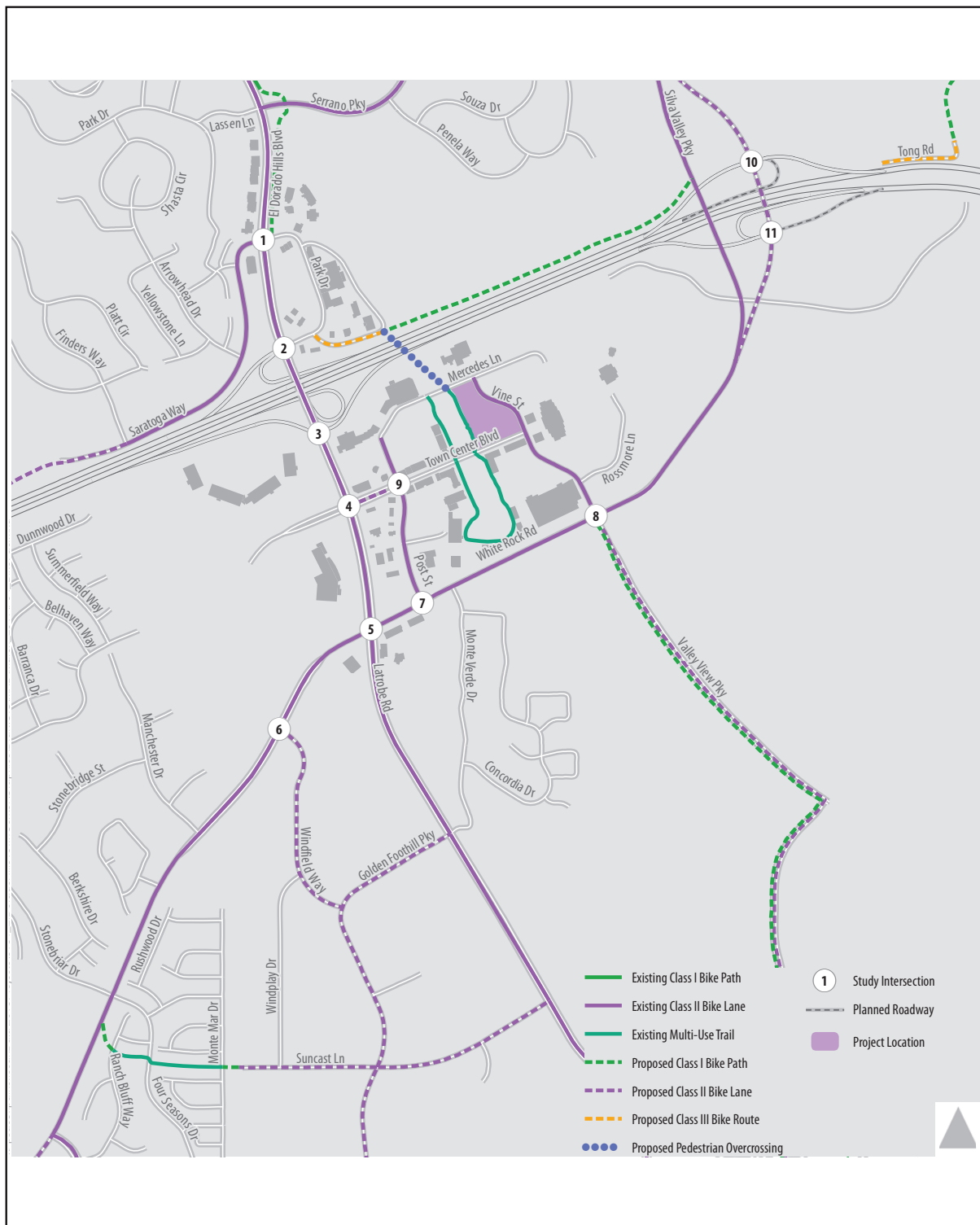


Figure 6a



\\116-011\DRCH\BELLWOODS LAKE OVERALL OWNER COLOR REDUCTION.dwg 2008-08-25 09:46:11



SOURCE: Fehr and Peers, 2017

FIGURE 7 **4.8-2**

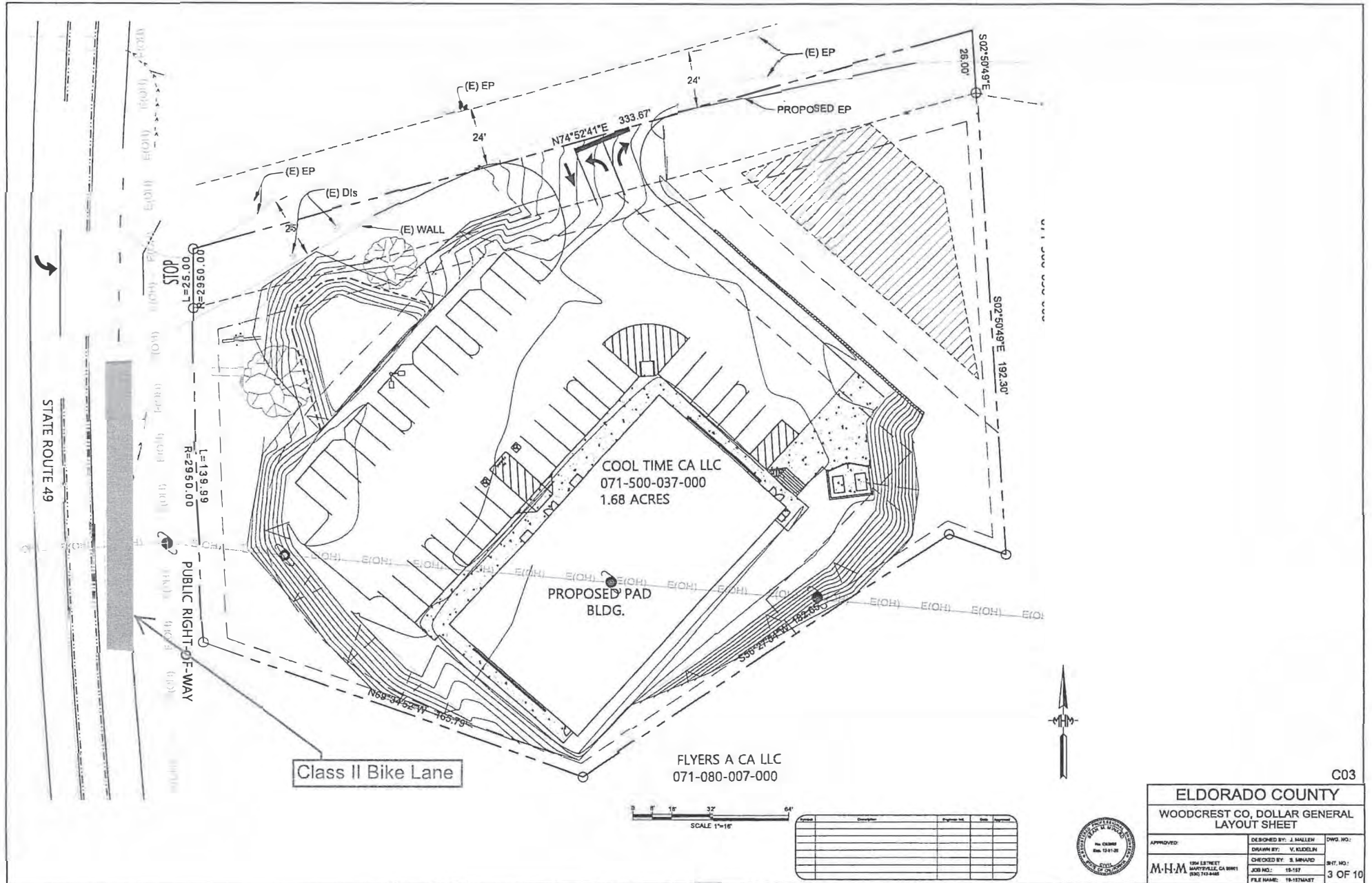
IMPACT SCIENCES

Existing and Planned Bicycle Facilities

1269.001-06/17

Exhibit A

FIGURE 8



ATTACHMENT B

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1, 2023 - June 30, 2024

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU Less than 1,000 SqFt	Single Family per DU 1,000 to 1,499 SqFt	Single Family per DU 1,500 to 1,999 SqFt	Single Family per DU 2,000 to 2,999 SqFt	Single Family per DU 3,000 to 3,999 SqFt	Single Family per DU 4,000 SqFt or more
ZONE A	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 8,100	\$ 8,791	\$ 9,384	\$ 9,878	\$ 10,471	\$ 10,866
	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 2,013	\$ 2,185	\$ 2,332	\$ 2,455	\$ 2,602	\$ 2,701
ZONE B	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 16,900	\$ 18,343	\$ 19,580	\$ 20,610	\$ 21,847	\$ 22,671
	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 7,528	\$ 8,170	\$ 8,721	\$ 9,180	\$ 9,731	\$ 10,098
ZONE C	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 27,168	\$ 29,487	\$ 31,475	\$ 33,132	\$ 35,120	\$ 36,445
	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,949	\$ 2,116	\$ 2,258	\$ 2,377	\$ 2,520	\$ 2,615

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1, 2023 - June 30, 2024

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 5,630	N/A	N/A	\$ 1.31	\$ 237	\$ 0.21	\$ 1.08	\$ 0.43
	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,399	N/A	N/A	\$ 0.78	\$ 141	\$ 0.13	\$ 0.64	\$ 0.26
ZONE B	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 11,748	\$ 6,183	\$ 5,359	\$ 6.09	\$ 1,100	\$ 0.98	\$ 5.02	\$ 2.00
	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 5,233	\$ 2,754	\$ 2,387	\$ 2.94	\$ 531	\$ 0.47	\$ 2.42	\$ 0.97
ZONE C	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 18,885	\$ 9,940	\$ 8,614	\$ 11.67	\$ 2,108	\$ 1.88	\$ 9.62	\$ 3.84
	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,355	\$ 713	\$ 618	\$ 0.45	\$ 81	\$ 0.07	\$ 0.37	\$ 0.15

**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, 2024**

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, 2024

Benefit Number (See Maps, Figure 6)	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	49.8%	\$ 2,002,052
4	Marble Valley Single Family Residential	108-020-121		
5	Marble Valley Single Family Residential	108-020-131		
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	0.0%	\$ -
12	Cambridge 120 Single Family Residential	108-010-351		
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

Alto, LLC Development Agreement Community Benefit Fee Effective July 23, 2014 through June 30, 2024

Ordinance Date	Effective Date	Ordinance #	Description	1x Fee
6/24/2014	7/23/2014	5009	Approved Development Agreement DA13-0001 Between the County of El Dorado and Alto, LLC for the 81.6 Acre Site Identified as Assessor's parcel Number 126-100-191; DA13- 0001 Section 4.01 requires Contribution for Community Benefit	\$ 30,000

Bass Lake Hills Specific Plan PFFP Fee Effective June 3, 2023 thru April 26, 2024

Board Date	Effective Date	Resolution	Description	Fee
4/4/2023	6/3/2023	053-2023	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

