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 Type:**	Agenda Item	**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 ::

:: ::

Contact: Rafael Martinez or 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.

Mover:	Lori Parlin	Yes: 4 - Supervisor Thomas, Supervisor Turnboo, Supervisor Laine and Supervisor Parlin	4

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)(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 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
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
N/A

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 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

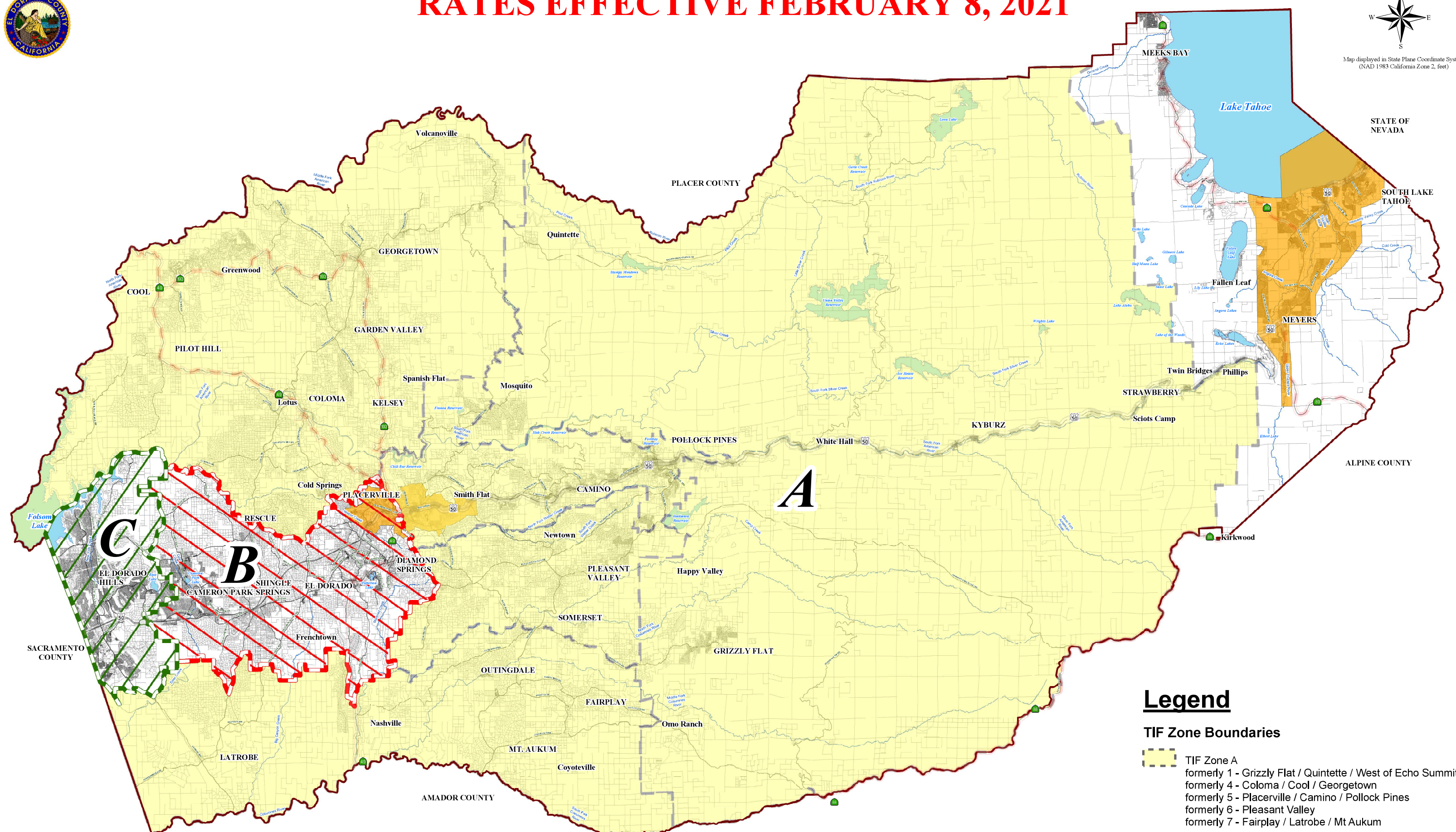


EXHIBIT B

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

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

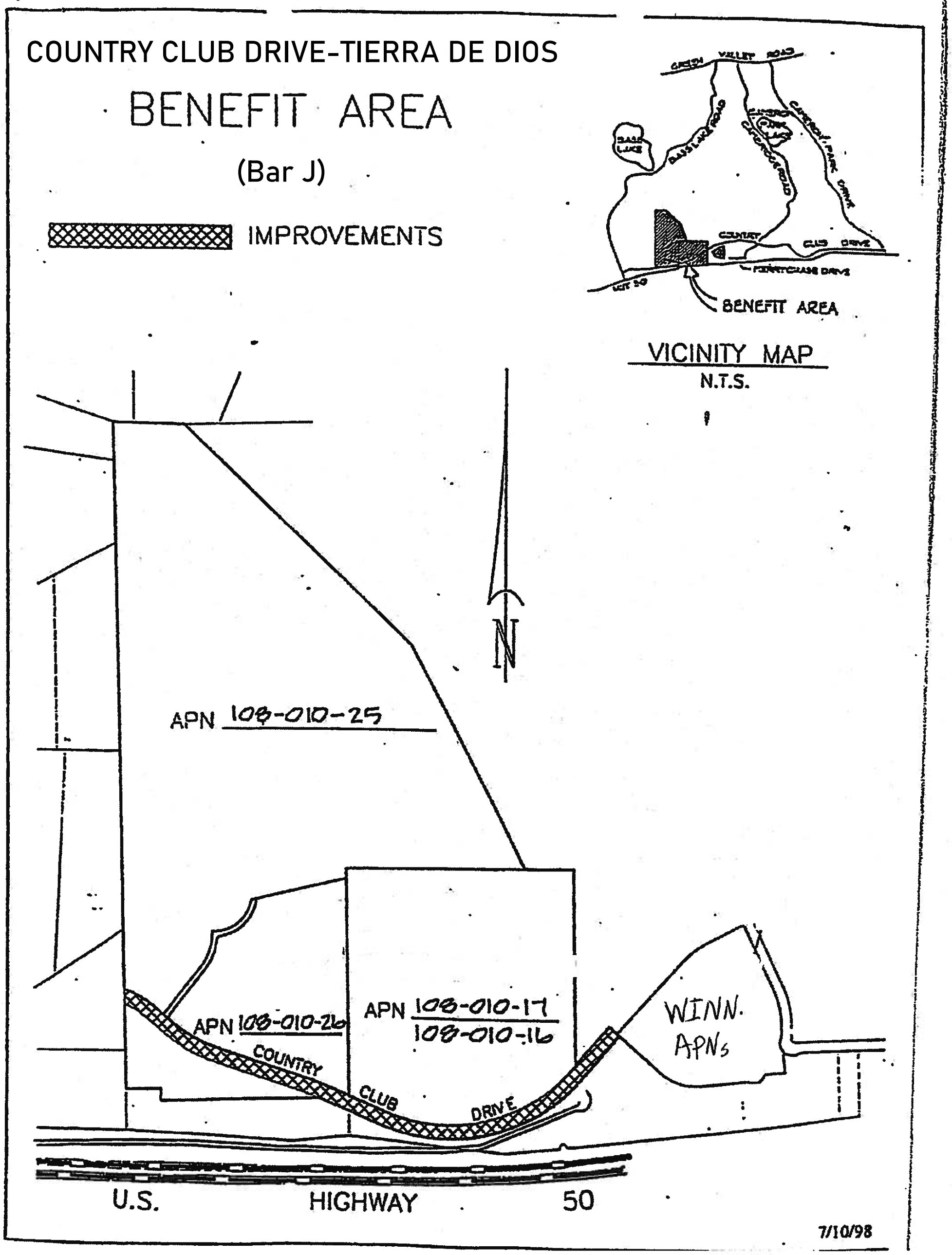
NOTES:

