

El Dorado County
Brief Description of the Types of Road Impact Fees
As required by Government Code Section 66006 (b) (1) (A)
December 15, 2009

General

The purpose of road impact mitigation fees is to finance major road and thoroughfare improvement facilities to reduce the impact of traffic congestion caused by new development within the area. 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 following fee programs currently exist in the County:

FEES CURRENTLY CHARGED AND USED TO FUND PROJECTS:

2004 General Plan Traffic Impact Mitigation (2004GP TIM) Fee

The 2004 General Plan Traffic Impact Mitigation (TIM) fee program addresses the need to fund a road system capable of achieving the traffic level of service standards of the 2004 General Plan. For permits submitted after 11/19/2005, this fee program succeeds the El Dorado Hills Road Impact Fee, the West Slope Traffic Impact Mitigation Fee, the State Traffic Impact Mitigation Fee and the Interim Hwy 50 Corridor Variable Traffic Impact Fee.

For this new fee program, the projected costs of future projects were spread among eight zones (See map, figure 1) based on traffic volumes from each zone and these costs were converted into the adopted fees. 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 zones 1-7 are 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. Local funds collected from zone 8 are held separately due to preexisting agreements and due to development in this area under the previously created El Dorado Hills/Salmon Falls Area Road Improvement Fee (RIF) program. Local funds collected from zone 8 can only be used on projects within the boundaries of zone 8, and additionally, local funds from zones 1-7 cannot be used on projects within zone 8.

Highway 50 fees collected from all the zones are pooled and used on projects along Highway 50. To provide equity to the fee program, the different zones' Hwy. 50 component of the fee was based on the usage attributable to development in that given zone.

The zones that comprise this fee program are:

- ✓ Fee Zone 1 – Comprised of the area east of Pollock Pines
- ✓ Fee Zone 2 – Cameron Park and Rescue area
- ✓ Fee Zone 3 – The area west of Placerville along Highway 50
- ✓ Fee Zone 4 – Northwest area of the County
- ✓ Fee Zone 5 – Area along Highway 50 east of Placerville
- ✓ Fee Zone 6 – Area Southeast of Placerville
- ✓ Fee Zone 7 – Southwest area of the County
- ✓ Fee Zone 8 – El Dorado Hills

More information about the various programs can be found in the enabling resolutions for each program and the subsequent updates. Refer to Exhibit C for a listing of the resolutions.

FEES CURRENTLY CHARGED AND USED TO FUND PROJECTS (Continued):

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 5) 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, then disbursed to Bell Ranch Properties, LTD as reimbursement for the constructed improvements. Refer to Exhibit C 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 6) 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 at the time of 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. Refer to Exhibit C for details of fee calculation.

FEES NOT CURRENTLY BEING CHARGED, BUT REMAINING FUNDS ARE BEING USED TO FUND PROJECTS:

El Dorado Hills/Salmon Falls Area Road Impact Fee (RIF)

The El Dorado Hills/ Salmon Falls area RIF program provides funding for major road improvements required as a result of development occurring within the boundaries as shown on the attached map (figure 2).

As a provision of the El Dorado Hills Specific Plan, Public Improvements Financing Plan, the County is required to set aside, at time of collection, thirty percent (30%) of all fees collected within the El Dorado Hills/Salmon Falls area for the financing of the Silva Valley Interchange.

West Slope Traffic Impact Mitigation Fee (TIM)

The TIM fee area program provides funding for major road improvements required as a result of development occurring in the “West Slope” area of the County, being that portion of the County located westerly of the divide between the Tahoe Basin and Sacramento Valley watersheds, excluding the El Dorado Hills/Salmon Falls area.