Bass Lake Hills Specific Plan Fees

	2023 Western Shed Rates	2023 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,014	\$ 14,014	\$ 14,014
Sewer	\$ 3,191		
Water	\$ 745	\$ 745	\$ 745
Admin (4.0%)	\$ 717	\$ 591	\$ 591
Subtotal Plan Area	\$ 18,667	\$ 15,350	\$ 15,350

Bass Lake Hills Specific Plan PFFP Fee Effective April 27, 2024 thru June 30, 2024

Board Date	Effective Date	Resolution	Description	Fee
2/27/2024	4/27/2024	027-2024	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

Bass Lake Hills Specific Plan Fees

	2024 Western Shed Rates	2024 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,519	\$ 14,519	\$ 14,519
Sewer	\$ 3,306		
Water	\$ 772	\$ 772	\$ 772
Admin (4.0%)	\$ 742	\$ 612	\$ 612
Subtotal Plan Area	\$ 19,339	\$ 15,903	\$ 15,903

Serrano Village J7 Agreement (PD18-0005/TM18-1536)
Conditions of Approval #13
Effective March 18, 2021 through June 30, 2024

Board Date Date	Effective Date	Agreement Name	Description	1x Fee
		Deferred Frontage Improvement Agmt Serrano J7	Serrano Village J7 Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	
3/18/2021	3/18/2021			\$76,907.88

**Development Agreement DA16-0001 Ordinance 5062
Effective September 19, 2017 through June 30, 2024**

Ordinance Date	Effective Date	Ordinance	Description	1x Fee
11/9/1913	9/19/2017	5062	Ordinance 5062. Per Development Agreement DA16-0001 (Hawk View Agreement), Developer agrees to pay the County adequate funding for the Upper Bass Lake Overlay from Country Club Dr to Hollow Oak	\$244,525.74

Cool General Retail DR19-0006 Conditions of Approval #13 Effective February 24, 2022 through June 30, 2024

Board Date	Effective Date	Agreement #	Description	1x Fee
			Cool General Retail Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	
2/24/2022	2/24/2022	22-55007		\$20,900.00

ATTACHMENT B

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1, 2023 - June 30, 2024

Zone	Resolution Date	Effective Date	Resolution #	Description	Single Family per DU Less than 1,000 SqFt	Single Family per DU 1,000 to 1,499 SqFt	Single Family per DU 1,500 to 1,999 SqFt	Single Family per DU 2,000 to 2,999 SqFt	Single Family per DU 3,000 to 3,999 SqFt	Single Family per DU 4,000 SqFt or more
ZONE A	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 8,100	\$ 8,791	\$ 9,384	\$ 9,878	\$ 10,471	\$ 10,866
	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 2,013	\$ 2,185	\$ 2,332	\$ 2,455	\$ 2,602	\$ 2,701
ZONE B	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 16,900	\$ 18,343	\$ 19,580	\$ 20,610	\$ 21,847	\$ 22,671
	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 7,528	\$ 8,170	\$ 8,721	\$ 9,180	\$ 9,731	\$ 10,098
ZONE C	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 27,168	\$ 29,487	\$ 31,475	\$ 33,132	\$ 35,120	\$ 36,445
	5/17/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,949	\$ 2,116	\$ 2,258	\$ 2,377	\$ 2,520	\$ 2,615

Traffic Impact Fees - Local and Highway 50
Zones A, B & C
Effective July 1, 2023 - June 30, 2024

Zone	Resolution Date	Effective Date	Resolution #	Description	Multi-Family Not Age Restricted <i>per DU</i>	Single Family Age Restricted <i>per DU</i>	Multi-Family Age Restricted <i>per DU</i>	General Commercial <i>per Bldg. Sq.Ft.</i>	Hotel / Motel / Bed & Breakfast <i>per room</i>	Church <i>per Bldg. Sq.Ft.</i>	Office / Medical <i>per Bldg. Sq.Ft.</i>	Industrial / Warehouse <i>per Bldg. Sq.Ft.</i>
ZONE A	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 5,630	N/A	N/A	\$ 1.31	\$ 237	\$ 0.21	\$ 1.08	\$ 0.43
	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,399	N/A	N/A	\$ 0.78	\$ 141	\$ 0.13	\$ 0.64	\$ 0.26
ZONE B	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 11,748	\$ 6,183	\$ 5,359	\$ 6.09	\$ 1,100	\$ 0.98	\$ 5.02	\$ 2.00
	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 5,233	\$ 2,754	\$ 2,387	\$ 2.94	\$ 531	\$ 0.47	\$ 2.42	\$ 0.97
ZONE C	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Local	\$ 18,885	\$ 9,940	\$ 8,614	\$ 11.67	\$ 2,108	\$ 1.88	\$ 9.62	\$ 3.84
	5/2/2023	7/1/2023	070-2023	2023 Traffic Impact Fee Program Schedule - Highway 50	\$ 1,355	\$ 713	\$ 618	\$ 0.45	\$ 81	\$ 0.07	\$ 0.37	\$ 0.15

**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, 2024**

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, 2024

Benefit Number (See Maps, Figure 6)	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	49.8%	\$ 2,002,052
4	Marble Valley Single Family Residential	108-020-121		
5	Marble Valley Single Family Residential	108-020-131		
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	0.0%	\$ -
12	Cambridge 120 Single Family Residential	108-010-351		
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

Alto, LLC Development Agreement Community Benefit Fee Effective July 23, 2014 through June 30, 2024

Ordinance Date	Effective Date	Ordinance #	Description	1x Fee
6/24/2014	7/23/2014	5009	Approved Development Agreement DA13-0001 Between the County of El Dorado and Alto, LLC for the 81.6 Acre Site Identified as Assessor's parcel Number 126-100-191; DA13- 0001 Section 4.01 requires Contribution for Community Benefit	\$ 30,000

Bass Lake Hills Specific Plan PFFP Fee Effective June 3, 2023 thru April 26, 2024

Board Date	Effective Date	Resolution	Description	Fee
4/4/2023	6/3/2023	053-2023	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

Bass Lake Hills Specific Plan Fees

	2023 Western Shed Rates	2023 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,014	\$ 14,014	\$ 14,014
Sewer	\$ 3,191		
Water	\$ 745	\$ 745	\$ 745
Admin (4.0%)	\$ 717	\$ 591	\$ 591
Subtotal Plan Area	\$ 18,667	\$ 15,350	\$ 15,350

Bass Lake Hills Specific Plan PFFP Fee Effective April 27, 2024 thru June 30, 2024

Board Date	Effective Date	Resolution	Description	Fee
2/27/2024	4/27/2024	027-2024	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

Bass Lake Hills Specific Plan Fees

	2024 Western Shed Rates	2024 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,519	\$ 14,519	\$ 14,519
Sewer	\$ 3,306		
Water	\$ 772	\$ 772	\$ 772
Admin (4.0%)	\$ 742	\$ 612	\$ 612
Subtotal Plan Area	\$ 19,339	\$ 15,903	\$ 15,903

Serrano Village J7 Agreement (PD18-0005/TM18-1536)
Conditions of Approval #13
Effective March 18, 2021 through June 30, 2024

Board Date Date	Effective Date	Agreement Name	Description	1x Fee
		Deferred Frontage Improvement Agmt Serrano J7	Serrano Village J7 Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	
3/18/2021	3/18/2021			\$76,907.88

**Development Agreement DA16-0001 Ordinance 5062
Effective September 19, 2017 through June 30, 2024**

Ordinance Date	Effective Date	Ordinance	Description	1x Fee
11/9/1913	9/19/2017	5062	Ordinance 5062. Per Development Agreement DA16-0001 (Hawk View Agreement), Developer agrees to pay the County adequate funding for the Upper Bass Lake Overlay from Country Club Dr to Hollow Oak	\$244,525.74

Cool General Retail DR19-0006 Conditions of Approval #13 Effective February 24, 2022 through June 30, 2024

Board Date	Effective Date	Agreement #	Description	1x Fee
			Cool General Retail Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	
2/24/2022	2/24/2022	22-55007		\$20,900.00



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 25-1218

***File ID #:** 25-1218

Agenda Item
Type:

Status: Approved

Version: 1

Reference:

Gov Body: Board of
Supervisors

Created: 07/01/2025

Agenda Title: 11/18/25 DOT FY 24/25 Annual Mitigation Fee
Reports

Final Action: 11/18/2025

Title: Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2024-25:
1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
3) The Developer fee programs of: Marble Valley, Serrano J7 Frontage Improvement, Bass Lake Hills Specific Plan Public Facilities Financing Plan, and Cool General Retail in compliance with California Government Code Sections 66006; and
4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: Fee Programs.

Notes:

Sponsors:

::

Attachments: A-TIF Funds Report, B-Marble Valley Fund Report,
C-Alto (In-Lieu) Fund Report, D-BLHSP PFFP Funds
Report, E-Serrano J7 Funds report, F-ITS Fund
report, G-Cool Retail Frontage Fund Report

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Contact: Rafael Martinez or Becky Morton

::

Related Files: 24-1321

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of Supervisors	11/18/2025	Approved				Pass
Action Text: This matter was Approved on the consent calendar.							

Text of Legislative File 25-1218

Department of Transportation recommending the Board receive and file Annual Mitigation Fee Act Reports for Fiscal Year 2024-25:

- 1) The Traffic Impact Fee Program in compliance with California Government Code Section 66006;
- 2) The Community Benefit Fee according to the Alto, LLC Development Agreement in compliance with California Government Code Sections 65865(e) and 66006;
- 3) The Developer fee programs of: Marble Valley, Serrano J7 Frontage Improvement, Bass Lake Hills Specific Plan Public Facilities Financing Plan, and Cool General Retail in compliance with California Government Code Sections 66006; and
- 4) The Intelligent Transportation System Program in compliance with California Government Code Sections 66006.

FUNDING: Fee Programs.

DISCUSSION / BACKGROUND

Pursuant to Section 66006 of the California Government Code, Mitigation Fee Act, the County is required to make available annually to the public specific information related to the prior Fiscal Year's activity for the County's Mitigation Fee programs.

For each Mitigation Fee Program there is a report that includes the following:

- Description of Development Impact Fees - Gov. Code § 66006(b)(1)(A)
- Amount of Fee - Gov. Code § 66006(b)(1)(B)
- Annual Report of Fund Balances - Gov. Code § 66006(b)(1)(C) and (D)
- Public Improvements on Which Fees Were Expended in Fiscal Year - Gov. Code § 66006(b)(1)(E)
- Newly Identified Public Improvement Projects with Sufficient Funding - Gov. Code § 66006(b)(1)(F)
- Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding - Gov. Code § 66006(b)(1)(F)
- Interfund Transfers and Loans - Gov. Code 66006(b)(1)(G)
- Refunds Made Pursuant to Section 66001(e) from These Funds - Gov. Code § 66006(b)(1)(H)

Department of Transportation will post the annual report information contained in the attachments for Fiscal Year 2024-25 to the Department's website to comply with the 15-day public notice requirement of Section 66006(b)(2). Links will also be provided from the AB 1483/AB 602 webpage (<https://www.edcgov.us/Government/planning/AB-1483-Reporting>).