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

PREPARED AT THE REQUEST OF: DOT Staff N. Porter DATE: 12/10/2020

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

FIGURE 2


COUNTRY CLUB DRIVE-TIERRA DE DIOS
BENEFIT AREA
(Bar J)
IMPROVEMENTS
BENEFIT AREA
VICINITY MAP
N.T.S.
N
APN 108-010-25
APN 108-010-26
APN 108-010-17
108-010-16
COUNTRY
CLUB
DRIVE
WINN.
APNs
U.S.
HIGHWAY
50
7/10/98

022282

FIGURE 3

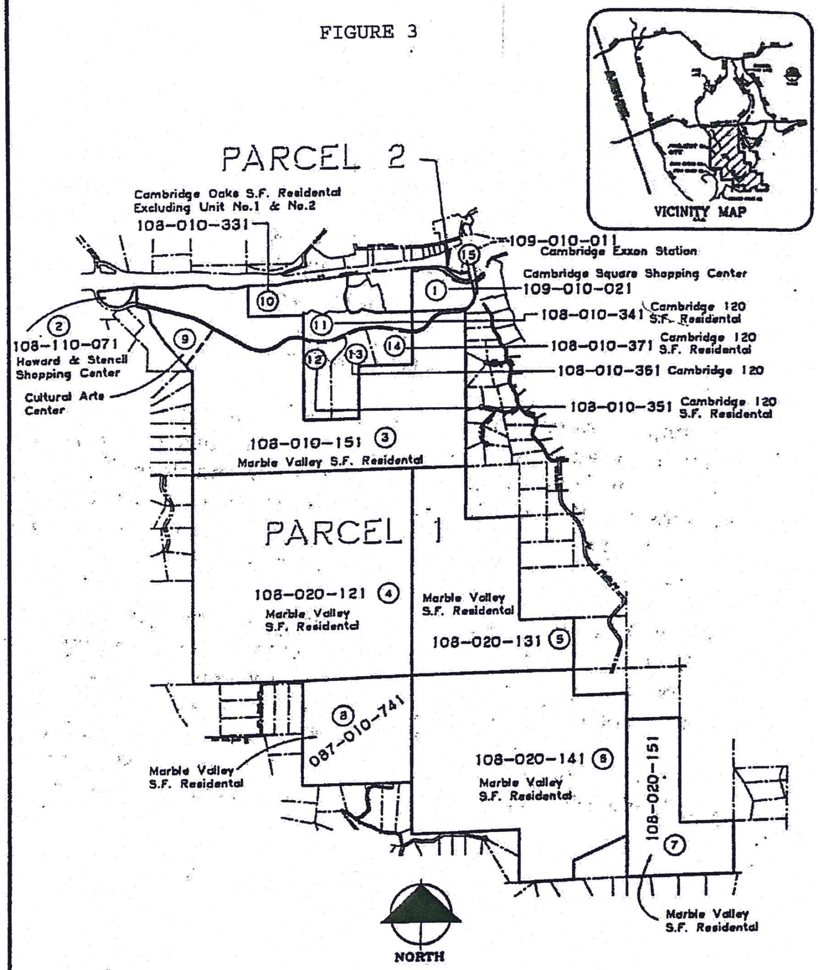


EXHIBIT D-1

MARBLE VALLEY ROAD AREA OF BENEFIT

MARBLE VALLEY

El Dorado Hills, California