State Traffic Impact Mitigation Fee

The State Traffic Impact Mitigation Fee is not a State fee, but a fee collected and administered by the County for the purpose of constructing improvements to the State highway system within our County. This fee program funds capacity needs for State Highways 49, 193, U.S. 50, and all anticipated U.S. 50 interchanges with the exception of the El Dorado Hills and Silva Valley Interchanges, which are financed through the El Dorado Hills/Salmon Falls RIF. Fees for this program are calculated based on each area’s relative share of trips generated in the county. These areas are the regional analysis zones used in the General Plan EIR (see map, figure 3):

- ✓ El Dorado Hills/Salmon Falls Area
- ✓ Regional Analysis Zone # 1 (includes El Dorado/Diamond Springs, Cameron Park, Shingle Springs, Placerville Periphery, and City of Placerville)
- ✓ Regional Analysis Zones #2 – 5 (balance of county excluding Tahoe Basin)

Interim Highway 50 Corridor Variable Traffic Impact Fee

The Interim Highway 50 Corridor Variable Traffic Impact Fee program addresses facility improvements needed related to the Highway 50 corridor. Projects in this fee program include improvements to Highway 50 that are not included in the State TIM program, commuter buses, park and Ride lots, parallel capacity. Fees were calculated by region (see map, figure 4) and square footage:

- ✓ El Dorado Hills/Salmon Falls Area District
- ✓ West District
- ✓ Central District
- ✓ East District

El Dorado / Diamond Springs Road Impact Fee

This fee was established and collected to fund road projects in the El Dorado / Diamond Springs area of the County. The remaining amount in this fund has been designated to be used for the future signalization project at the intersection of Pleasant Valley Road (Highway 49) and Patterson Drive.

PREPAID TRAFFIC IMPACT FEES – WEST VALLEY (BLACKSTONE)

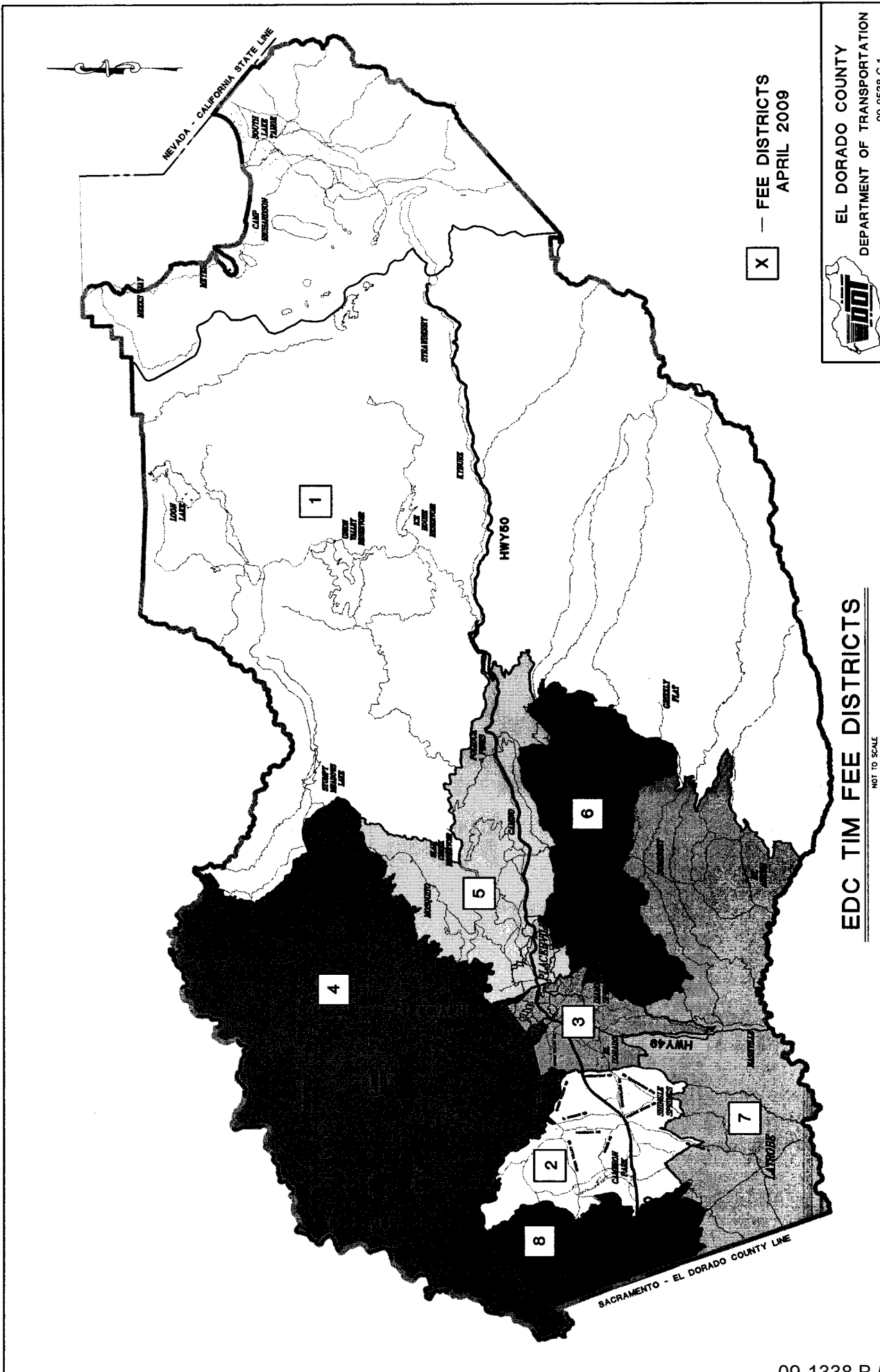
2004 General Plan Traffic Impact Mitigation (2004GP TIM) Fee – Zone 8 – West Valley Prepay Account