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Community Development Finance and Administration

CAO RECOMMENDATION

Receive and file as recommended.

FINANCIAL IMPACT

The annual reports are informational and there is no associated fiscal impact or change to Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTION

Clerk of the Board to receive and file the Annual Report following Board approval.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Rafael Martinez, Director
Department of Transportation

Becky Morton, Chief Fiscal Officer
Chief Administrative Office, Community Development Finance and Administration

ANNUAL REPORT FOR TIF FUNDS

Fund or Account No.:

3670715, 3670716, 3670717, 3670718, 3670719, and 3670720

Description of Development Impact Fees

Gov. Code § 66006(b)(1)(A)

The purpose of the traffic impact fee (TIF), formerly the traffic impact mitigation (TIM) fee, is to finance capital transportation/circulation improvements, which are related directly to the incremental traffic/vehicle burden imposed upon the County's transportation/circulation system by new development in the unincorporated west slope of El Dorado County through 2040. Improvements funded by the TIF Program include, but are not limited to, new roadways, roadway widenings, roadway intersection improvements, operational and safety improvement, bridge replacement and rehabilitation, and transit. Fees are derived by establishing that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development being charged.

General Plan Traffic Impact Fee (TIF) Program

The General Plan Traffic Impact Fee (TIF) Program addresses the need to fund a road system capable of achieving the traffic level of service standards of the General Plan. This fee program succeeds all subsequent fee programs.

Fiscal Year 24/25 had four effective fee schedules:

1. The original fee schedule for FY24-25 went into effect on July 1, 2023 by resolution no. 070-2023.
2. The annual update to the fee schedule went into effect July 20, 2024 by resolution no. 079-2024.
3. The Board adopted the Major Update to the fee schedule on December 3, 2024, which went into effect February 1, 2025 by resolution 213-2024.
4. Finally, an adjustment to the fee schedule was adopted on June 10, 2025, by Resolution 073-2025. The updated fee schedule (Exhibit A-1 to the resolution) went into effect immediately*.

Adopted on December 8, 2020, by resolution no. 196-2020 the former TIM (Traffic Impact Mitigation) program name was changed from the TIM Fee Program to the TIF program and the new/updated TIF Funds are as follows:

1. TIF Zone A (Acct 3670719)
2. TIF Zone B (Acct 3670720)
3. TIF Zone C (Acct 3670715)
4. TIF Zone C Silva Valley Interchange (Acct 3670716)
5. TIF HWY 50 (Acct 3670718)

(TIM Zones 1-7 Acct 3670717: Although funds stopped being deposited into this account after February 7, 2021, existing monies will continue to fund projects until it is exhausted.)

The zones that comprise the TIF program are:

ATTACHMENT 1 - TIF FUNDS

25-1786 C 150 of 187

- ✓ TIF Zone A - The Rural Fee Zone
- ✓ TIF Zone B - Cameron Park and Shingle Springs
- ✓ TIF Zone C – El Dorado Hills Area

In all the zones, there is a specified local component to the fee and a specified Hwy 50 component. The local component of fees collected from TIM Zones 1-7 (up until February 7, 2021) were pooled for use on future projects in any of these zones, but the amount used in each zone should ultimately approximate the amount of fees collected from that zone. Revenues collected were deposited into TIM Zones 1-7 (Acct 3670717). On February 8, 2021 revenues collected are now being deposited into TIF Zones A and B, which are collected into Accounts 3670719 and 3670720 respectively.

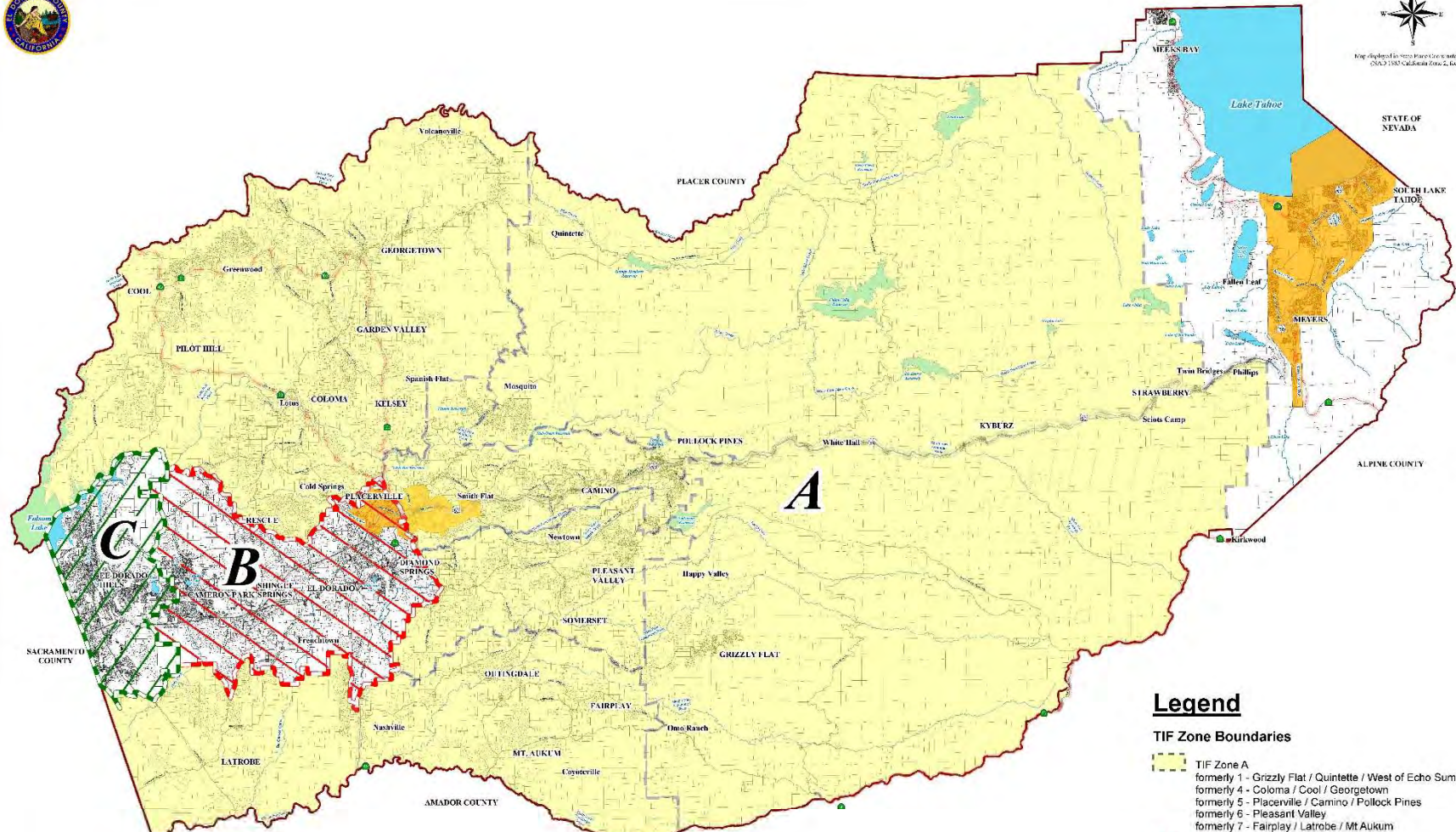
Local funds collected from TIF Zone C (formerly TIM Zone 8 up until February 7, 2021) are held separately due to pre-existing agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road Improvement Fee (RIF) program. Revenues collected are deposited into TIF – Zone C (Acct 3670715) at 70% and into TIF – Zone C Silva Valley Interchange (Acct 3670716) at 30%.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. Revenues collected are deposited into TIF HWY 50 (Acct 3670718; formerly TIM HWY 50).

Fees were established by estimating projected costs of future projects and spreading those costs among the eight zones based on traffic volumes from each zone. Costs were divided by future growth projections to determine fees. As a part of Resolution No. 196-2020, the spreading of the costs is now among the three zones based on traffic volumes from each zone (see map below). Costs are divided by future growth projections to determine fees. Refer to Attachment B for list of the TIF fee breakdown.

More information about the various programs can be found in El Dorado County Ordinance Nos. 5044 and 5045, and the enabling Board Resolutions Nos. 021-2012, 191-2016, 001-2017, 189-2016, 190-2016, 191-2016, 072-2019, 095-2020, 079-2021, and 072-2022.

*The fees in Exhibit A-1 of resolution no. 073-2025 were retroactive to February 1, 2025. Therefore, the differences in fees paid between it and resolution no. 213-2024 were refunded to permit payees.



- Legend**
- TIF Zone Boundaries**
- TIF Zone A
formerly 1 - Grizzly Flat / Quintette / West of Echo Summit
formerly 4 - Coloma / Cool / Georgetown
formerly 5 - Placerville / Camino / Pollock Pines
formerly 6 - Pleasant Valley
formerly 7 - Fairplay / Latrobe / Mt Aukum
 - TIF Zone B
formerly 2 - Cameron Park / Shingle Springs
formerly 3 - El Dorado / Diamond Springs
 - TIF Zone C
formerly 8 - El Dorado Hills
- Parcels
 - Cities
 - Rivers & Creeks
 - Lakes
 - Major Roads
 - US Highway
 - State Routes

EXHIBIT B
Adopted Traffic Impact Fee Zones
With Parcel Boundaries
County of El Dorado
State of California

DATE: 10/10/2018
TIME: 10:00 AM
PROJECT: 2018-2019 TIF FUND STUDY
PREPARED BY: [Name]
DATE: 10/10/2018

Amount of Fee

Gov. Code § 66006(b)(1)(B)

Resolution No. 070-2023 TIF Fee Schedule - Eff. July 1, 2024 - July 19, 2024

Table 1: Hwy 50 TIF Schedule - 2023 Update

Land Use	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
		<i>Original Zones</i>			
		>>	1, 4, 5, 6, 7	2, 3	8
Residential		<i>Cost per EDU¹</i> >>	2,455	9,180	2,377
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	2,013	7,528	1,949
1,000 to 1,499 SqFt	0.89	Dwelling Unit	2,185	8,170	2,116
1,500 to 1,999 SqFt	0.95	Dwelling Unit	2,332	8,721	2,258
2,000 to 2,999 SqFt	1.00	Dwelling Unit	2,455	9,180	2,377
3,000 to 3,999 SqFt	1.06	Dwelling Unit	2,602	9,731	2,520
4,000 SqFt or more	1.10	Dwelling Unit	2,701	10,098	2,615
MFD Not Age Restricted	0.57	Dwelling Unit	1,399	5,233	1,355
SFD Age Restricted	0.30	Dwelling Unit	NA	2,754	713
MFD Age Restricted	0.26	Dwelling Unit	NA	2,387	618
Nonresidential		<i>Cost per EDU¹</i> >>	504	1,895	290
General Commercial	1.55	Bldg. Sq. Ft.	0.78	2.94	0.45
Hotel/Motel/B&B	0.28	Room	141	531	81
Church	0.25	Bldg. Sq. Ft.	0.13	0.47	0.07
Office/Medical	1.28	Bldg. Sq. Ft.	0.64	2.42	0.37
Industrial/Warehouse	0.51	Bldg. Sq. Ft.	0.26	0.97	0.15

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.

