

ATTACHMENT B

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	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	5/17/2022	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
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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

	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	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
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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 Agmt Serrano J7	Serrano Village J7 Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	
3/18/2021	3/18/2021			\$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