In January of 2007, the Developers of the West Valley (Blackstone) Specific Plan area prepaid 70% of the local component of the 2004GP TIM Zone 8 fee for all the planned residential and a portion of the commercial development in the Specific Plan. The 70% represents the portion of the local component of the 2004GP TIM Zone 8 that is NOT part of the set-aside specifically held for the delivery of the future Highway 50/Silva Valley Interchange. This prepaid amount of \$23,288,440 is to be held in a separate account, and is to be used primarily for delivery of transportation projects that are conditioned to the development, with any remaining funds being utilized for other Capital Improvement Projects within the 2004GP TIM Zone 8 (El Dorado Hills).

The prepaid amount is based on the 2004GP TIM - Zone 8 fee in effect on January 22, 2007. When each building permit is issued for development in the West Valley Specific Plan area, the following fees will be collected:

- ✓ The difference between the in-effect non-Silva Valley set-aside portion of the local component of the 2004GP TIM Zone 8 fee (=70% of the in-effect local component) and the prepaid amount.
- ✓ The total in-effect Silva Valley set-aside of the 2004GP TIM Zone 8 fee.
- ✓ The total in-effect Highway 50 component of the 2004GP TIM Zone 8 fee.

FIGURE 1




EL DORADO COUNTY
DEPARTMENT OF TRANSPORTATION
09-0538.C.1

EDC TIM FEE DISTRICTS
NOT TO SCALE

FIGURE 2

FOLSOM
LAKE

SALMON FALLS RD.

GREEN VALLEY RD.

RESCUE

BASS LAKE

CAMERON
PARK

FOLSOM

EL DORADO HILLS BLVD.

BASS LAKE RD.

EL DORADO
HILLS

HWY. 50

LATROSE RD.