Table 2: Local Roads TIF Schedule - 2023 Update

Land Use	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
		<i>Original Zones</i>			
		>>	1, 4, 5, 6, 7	2, 3	8
Residential		<i>Cost per EDU¹</i> >>	9,878	20,610	33,132
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	8,100	16,900	27,168
1,000 to 1,499 SqFt	0.89	Dwelling Unit	8,791	18,343	29,487
1,500 to 1,999 SqFt	0.95	Dwelling Unit	9,384	19,580	31,475
2,000 to 2,999 SqFt	1.00	Dwelling Unit	9,878	20,610	33,132
3,000 to 3,999 SqFt	1.06	Dwelling Unit	10,471	21,847	35,120
4,000 SqFt or more	1.10	Dwelling Unit	10,866	22,671	36,445
MFD Not Age Restricted	0.57	Dwelling Unit	5,630	11,748	18,885
SFD Age Restricted	0.30	Dwelling Unit	NA	6,183	9,940
MFD Age Restricted	0.26	Dwelling Unit	NA	5,359	8,614
Nonresidential		<i>Cost per EDU¹</i> >>	848	3,930	7,527
General Commercial	1.55	Bldg. Sq. Ft.	1.31	6.09	11.67
Hotel/Motel/B&B	0.28	Room	237	1,100	2,108
Church	0.25	Bldg. Sq. Ft.	0.21	0.98	1.88
Office/Medical	1.28	Bldg. Sq. Ft.	1.08	5.02	9.62
Industrial/Warehouse	0.51	Bldg. Sq. Ft.	0.43	2.00	3.84

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.

Resolution 079-2024
TIF Fee Schedule - Eff. July 20, 2024 - January 31, 2025

Table 1: Hwy 50 TIF Schedule - 2024 Update

Land Use	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
		<i>Original Zones >></i>	<i>1, 4, 5, 6, 7</i>	<i>2, 3</i>	<i>8</i>
Residential		<i>Cost per EDU¹ >></i>	<i>3,267</i>	<i>10,874</i>	<i>2,762</i>
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	2,679	8,917	2,265
1,000 to 1,499 SqFt	0.89	Dwelling Unit	2,908	9,678	2,458
1,500 to 1,999 SqFt	0.95	Dwelling Unit	3,104	10,330	2,624
2,000 to 2,999 SqFt	1.00	Dwelling Unit	3,267	10,874	2,762
3,000 to 3,999 SqFt	1.06	Dwelling Unit	3,463	11,526	2,928
4,000 SqFt or more	1.10	Dwelling Unit	3,594	11,961	3,038
MFD Not Age Restricted	0.57	Dwelling Unit	1,862	6,198	1,574
SFD Age Restricted	0.30	Dwelling Unit	NA	3,262	829
MFD Age Restricted	0.26	Dwelling Unit	NA	2,827	718
Nonresidential		<i>Cost per EDU¹ >></i>	<i>616</i>	<i>2,246</i>	<i>329</i>
General Commercial	1.55	Bldg. Sq. Ft.	0.95	3.48	0.51
Hotel/Motel/B&B	0.28	Room	172	629	92
Church	0.25	Bldg. Sq. Ft.	0.15	0.56	0.08
Office/Medical	1.28	Bldg. Sq. Ft.	0.79	2.87	0.42
Industrial/Warehouse	0.51	Bldg. Sq. Ft.	0.31	1.15	0.17

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.

Table 2: Local Roads TIF Schedule - 2024 Update

Land Use	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
		<i>Original Zones >></i>	<i>1, 4, 5, 6, 7</i>	<i>2, 3</i>	<i>8</i>
Residential		<i>Cost per EDU¹ >></i>	<i>9,064</i>	<i>20,423</i>	<i>34,019</i>
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	7,432	16,747	27,896
1,000 to 1,499 SqFt	0.89	Dwelling Unit	8,067	18,176	30,277
1,500 to 1,999 SqFt	0.95	Dwelling Unit	8,611	19,402	32,318
2,000 to 2,999 SqFt	1.00	Dwelling Unit	9,064	20,423	34,019
3,000 to 3,999 SqFt	1.06	Dwelling Unit	9,608	21,648	36,060
4,000 SqFt or more	1.10	Dwelling Unit	9,970	22,465	37,421
MFD Not Age Restricted	0.57	Dwelling Unit	5,166	11,641	19,391
SFD Age Restricted	0.30	Dwelling Unit	NA	6,127	10,206
MFD Age Restricted	0.26	Dwelling Unit	NA	5,310	8,845
Nonresidential		<i>Cost per EDU¹ >></i>	<i>843</i>	<i>3,870</i>	<i>7,754</i>
General Commercial	1.55	Bldg. Sq. Ft.	1.31	6.00	12.02
Hotel/Motel/B&B	0.28	Room	236	1,084	2,171
Church	0.25	Bldg. Sq. Ft.	0.21	0.97	1.94
Office/Medical	1.28	Bldg. Sq. Ft.	1.08	4.95	9.91
Industrial/Warehouse	0.51	Bldg. Sq. Ft.	0.43	1.97	3.95

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.

Resolution no. 213-2024
TIF Fee Schedule - Eff. February 1, 2025 - June 9, 2025
(superseded by Resolution no. 073-2025)

Table 19: Hwy 50 TIF Schedule

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		6,894	12,837	5,605
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	5,653	10,526	4,596
1,000 to 1,499 SqFt	0.89	Dwelling Unit	6,136	11,425	4,989
1,500 to 1,999 SqFt	0.95	Dwelling Unit	6,549	12,195	5,325
2,000 to 2,999 SqFt	1.00	Dwelling Unit	6,894	12,837	5,605
3,000 to 3,999 SqFt	1.06	Dwelling Unit	7,308	13,607	5,942
4,000 SqFt or more	1.10	Dwelling Unit	7,584	14,120	6,166
MFD Not Age Restricted	0.54	Dwelling Unit	3,723	6,932	3,027
SFD Age Restricted	0.32	Dwelling Unit	NA	4,108	1,794
MFD Age Restricted	0.27	Dwelling Unit	NA	3,466	1,513
Nonresidential	<i>Cost per EDU¹ >></i>		2,456	3,746	674
General Commercial	1.72	Bldg. Sq. Ft.	4.22	6.44	1.16
Hotel/Motel/B&B	0.28	Room	688	1,049	189
Church	0.26	Bldg. Sq. Ft.	0.64	0.97	0.18
Office/Medical	1.99	Bldg. Sq. Ft.	4.88	7.45	1.34
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	1.38	2.10	0.38

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.

Sources: Tables 3 and 14.

Table 20: Local Roads TIF Schedule

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		9,846	18,908	60,611
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	8,073	15,505	49,701
1,000 to 1,499 SqFt	0.89	Dwelling Unit	8,763	16,828	53,944
1,500 to 1,999 SqFt	0.95	Dwelling Unit	9,353	17,963	57,581
2,000 to 2,999 SqFt	1.00	Dwelling Unit	9,846	18,908	60,611
3,000 to 3,999 SqFt	1.06	Dwelling Unit	10,436	20,042	64,248
4,000 SqFt or more	1.10	Dwelling Unit	10,830	20,799	66,672
MFD Not Age Restricted	0.54	Dwelling Unit	5,317	10,210	32,730
SFD Age Restricted	0.32	Dwelling Unit	NA	6,051	19,396
MFD Age Restricted	0.27	Dwelling Unit	NA	5,105	16,365
Nonresidential	<i>Cost per EDU¹ >></i>		2,576	3,793	12,154
General Commercial	1.72	Bldg. Sq. Ft.	4.43	6.52	20.91
Hotel/Motel/B&B	0.28	Room	721	1,062	3,403
Church	0.26	Bldg. Sq. Ft.	0.67	0.99	3.16
Office/Medical	1.99	Bldg. Sq. Ft.	5.12	7.54	24.17
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	1.44	2.12	6.81

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.

Sources: Tables 3 and 15.

Resolution no. 073-2025
TIF Fee Schedule - Eff. June 10-30, 2025, but also retroactive to February 1, 2025

Table 19: Hwy 50 TIF Schedule - Eff. June 10, 2025

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		6,245	12,837	4,668
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	5,121	10,526	3,828
1,000 to 1,499 SqFt	0.89	Dwelling Unit	5,558	11,425	4,155
1,500 to 1,999 SqFt	0.95	Dwelling Unit	5,933	12,195	4,435
2,000 to 2,999 SqFt	1.00	Dwelling Unit	6,245	12,837	4,668
3,000 to 3,999 SqFt	1.06	Dwelling Unit	6,620	13,607	4,948
4,000 SqFt or more	1.10	Dwelling Unit	6,869	14,120	5,135
MFD Not Age Restricted	0.54	Dwelling Unit	3,372	6,932	2,521
SFD Age Restricted	0.32	Dwelling Unit	NA	4,108	1,494
MFD Age Restricted	0.27	Dwelling Unit	NA	3,466	1,260
Nonresidential	<i>Cost per EDU¹ >></i>		848	3,690	511
General Commercial	1.72	Bldg. Sq. Ft.	1.46	6.35	0.88
Hotel/Motel/B&B	0.28	Room	238	1,033	143
Church	0.26	Bldg. Sq. Ft.	0.22	0.96	0.13
Office/Medical	1.79	Bldg. Sq. Ft.	1.52	6.61	0.91
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	0.48	2.07	0.29

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.

Sources: Tables 3 and 14.

Table 20: Local Roads TIF Schedule - Eff. June 10, 2025

	EDU Rate ¹	Fee Basis	Zone A	Zone B	Zone C
Residential	<i>Cost per EDU¹ >></i>		7,119	13,354	32,799
SFD Not Age Restricted					
Less than 1,000 SqFt	0.82	Dwelling Unit	5,838	10,950	26,895
1,000 to 1,499 SqFt	0.89	Dwelling Unit	6,336	11,885	29,191
1,500 to 1,999 SqFt	0.95	Dwelling Unit	6,763	12,686	31,159
2,000 to 2,999 SqFt	1.00	Dwelling Unit	7,119	13,354	32,799
3,000 to 3,999 SqFt	1.06	Dwelling Unit	7,546	14,155	34,767
4,000 SqFt or more	1.10	Dwelling Unit	7,831	14,689	36,079
MFD Not Age Restricted	0.54	Dwelling Unit	3,844	7,211	17,712
SFD Age Restricted	0.32	Dwelling Unit	NA	4,273	10,496
MFD Age Restricted	0.27	Dwelling Unit	NA	3,605	8,856
Nonresidential	<i>Cost per EDU¹ >></i>		805	2,534	7,125
General Commercial	1.72	Bldg. Sq. Ft.	1.38	4.36	12.26
Hotel/Motel/B&B	0.28	Room	225	709	1,995
Church	0.26	Bldg. Sq. Ft.	0.21	0.66	1.85
Office/Medical	1.79	Bldg. Sq. Ft.	1.44	4.54	12.76
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	0.45	1.42	3.99

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.

Sources: Tables 3 and 15.

Annual Report of Fund Balances

Gov. Code § 66006(b)(1)(C) and (D)

	TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715 Fund 12360510	TIF(TIM) - Silva Valley Interchange Acct. 3670716 Fund 12360511	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717 Fund 12360512	TIF(TIM) Highway 50 Acct. 3670718 Fund 12360513	TIF - Zone A (TIM - Zone 1, 4, 5, 6, 7 starting 2/8/21) Acct. 3670719 Fund 12360514	TIF - Zone B (TIM - Zone 2, 3 starting 2/8/21) Acct. 3670720 Fund 12360515
Ending Cash Balance Last Fiscal Year:	25,280,193	6,621,961	6,855,126	30,747,467	1,336,581	2,913,524
Less Fair Market Value Adjustment Last Fiscal Year:	(399,523)	(104,652)	(108,337)	(485,927)	(21,123)	(46,045)
Plus Accruals For Last Fiscal Year:	0	-	-	9,180	-	20,610
Fund Balance at Start of Fiscal Year:	24,880,670	6,517,309	6,746,789	30,270,720	1,315,458	2,888,089
Fees Collected in Fiscal Year:	3,257,621	1,556,619	(2,484)	1,216,562	297,406	764,519
Interest Earned in Fiscal Year:	1,351,031	385,134	366,944	1,639,998	77,025	168,432
Expenditures in Fiscal Year:	(3,964,202)	(370)	(613,954)	(726,073)	-	-
Balance of Fund at End of Fiscal Year:	25,525,120	8,458,692	6,497,295	32,401,207	1,689,889	3,821,040

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

Public Improvement Expenditures	Project #	TIF - Zone C (TIM - Zone 8 prior to 2/8/21) El Dorado Hills Acct. 3670715 Fund 12360510	TIF(TIM) - Silva Valley Interchange Acct. 3670716 Fund 12360511	(TIM - Zones 1-7 prior to 2/8/21) Acct. 3670717 Fund 12360512	TIF(TIM) Highway 50 Acct. 3670718 Fund 12360513	Approximate Construction Start Date	Life to Date % Funded with Impact Fees
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	36201014	267,497		113,933		N/A	100%
US50/EL DORADO HILLS INTERCHANGE PH 2B	36104001	368,661				FY 2025/2026	61%
SILVA VALLEY US 50 INTERCHANGE PHASE 1A	36104003		370			FY 2025/2026	100%
U.S. 50 CAMERON PARK DRIVE INTERCHANGE	36104007					Beyond 2035	100%
U.S 50/PONDEROSA ROAD INTERCHANGE - DUROCK RD REALIGNMENT	36104008				368,638	FY 2027/2028	100%
U.S. 50/PONDEROSA ROAD INTERCHANGE-NORTH SHINGLE REALIGN	36104009				357,435	FY 2027/2028	100%
U.S. 50/PONDEROSA RD/SO. SHINGLE RD INTERCHANGE IMPROVEMENTS	36104010					Beyond 2035	98%
BUCKS BAR N FORK COSUMNES RIVER BRIDGE	36105003			14,540		FY 2026/2027	8%
CAMERON PARK DR - PALMER DR TO HACIENDA WIDENING	36105004			1,295		Beyond 2035	100%
COUNTRY CLUB DR EXT - EAST OF EL DORADO HILLS BLVD TO SILVA VALLEY PKWY	36105007	37,002				Beyond 2035	100%
COUNTRY CLUB DR EXT - SILVA VALLEY PARKWAY TO TONG RD	36105008	13,752				FY 2027/2028	100%

ATTACHMENT 1 - TIF FUNDS

DIAMOND SPRINGS PARKWAY - PHASE 1B	35105011			391,344		FY 2025/2026	32%
GREEN VALLEY ROAD AT INDIAN CREEK - BRIDGE REPLACEMENT	36105014					FY 2026/2027	6%
GREEN VALLEY ROAD AT MOUND SPRINGS CREEK - BRIDGE REPLACEMENT	36105015					FY 2026/2027	7%
WHITE ROCK WIDENING (2-4 LANES) POST ST TO SOUTH OF SILVA VALLEY PARKWAY	36105042	74,279				FY 2027/2028	99%
INDUSTRIAL DR - SIGNALIZATION & REALIGNMENT	36105053			6,237		FY 2023/2024	35%
GREEN VALLEY RD AT LOCH WAY INTERSECTION IMPROVEMENT	36105056	13,802				FY 2026/2027	100%
EL DORADO HILLS BLVD SARATOGA WAY TURN LANES	36105076	1,390,278				FY 2024/2025	97%
HARVARD WAY AND CLERMONT WAY INTERSECTION	36105080	902,835				FY 2023/2024	70%
SARATOGA WAY REIMBURSEMENT AGREEMENT #18-54896	N/A	837,147				N/A	100%
BASS LAKE COUNTRY CLUB REIMBURSEMENT AGREEMENT #19-54921	N/A	58,949		86,605		N/A	100%
Total Public Improvement Expenditures		3,964,202	370	613,954	726,073		

FY 24-25 - TIF Staff Costs

	TIF Hwy 50		
	Direct Staff Cost	Indirect Staff Cost	Total Staff Cost
71323-US50/EL DORADO HILLS IC PH 2B	\$ -	\$ -	\$ -
71368-50/SILVA VALLEY IC PH1 LNDSCP	\$ -	\$ -	\$ -
71338-US50/PONDEROSA-DUROCK REALIGN	\$ 95,246.51	\$ 83,483.57	\$ 178,730.08
71339-50/PONDEROSA-NSHINGLE REALIGN	\$ 89,481.57	\$ 78,430.60	\$ 167,912.17
77116-BUCKSBAR@NOFORK COSUMNES-BRDG	\$ -	\$ -	\$ -
72143-CAMERON PARK-PALMER-SUDBURY	\$ -	\$ -	\$ -
72377-COUNTRY CLUB-EDHB-SILVAVALLEY	\$ -	\$ -	\$ -
71362-COUNTRY CLB-SILVAVALLEY-TONG	\$ -	\$ -	\$ -
72334-DIAMOND SPRINGS PARKWAY PH 1B	\$ -	\$ -	\$ -
72374-WHITE ROCK-MONTVERDE-SILVA VY	\$ -	\$ -	\$ -
73366-INDUSTRIAL/MO FLAT RD SIGNAL	\$ -	\$ -	\$ -
72LOCH-GREEN VALLEY/LOCH INTRSCN	\$ -	\$ -	\$ -
EDH BLVD LTURN POCKET TO SARATOGA	\$ -	\$ -	\$ -
HARVARD WAY CLERMONT INTRSCN IMPRV	\$ -	\$ -	\$ -
34047-TRAFFIC IMPACT FEE UPDATE	\$ -	\$ -	\$ -
	\$ 184,728.08	\$ 161,914.17	\$ 346,642.25

	TIF Zone C/8 - Local Road		
	Direct Staff Cost	Indirect Staff Cost	Total Staff Cost
	\$ 26,605.02	\$ 23,319.30	\$ 49,924.33
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ 18,960.03	\$ 16,618.47	\$ 35,578.50
	\$ 6,444.51	\$ 5,648.61	\$ 12,093.12
	\$ -	\$ -	\$ -
	\$ 39,549.85	\$ 34,665.44	\$ 74,215.29
	\$ -	\$ -	\$ -
	\$ 7,355.01	\$ 6,446.67	\$ 13,801.68
	\$ 60,191.55	\$ 52,757.89	\$ 112,949.44
	\$ 40,624.35	\$ 35,607.24	\$ 76,231.59
	\$ 86,972.46	\$ 76,231.36	\$ 163,203.83
	\$ 286,702.78	\$ 251,294.99	\$ 537,997.77

FY 24-25 - TIF Staff Costs

	TIF Zone C/8 - SVI			TIM Zones 1-7		
	Direct Staff Cost	Indirect Staff Cost	Total Staff Cost	Direct Staff Cost	Indirect Staff Cost	Total Staff Cost
71323-US50/EL DORADO HILLS IC PH 2B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71368-50/SILVA VALLEY IC PH1 LNDSCP	\$ 197.42	\$ 173.04	\$ 370.46	\$ -	\$ -	\$ -
71338-US50/PONDEROSA-DUROCK REALIGN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71339-50/PONDEROSA-NSHINGLE REALIGN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
77116-BUCKSBAR@NOFORK COSUMNES-BRDG	\$ -	\$ -	\$ -	\$ 5,191.64	\$ 4,550.48	\$ 9,742.12
72143-CAMERON PARK-PALMER-SUDBURY	\$ -	\$ -	\$ -	\$ 644.45	\$ 564.86	\$ 1,209.31
72377-COUNTRY CLUB-EDHB-SILVAVALLEY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71362-COUNTRY CLB-SILVAVALLEY-TONG	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
72334-DIAMOND SPRINGS PARKWAY PH 1B	\$ -	\$ -	\$ -	\$ 89,899.35	\$ 78,796.78	\$ 168,696.12
72374-WHITE ROCK-MONTVERDE-SILVA VY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
73366-INDUSTRIAL/MO FLAT RD SIGNAL	\$ -	\$ -	\$ -	\$ 3,304.07	\$ 2,896.02	\$ 6,200.09
72LOCH-GREEN VALLEY/LOCH INTRSCN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EDH BLVD LTURN POCKET TO SARATOGA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HARVARD WAY CLERMONT INTRSCN IMPRV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34047-TRAFFIC IMPACT FEE UPDATE	\$ -	\$ -	\$ -	\$ 37,043.60	\$ 32,468.72	\$ 69,512.31
TOTAL	\$ 197.42	\$ 173.04	\$ 370.46	\$ 136,083.11	\$ 119,276.85	\$ 255,359.96

TOTAL DIRECT COST	\$ 607,711.39
TOTAL INDIRECT COST	\$ 532,659.05
TOTAL STAFF COST	\$ 1,140,370.44

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

A full list can be found in the 2025 CIP book approved by the Board on July 15, 2025 by Board No 25-0504 item 29 and at <https://www.eldoradocounty.ca.gov/Land-Use/County-Projects/CIP-TIF-Program/Capital-Improvement-Program/2025-CIP>

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

The table below lists each public improvement identified in a previous report and indicates whether construction started around the date noted in that report. For projects mentioned in a previous report where construction did not begin by the estimated date, the reason for the delay and a revised estimated date for starting construction are also included.

Public Improvement Project Name	Project Description	Previously Identified Date of Commencement of Construction	Date Construction Commenced	Explanation of Reason Why Construction Not Commenced; or Why Construction Did Not Begin on Previously Identified Date	Revised Approximate Date of Commencement of Construction
71368/36104003	SILVA VALLEY US 50 INTERCHANGE PHASE 1A	FY24/25	TBD	Reallocation of resources to projects that had a higher priority	FY25/26
72334/36105011	DIAMOND SPRINGS PARKWAY - PHASE 1B	FY24/25	TBD	Delay due to permitting issues	FY25/26

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

Not applicable for TIF funds.