EL DORADO COUNTY
SACRAMENTO COUNTY

EL DORADO HILLS RIF AREA
NOT TO SCALE

■ RIF BOUNDARY

FIGURE 3

EL DORADO COUNTY TRANSPORTATION FEES
AND SUPERVISORIAL DISTRICTS

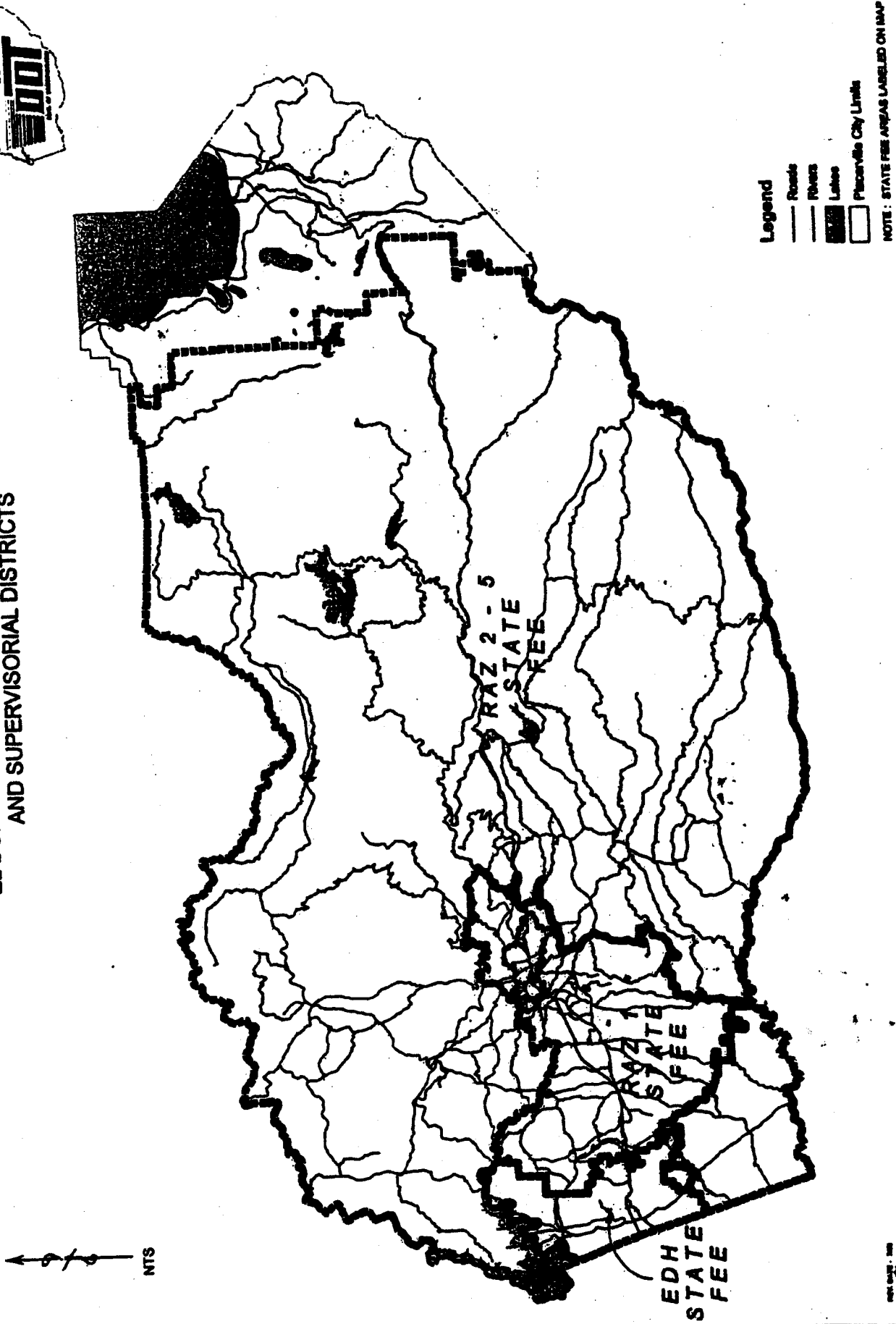


FIGURE 4

EL DORADO COUNTY VARIABLE HIGHWAY 50 TIM FEE

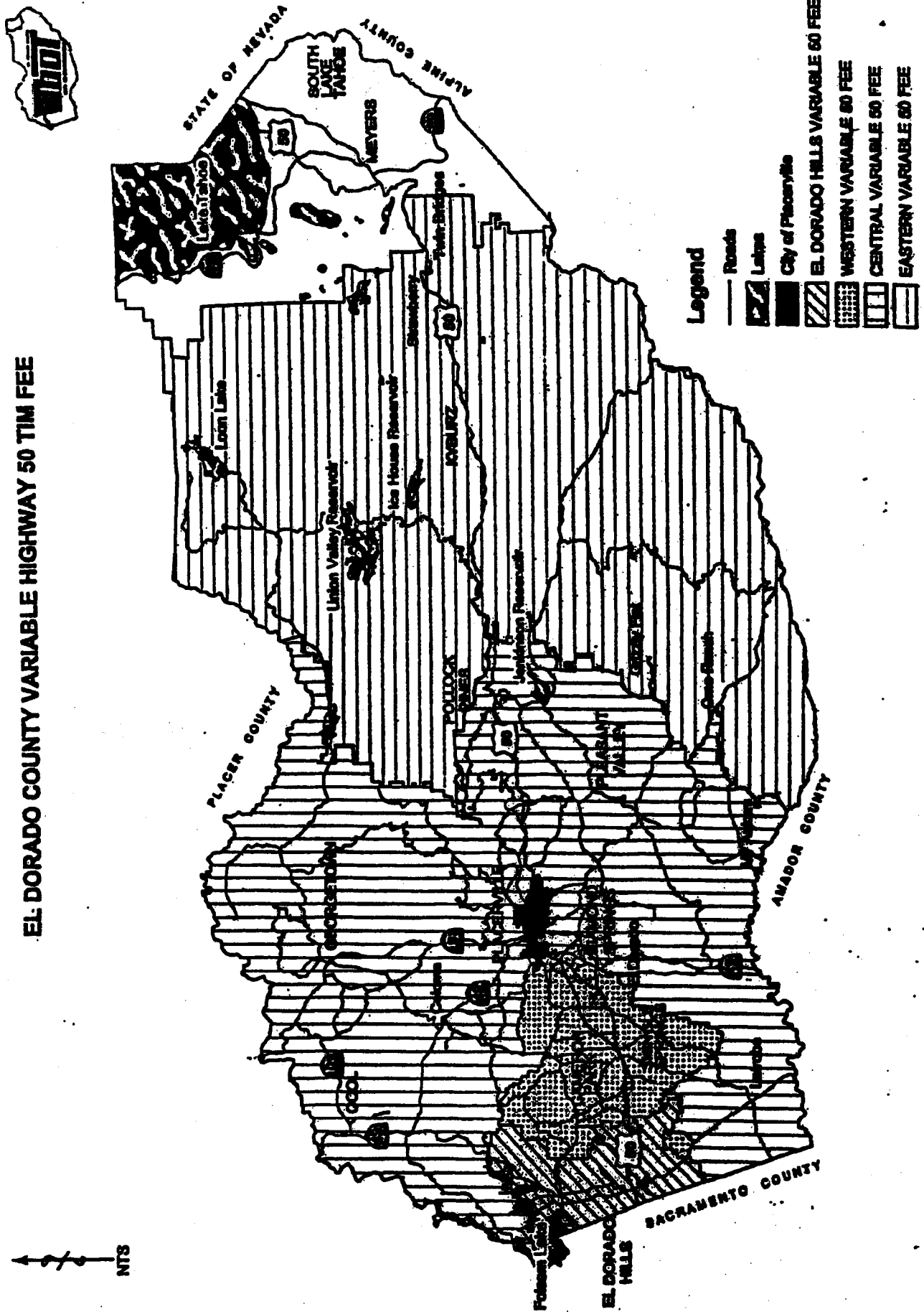

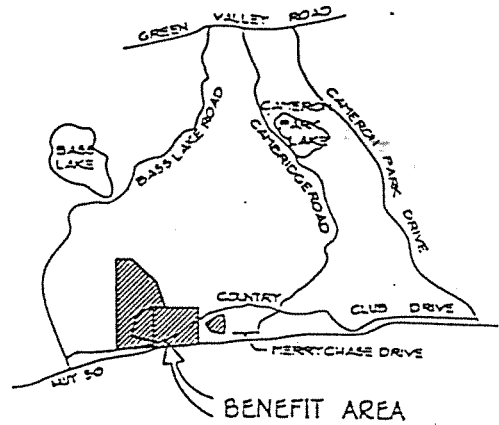


FIGURE 5

EXHIBIT 'C' BENEFIT AREA

 IMPROVEMENTS



VICINITY MAP
N.T.S.