Refunds Made Pursuant to Section 66001(e) from These Funds

Gov. Code § 66006(b)(1)(H)

Fund	3670715	3670716	3670717	3670718	3670719	3670720
Amount of Refunds (\$):	\$507,207	\$226,590	\$2,484	\$56,204	\$31,669	\$161,397
Number of Persons or Entities Identified to Receive Refunds:	14 entities and 4 persons	17 entities and 4 persons	2 persons	25 entities and 17 persons	4 entities and 9 persons	9 entities and 6 persons
Reallocations to Different Purposes Pursuant to Section 66001(f):	n/a	n/a	n/a	n/a	n/a	n/a

ANNUAL REPORT FOR MARBLE VALLEY ROAD IMPACT FEE FUND

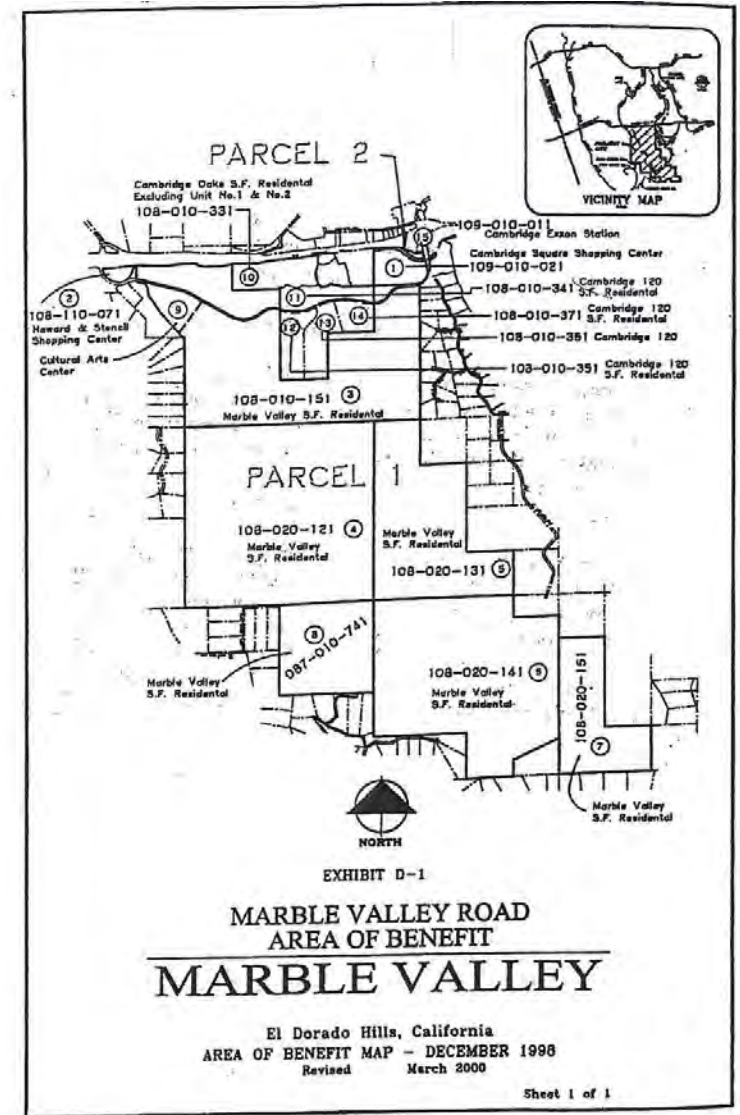
Fund or Account No.:

12360432

Description of Development Impact Fees

Gov. Code § 66006(b)(1)(A)

Established by Resolution 118-2000 on May 2, 2000, the Marble Valley Road Area of Benefit (see map at right) and its associated impact fee, are intended to be used to reimburse Developer(s) that build the future roadway known as Marble Valley Road. The fee, which is collected with the building permit application, is based on the percentage of peak hour trips allocated to the property as detailed in the Traffic Analysis for Marble Valley Road, an appendix of the Engineer's Report for the Area of Benefit. These funds are collected by the County and were deposited into the Marble Valley Road Trust account (3670732-subfund 12360432). See Amount of Fee section below for details of fee calculation.



ATTACHMENT 2 - MARBLE VALLEY FUND

Amount of Fee

Gov. Code § 66006(b)(1)(B)

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, 2025				
Benefit Number (See map above)	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	49.8%	\$ 2,002,052
4	Marble Valley Single Family Residential	108-020-121		
5	Marble Valley Single Family Residential	108-020-131		
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	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	0.0%	\$ -
12	Cambridge 120 Single Family Residential	108-010-351		
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

Annual Report of Fund Balances

Gov. Code § 66006(b)(1)(C) and (D)

	Marble Valley Road Impact Fee Special Revenue Fund Acct. 12360432
Ending Cash Balance Last Fiscal Year:	61,097
Less Fair Market Value Adjustment Last Fiscal Year:	(966)
Plus Accruals For Last Fiscal Year:	-
Balance of Fund at Start of Fiscal Year:	60,131
Fees Collected in Fiscal Year:	-
Interest Earned in Fiscal Year:	2,260
Expenditures in Fiscal Year:	-
Balance of Fund at End of Fiscal year	63,357

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

Not applicable for Marble Valley Fund.

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for Marble Valley Fund.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for Marble Valley Fund.

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

Not applicable for Marble Valley Fund.

Refunds Made Pursuant to Section 66001(e) from These Funds

Gov. Code § 66006(b)(1)(H)

Not applicable for Marble Valley Fund.

ANNUAL REPORT FOR ROAD CONSTRUCTION IN-LIEU FUND

Fund or Account No.:

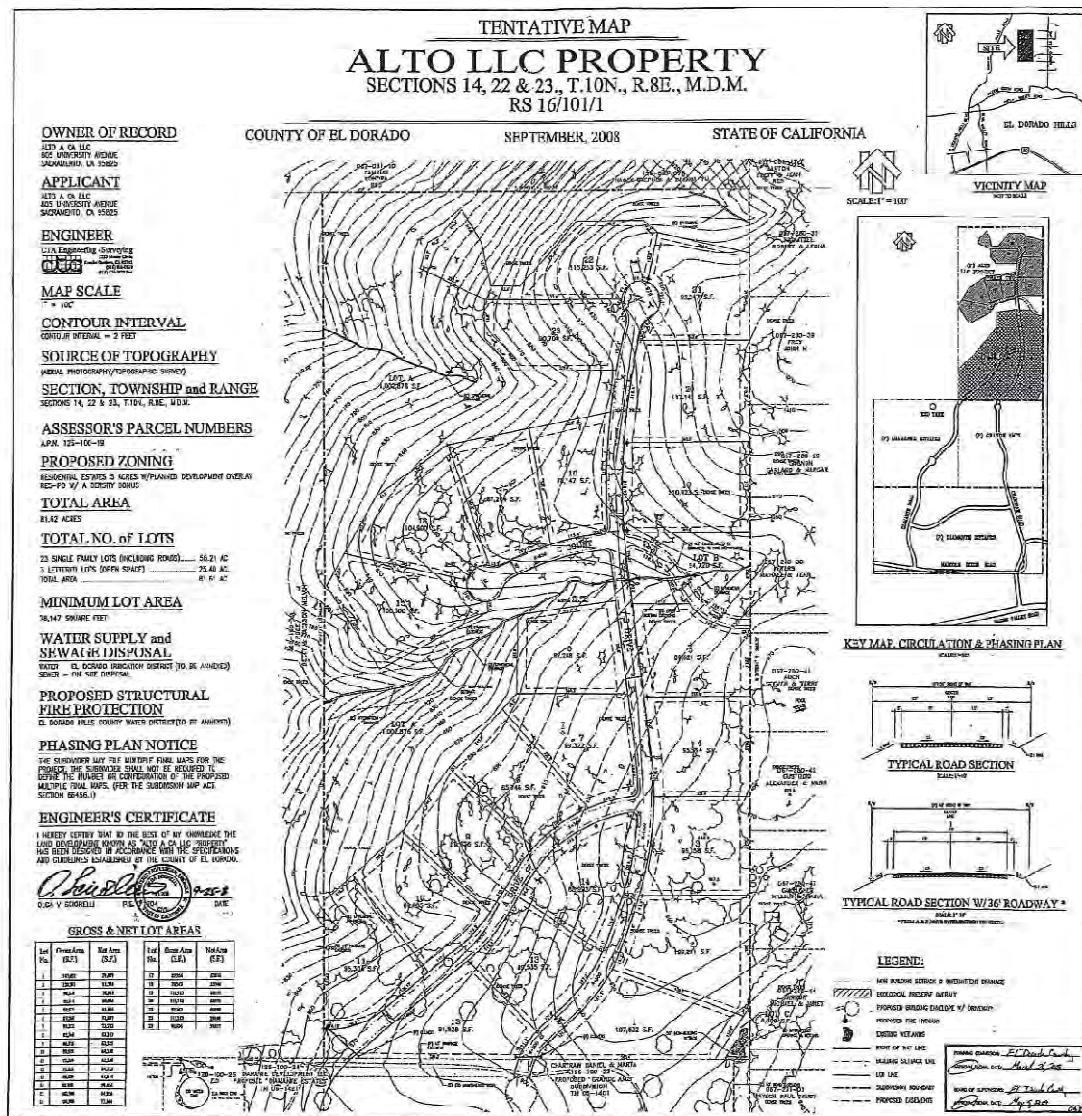
3670704

Description of Development Impact Fees

Gov. Code § 66006(b)(1)(A)

The Alto development is a tentative subdivision for twenty-three (23) residential lots on an eighty-one (81) acre site identified as Assessor's Parcel Number 126-100-19 approved on May 5, 2009. On June 24, 2014 the Board approved Ordinance 5009 approving Development Agreement (DA) 13-0001 with Alto, LLC. Section 4.01 of the DA required the Alto, LLC to contribute \$30,000.00 for the County to use at its discretion toward a public benefit for the community. County received \$30,000.00 on July 25, 2014 to be used for potential road improvements in the Green Valley Road area. The map below depicts the proposed Alto development.

Fees were deposited into the Road Construction Improvement In-Lieu fund (3670704). Note that the interest collected applies to the entire fund which includes Alto, LLC among other developments. The asterisk in fund balance table below identifies the interest which applies to the Alto portion only.



Amount of Fee

Gov. Code § 66006(b)(1)(B)

Alto, LLC Development Agreement Community Benefit Fee Effective July 23, 2014 through June 30, 2025				
Ordinance Date	Effective Date	Ordinance #	Description	1x Fee
6/24/2014	7/23/2014	5009	Approved Development Agreement DA13-0001 Between the County of El Dorado and Alto, LLC for the 81.6 Acre Site Identified as Assessor's parcel Number 126-100-19I; DA13-0001 Section 4.01 requires Contribution for Community Benefit	\$ 30,000

Annual Report of Fund Balances

Gov. Code § 66006(b)(1)(C) and (D)

	Road Construction In-Lieu (including Alto LLC*) Special Revenue Fund Acct. 3670704
Ending Cash Balance Last Fiscal Year:	281,720
Less Fair Market Value Adjustment Last Fiscal Year:	(4,452)
Plus Accruals For Last Fiscal Year:	-
Balance of Fund at Start of Fiscal Year:	277,267
Fees Collected in Fiscal Year:	-
Interest Earned in Fiscal Year:	14,874
Expenditures in Fiscal Year:	-
Balance of Fund at End of Fiscal year	292,142
*Alto portion interest earned in Fiscal Year: \$1,251.40	

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

Not applicable for In-Lieu Fund.