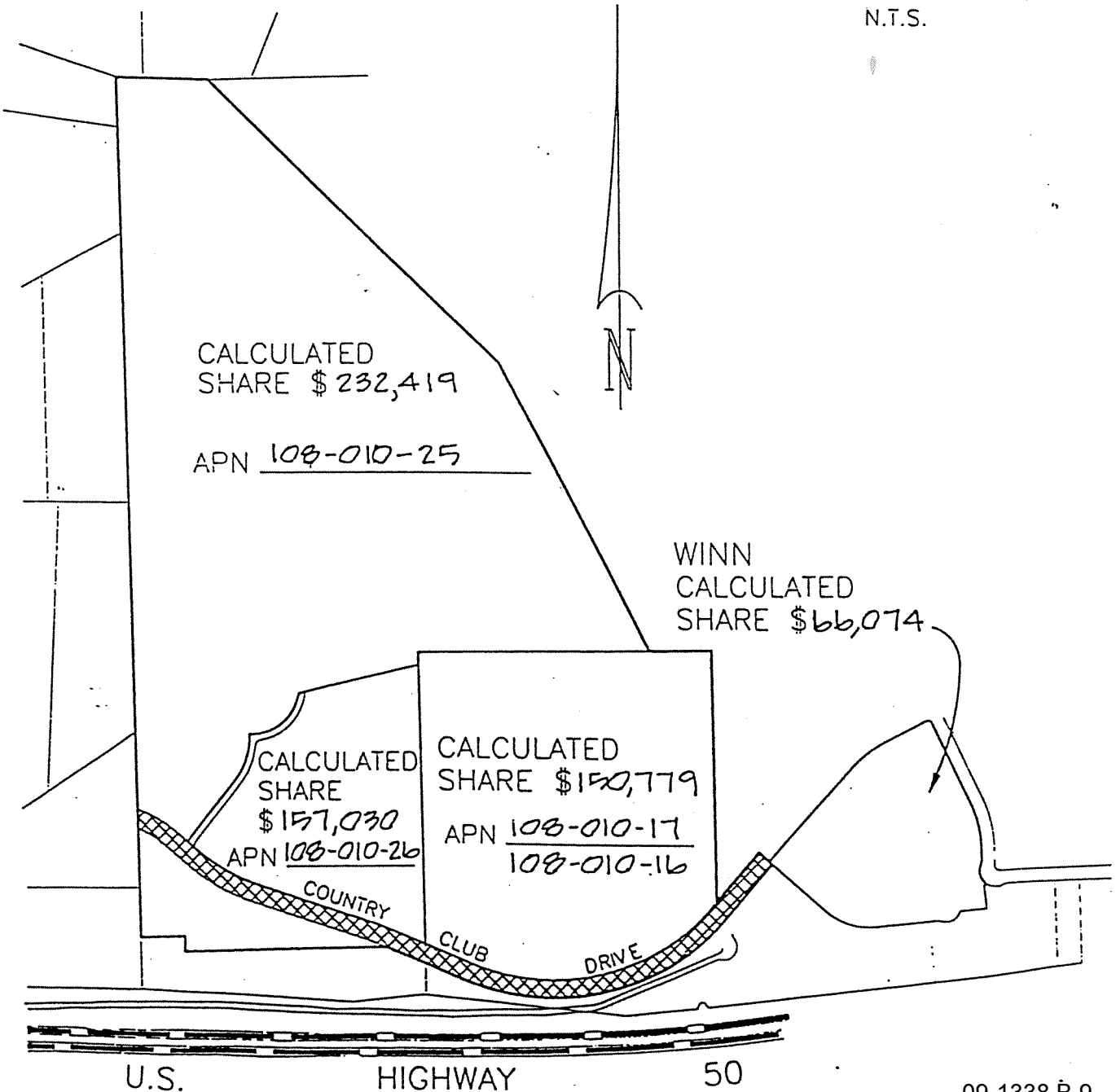


FIGURE 6

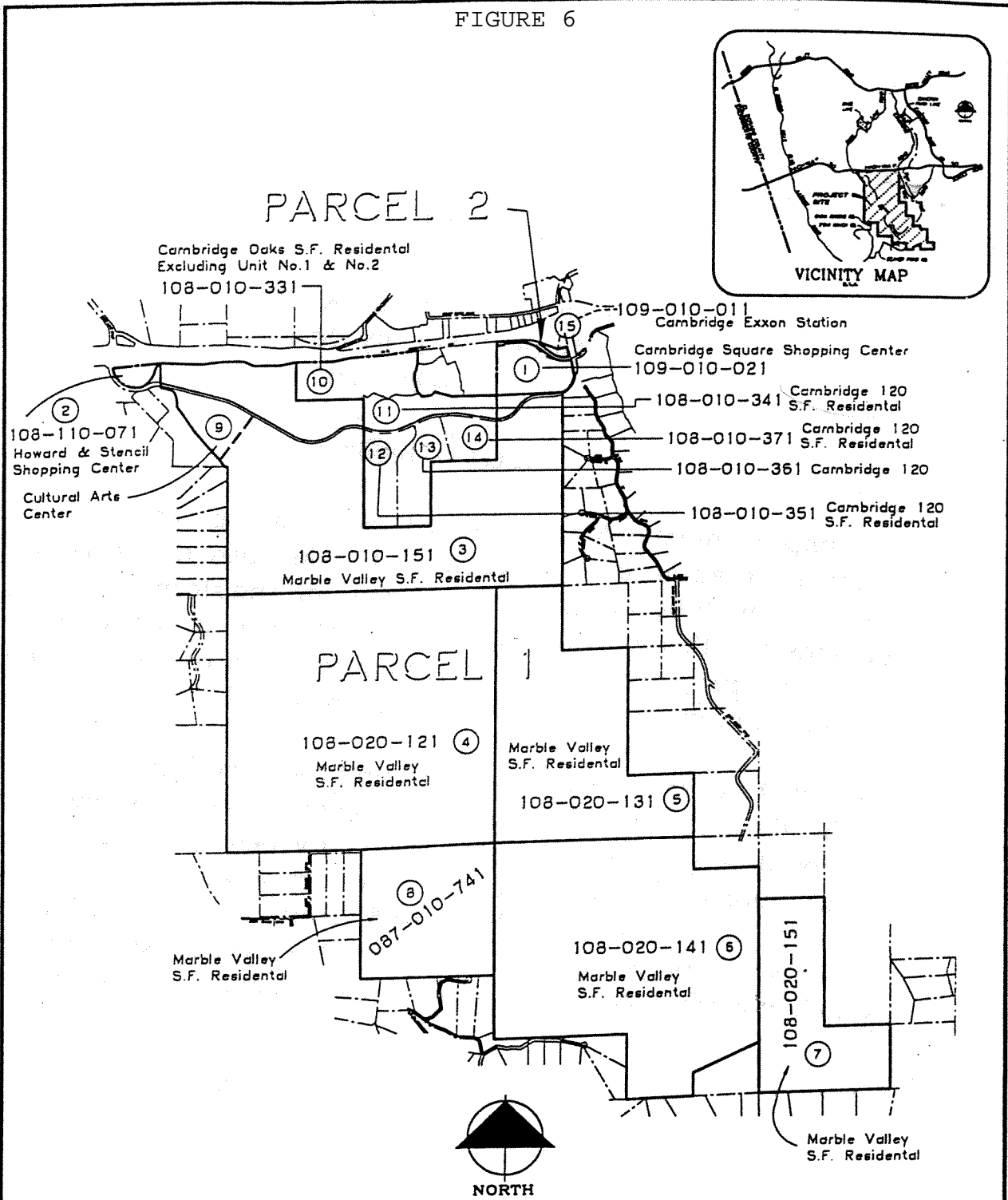


EXHIBIT D-1

MARBLE VALLEY ROAD
AREA OF BENEFIT

MARBLE VALLEY

El Dorado Hills, California
AREA OF BENEFIT MAP - DECEMBER 1998
Revised March 2000