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for In-Lieu Fund.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for In-Lieu Fund.

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

Not applicable for In-Lieu Fund.

Refunds Made Pursuant to Section 66001(e) from These Funds

Gov. Code § 66006(b)(1)(H)

Not applicable for In-Lieu Fund.

ANNUAL REPORT FOR BASS LAKE HILLS SPECIFIC PLAN PFFP FUNDS

Fund or Account No.:	3670733 and 3670727
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Description of Development Impact Fees

Gov. Code § 66006(b)(1)(A)

The Bass Lake Hills Specific Plan (BLHSP) was established November 7, 1995 and approved in 1996 for a 20-year agreement. It consists of 1,414 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres. The BLHSP Public Facilities Financing Plan (PFFP) fee was adopted on June 8, 2004. In phases 1, 1A, 2, and 3 of the development, 1,404 units were subject to the PFFP fee. The fee was established to finance the backbone infrastructure and other public facilities for the BLHSP.

In April 2016 the Planning Commission approved Tentative Map and Planned Development revisions (Hawk View, APN: 103-060-01), (Bell Ranch, APN: 119-020-52), and (Bell Woods, APN: 108-010-07) supported by corresponding 10-year Development Agreements to replace the expired original BLHSP Development Agreement that was approved in 1996.

On February 23, 2021, Resolution 218-2021 was adopted by the Board to approve the 2020 BLHSP PFFP, which replaced the former BLHSP PFFP (see map below). This resolution did not update the PFFP fee. Rather, the Board directed the department to return to them to further lay out an updated fee plan. Subsequently resolution 065-2021, 118-2022, 053-2023, and 027-2024 made updates to the BLHSP PFFP fee schedule.

At the beginning of FY24/25 Resolution 027-2024 remained in effect until Resolution 034-2025, which took effect on May 24, 2025. Therefore, Attachment B shows both fees in effect for FY24/25.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. The BLHSP PFFP fee is collected from new developments within the BLHSP at the time a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued.

Fees are deposited into the Bass Lake Hills PFFP fund (3670733). The Administration Fee is deposited into its own fund (3670727). See Amount of Fee section for fee amounts.

Amount of Fee

Gov. Code § 66006(b)(1)(B)

Bass Lake Hills Specific Plan PFFP Fee
Effective July 1, 2024-May 23, 2025

Board Date	Effective Date	Resolution	Description	Fee
2/27/2024	4/27/2024	027-2024	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

Bass Lake Hills Specific Plan Fees

	2024 Western Shed Rates	2024 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,519	\$ 14,519	\$ 14,519
Sewer	\$ 3,306		
Water	\$ 772	\$ 772	\$ 772
Admin (4.0%)	\$ 742	\$ 612	\$ 612
Subtotal Plan Area	\$ 19,339	\$ 15,903	\$ 15,903

**Bass Lake Hills Specific Plan PFFP Fee
Effective May 24, 2025-June 30, 2025**

Board Date	Effective Date	Resolution	Description	Fee
3/25/2025	5/24/2025	034-2025	Bass Lake Hill Specific Plan Public Facility Financing Plan Fees	See chart below from Resolution

Bass Lake Hills Specific Plan Fees

	2024 Western Shed Rates	2024 Eastern Shed Rates	
Bass Lake Hills Plan Area Fee per Unit	Single Family Residential	Single Family Residential	Church
Roadways	\$ 14,417	\$ 14,417	\$ 14,417
Sewer	\$ 3,283		
Water	\$ 767	\$ 767	\$ 767
Admin (4.0%)	\$ 737	\$ 608	\$ 608
Subtotal Plan Area	\$ 19,204	\$ 15,792	\$ 15,792

Annual Report of Fund Balances

Gov. Code § 66006(b)(1)(C) and (D)

	Bass Lake Hills PFFP Special Revenue Fund Acct. 3670733	Bass Lake Hills PFFP - Admin Fee Special Revenue Fund Acct. 3670727
Ending Cash Balance Last Fiscal Year:	1,713,187	142,149
Less Fair Market Value Adjustment Last Fiscal Year:	(27,075)	(2,247)
Plus Accruals For Last Fiscal Year:	-	-
Fund Balance at Start of Fiscal Year:	1,686,112	139,903
Fees Collected in Fiscal Year:	(1,349,623)	12,614
Interest Earned in Fiscal Year:	88,776	7,810
Expenditures in Fiscal Year:	-	(13,000)
Balance of Fund at End of Fiscal year	425,265	147,327

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

	Bass Lake Hills PFFP - Admin Fee Special Revenue Fund Acct. 3670727		
Public Improvement Expenditures		Construction Start Date	% Funded with Impact Fees
ADMINISTRATIVE EXPENSES	13,000	N/A	N/A
Total Expenditures	13,000		

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for BLHSP PFFP Fund.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for BLHSP PFFP Fund.

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

Not applicable for BLHSP PFFP Fund.

Refunds Made Pursuant to Section 66001(e) from These Funds

Gov. Code § 66006(b)(1)(H)

Fund	3670733
Amount of Refunds (\$):	\$1,349,623
Number of Persons or Entities Identified to Receive Refunds:	1 entity
Reallocations to Different Purposes Pursuant to Section 66001(f):	n/a

ANNUAL REPORT FOR SERRANO J7 FUNDS

Fund or Account No.:	3670721 and 3670722
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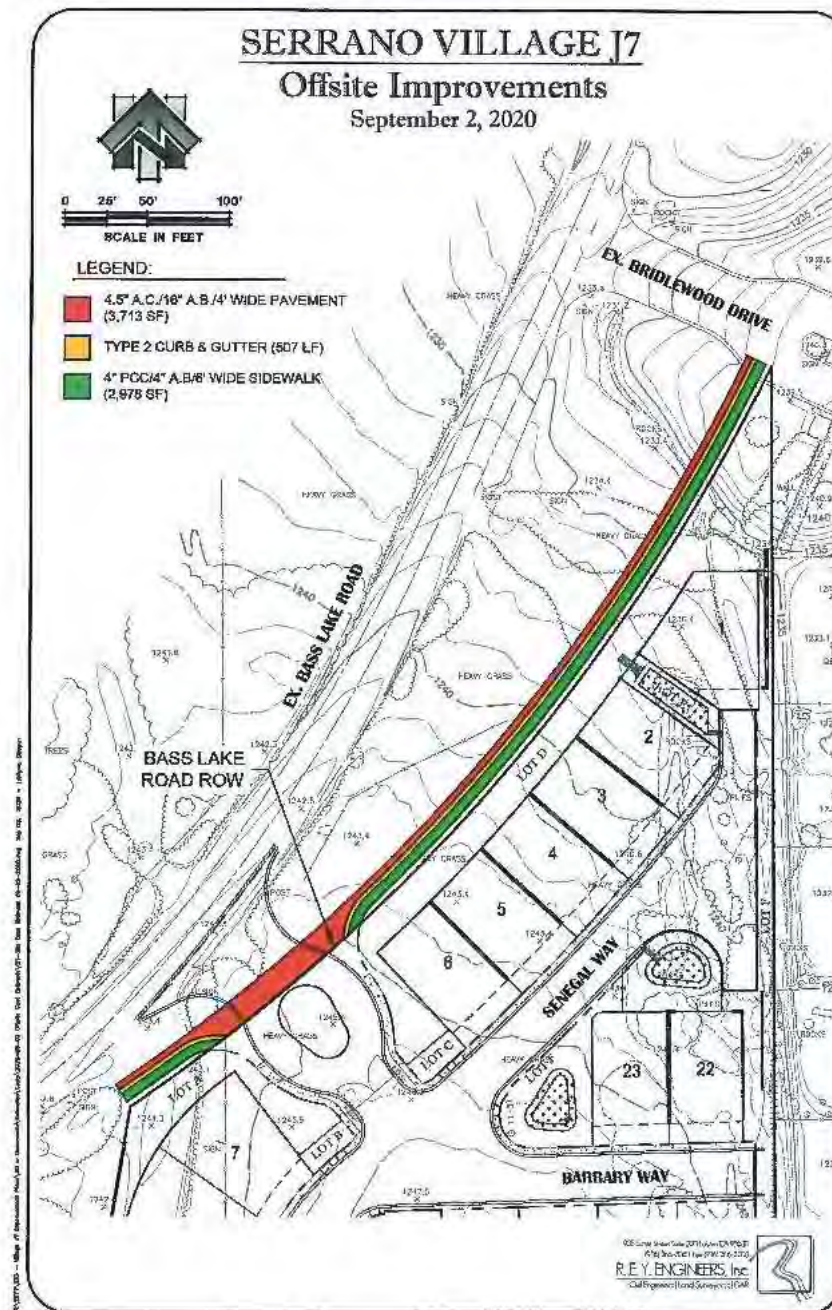
Description of Development Impact Fees

Gov. Code § 66006(b)(1)(A)

On March 16, 2021, the Board approved Resolution 009-2021, Chapter 12.09 of the El Dorado County Frontage Improvement Ordinance. The resolution allows the County Engineer to require concurrent construction of frontage improvements such as curb, gutter, sidewalk and conform paving. Agreements between the County and developers are known as Deferred Frontage Improvement Agreements (DFIA) and fees paid as a part of a Frontage Improvement Deferral Program (FIDP). Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner. A map for the development area is below.

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road improvement in Serrano Village J7 (PD18-0005/TM18-1536). As a part of the DFIA, the in-lieu amount of \$76,907.88 for DOT Serrano Village J7 (for Bass Lake Road) was collected and deposited into FIDP account number 3670721.

On March 18, 2021 the County entered into a DFIA with Serrano Associates, LLC in connection with the Bass Lake Road/Bridlewood Drive Intersection (PD18-0005/TM18-1536). The DFIA stated under Conditions of Approval #26 that a total of \$200,000 must be paid to the County and used as a “fair share” contribution. Payments will be made in 64 equal installments of \$3,077 and one final payment of \$3,072, for a total of 65 payments. Reimbursement will be made in accordance with conditions of the DFIA. Funds are deposited into the Bass Lake Road/Bridlewood Drive Intersection FIDP account number 3670722.



Amount of Fee

Gov. Code § 66006(b)(1)(B)

Serrano Village J7 Agreement (PD18-0005/TM18-1536) Conditions of Approval Effective March 18, 2021 through June 30, 2025				
Board Date	Effective Date	Agreement Name	Description	1x Fee
3/18/2021	3/18/2021	Deferred Frontage Improvement Agmt Serrano J7 (Fund 3670721)	Serrano Village J7 Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	\$76,907.88
3/18/2021	3/18/2021	Deferred Frontage Improvement Agmt Serrano J7 (Fund 3670722)	Serrano Village J7 Agreement, Conditions of Approval #26	64 payments of \$3,077 and 1 payment of \$3,072, totaling \$200,000

Annual Report of Fund Balances

Gov. Code § 66006(b)(1)(C) and (D)

	Serrano J7: Bass Lake Road Special Revenue Fund Acct. 3670721	Serrano J7: Bass Lake Road-Bridlewood Drive Special Revenue Fund Acct. 3670722
Ending Cash Balance Last Fiscal Year:	81,026	193,670
Less Fair Market Value Adjustment Last Fiscal Year:	(1,281)	(3,061)
Plus Accruals For Last Fiscal Year:	-	-
Fund Balance at Start of Fiscal Year:	79,745	190,609
Fees Collected in Fiscal Year:	-	-
Interest Earned in Fiscal Year:	4,278	10,246
Expenditures in Fiscal Year:	-	(12,656)
Balance of Fund at End of Fiscal year	84,023	188,200

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

		Serrano J7: Bass Lake Road-Bridlewood Drive Special Revenue Fund Acct. 3670722		
<u>Public Improvement Expenditures</u>	<u>Project #</u>		<u>Approximate Construction Start Date</u>	<u>(1) Life to Date % Funded with Impact Fees</u>
Bass Lake Road and Bridlewood Dr. Roundabout	36105079	12,656	Beyond 2034	43%
Total Expenditures		12,656		

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for Serrano J7 Funds.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for Serrano J7 Funds.

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

Not applicable for Serrano J7 Funds.

Refunds Made Pursuant to Section 66001(e) from These Funds

Gov. Code § 66006(b)(1)(H)

Not applicable for Serrano J7 Funds.

ANNUAL REPORT FOR ITS FUND

Fund or Account No.:	3670755
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Description of Development Impact Fees

Gov. Code § 66006(b)(1)(A)

In 2006/07, the Department of Transportation (Transportation) hired a consultant to draft an Intelligent Transportation Systems (ITS) Master Plan. A Draft ITS Master Plan for El Dorado County was prepared in August of 2007. However, the draft plan was never approved or accepted by the County or the El Dorado County Transportation Commission (EDCTC).

In 2018, Transportation presented information to the Board of Supervisors regarding a pilot program for ITS in the El Dorado Hills area. Transportation developed a methodology for allocating a “fair share” amount per Equivalent Dwelling Unit (EDU) to future growth in the region. This methodology is based on the growth in vehicle miles travelled (VMT) in this region from 2018 to 2040 and allocates 78.8% of this growth to traffic originating or terminating in the El Dorado Hills region.

As a result, as large developments proceeded through map approval, they were given the option to pay the project's fair share, voluntary fee contribution to the ITS Program with each final map application.

In April of 2022, Transportation hired another consultant to prepare the ITS Master Plan Implementation Report, which highlighted an El Dorado Hills ITS project list. Subsequently, on May 17, 2022 (Legistar 22-0276, Item 28), the Board adopted the 2022 Annual Traffic Impact Fee (TIF) Program, which included an ITS Elements line item that will allow for the collection of TIF to go toward the implementation of multiple ITS projects.

Since the 2007 ITS Program was not adopted by the Board, the collected funds that were placed in the ITS Program Fee special revenue fund (3670755). They will be expended and supplement Traffic Impact Fees used towards future ITS projects.

Per Government Code Section 66006, the County is required to deposit, invest, account for, and expend the fees in a prescribed manner.

Amount of Fee

Gov. Code § 66006(b)(1)(B)

Not applicable as ITS has been incorporated as a part of the TIF fees as described above.

Annual Report of Fund Balances

Gov. Code § 66006(b)(1)(C) and (D)

	Intelligent Transportation System Special Revenue Fund Acct. 3670755
Ending Cash Balance Last Fiscal Year:	360,900
Less Fair Market Value Adjustment Last Fiscal Year:	(5,704)
Plus Accruals For Last Fiscal Year:	-
Fund Balance at Start of Fiscal Year:	355,196
Fees Collected in Fiscal Year:	-
Interest Earned in Fiscal Year:	19,055
Expenditures in Fiscal Year:	(1,174)
Balance of Fund at End of Fiscal year	373,077

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

		Intelligent Transportation System Special Revenue Fund Acct. 3670755	Approximate Construction Start Date	Life to Date % Funded with Impact Fees
Public Improvement Expenditures	Project #			
ITS CONTROL CENTER	36106005	1,174	FY2025/26	100%
Total Expenditures		1,174		

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for ITS Funds.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for ITS Funds.

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

Not applicable for ITS Funds.

Refunds Made Pursuant to Section 66001(e) from These Funds

Gov. Code § 66006(b)(1)(H)

Not applicable for ITS Funds.

ANNUAL REPORT FOR COOL GENERAL RETAIL FRONTAGE IMPROVEMENT FUND

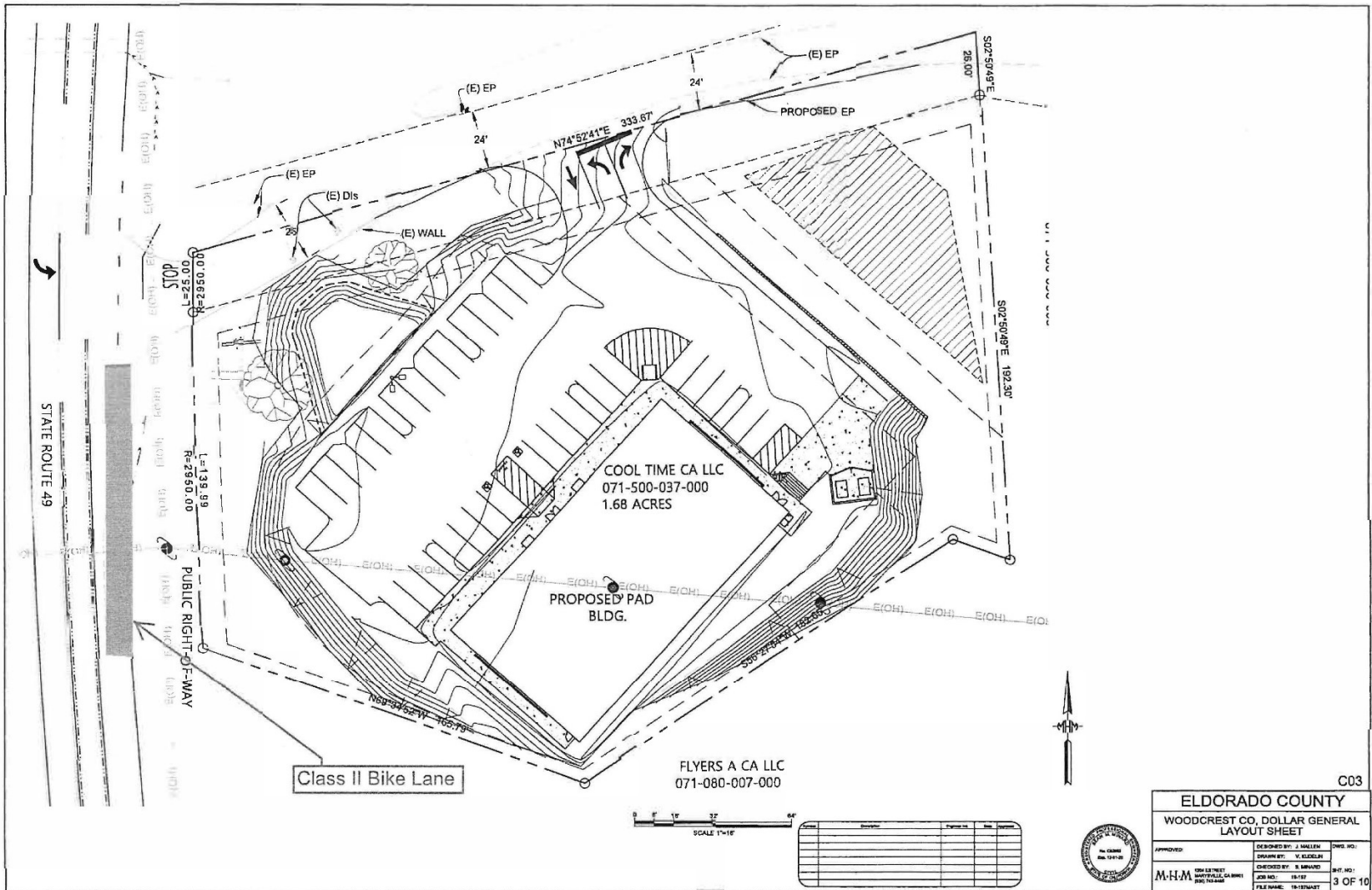
Fund or Account No.:	3670755
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Description of Development Impact Fees

Gov. Code § 66006(b)(1)(A)

On February 24, 2022, the County and Cool General Retail entered the Deferred Frontage Improvement Agreement 22-55007. Under the Conditions of Approval #13, the owner agrees to pay the County \$20,900 in lieu of constructing frontage improvements (see map below).

In FY 21/22, Cool General Retail, provided the agreed upon costs, which were placed into account 3670765.



Hix Snedeker Cool, LLC

AGMT 22-55007
Exhibit A

Amount of Fee*Gov. Code § 66006(b)(1)(B)*

Cool General Retail DR19-0006 Conditions of Approval #13				
Effective February 24, 2022 through June 30, 2025				
Board Date	Effective Date	Agreement #	Description	1x Fee
2/24/2022	2/24/2022	22-55007	Cool General Retail Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	\$20,900.00

Annual Report of Fund Balances*Gov. Code § 66006(b)(1)(C) and (D)*

	Cool General Retail Frontage Improvements Special Revenue Fund Acct. 3670765
Ending Cash Balance Last Fiscal Year:	21,944
Less Fair Market Value Adjustment Fiscal Year:	(347)
Plus Accruals For Last Fiscal Year:	-
Fund Balance at Start of Fiscal Year:	21,598
Fees Collected in Fiscal Year:	-
Interest Earned in Fiscal Year:	1,159
Expenditures in Fiscal Year:	-
Balance of Fund at End of Fiscal year	22,756

Public Improvements on Which Fees Were Expended in Fiscal Year

Gov. Code § 66006(b)(1)(E)

Not applicable for General Retail Frontage Improvement Fund.

Newly Identified Public Improvement Projects with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for General Retail Frontage Improvement Fund.

Public Improvement Projects Identified in Previous Annual Reports with Sufficient Funding

Gov. Code § 66006(b)(1)(F)

Not applicable for General Retail Frontage Improvement Fund.

Interfund Transfers and Loans

Gov. Code 66006(b)(1)(G)

Not applicable for General Retail Frontage Improvement Fund.

Refunds Made Pursuant to Section 66001(e) from These Funds

Gov. Code § 66006(b)(1)(H)

Not applicable for General Retail Frontage Improvement Fund.