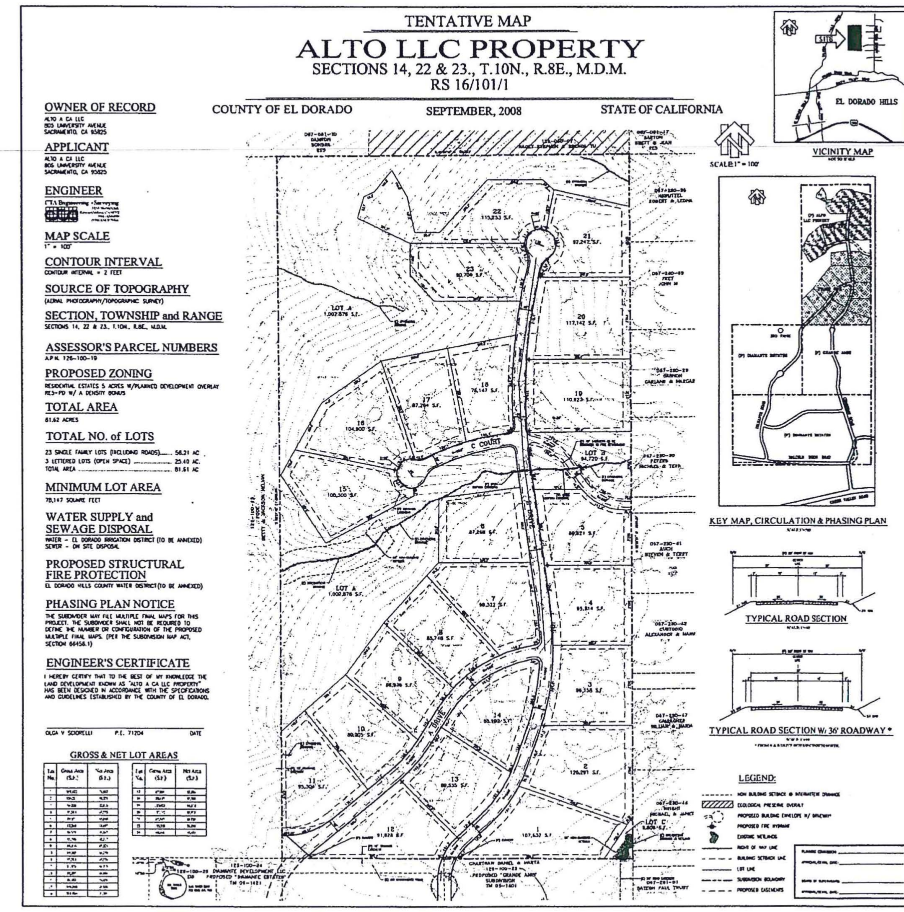
AREA OF BENEFIT MAP - DECEMBER 1998

Revised March 2000

Sheet 1 of 1

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

Figure 5

EXHIBIT A

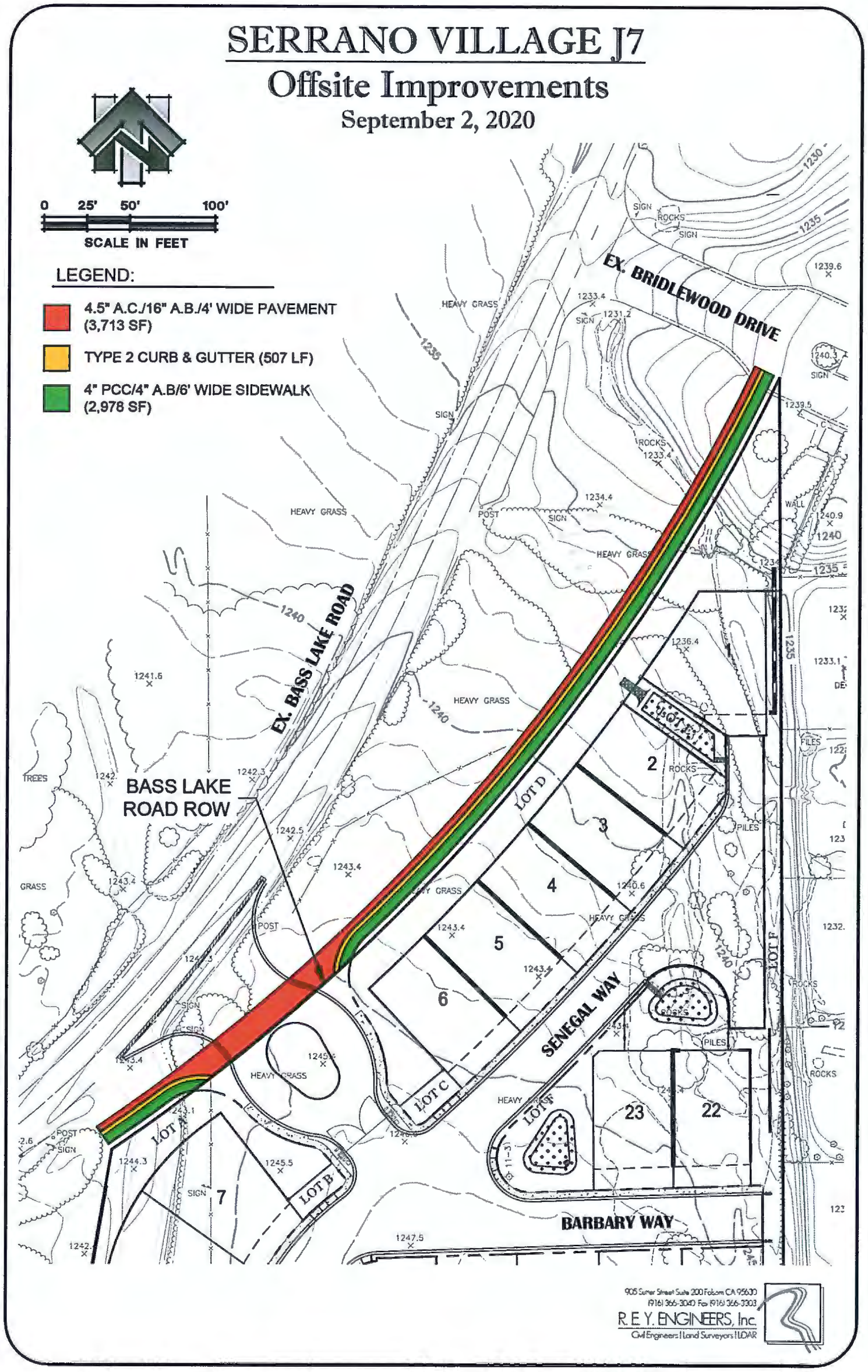
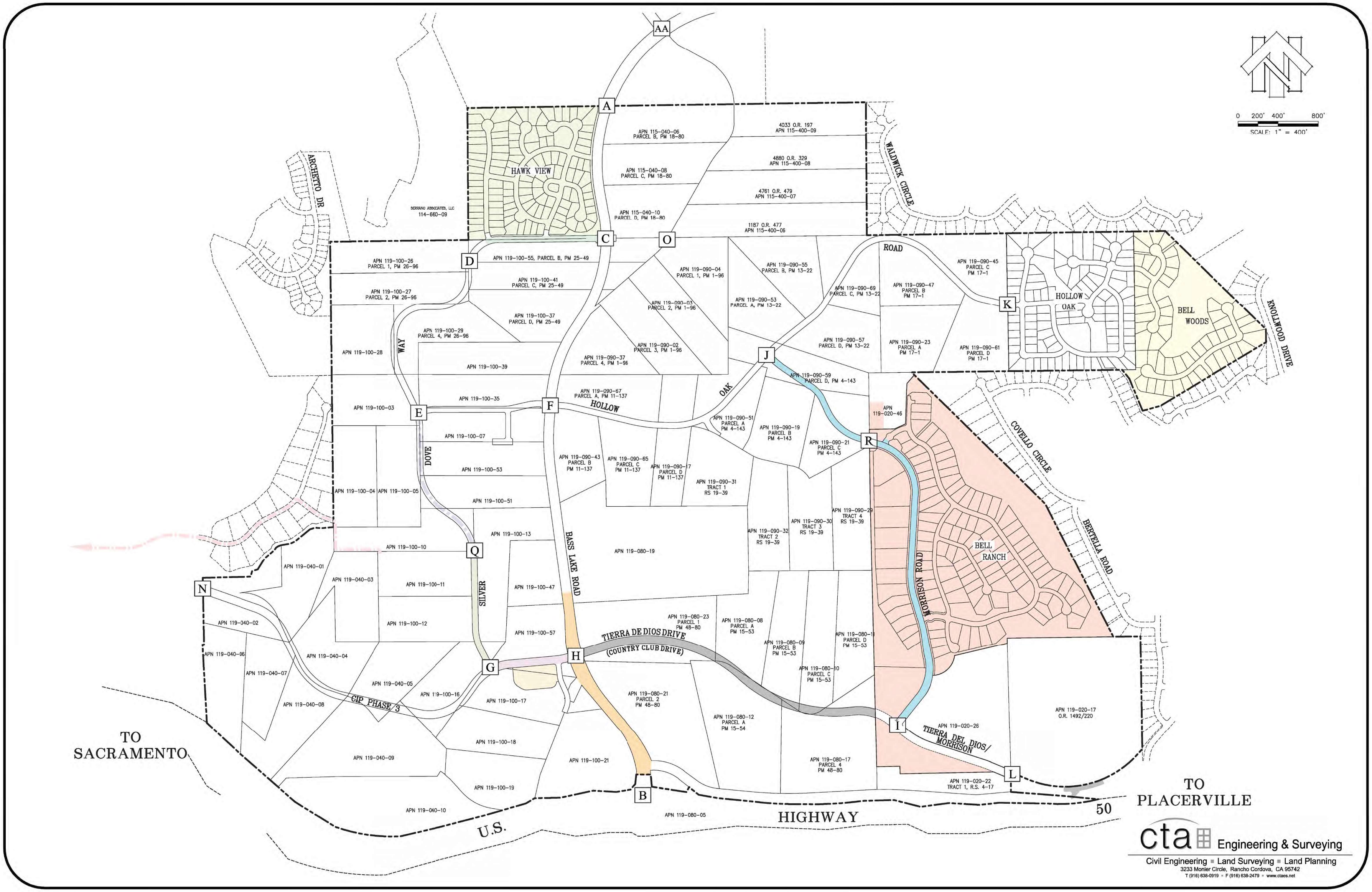
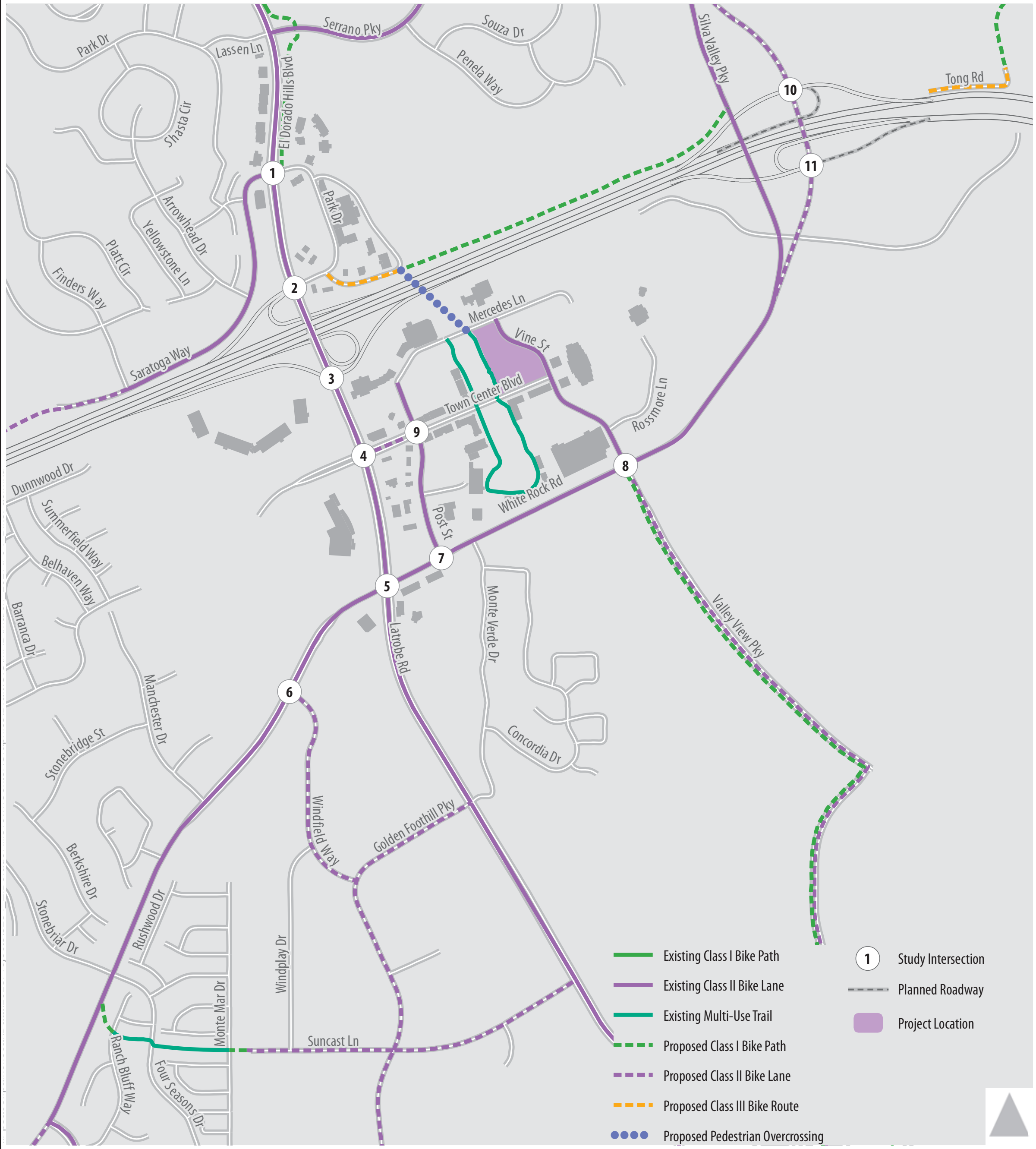


Figure 6a


HAWK VIEW
HOLLOW OAK
BELL WOODS
BELL RANCH
ARCHETTO DR
WALDWICK CIRCLE
KNOLLWOOD DRIVE
COVELLO CIRCLE
BERTELLA ROAD
ROAD
OAK
HOLLOW
WAY
DOVE
SILVER
BASS LAKE ROAD
MORRISON ROAD
TIERRA DE DIOS DRIVE
(COUNTRY CLUB DRIVE)
TIERRA DEL DIOS/ MORRISON
CIP PHASE 3
TO SACRAMENTO
TO PLACERVILLE
U.S.
HIGHWAY
50
AA
A
C
O
D
K
J
F
E
R
Q
N
H
G
I
L
B
0 200' 400' 800'
SCALE: 1" = 400'
cta Engineering & Surveying
Civil Engineering ▪ Land Surveying ▪ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742



SOURCE: Fehr and Peers, 2017

FIGURE 7 **4.8-2**

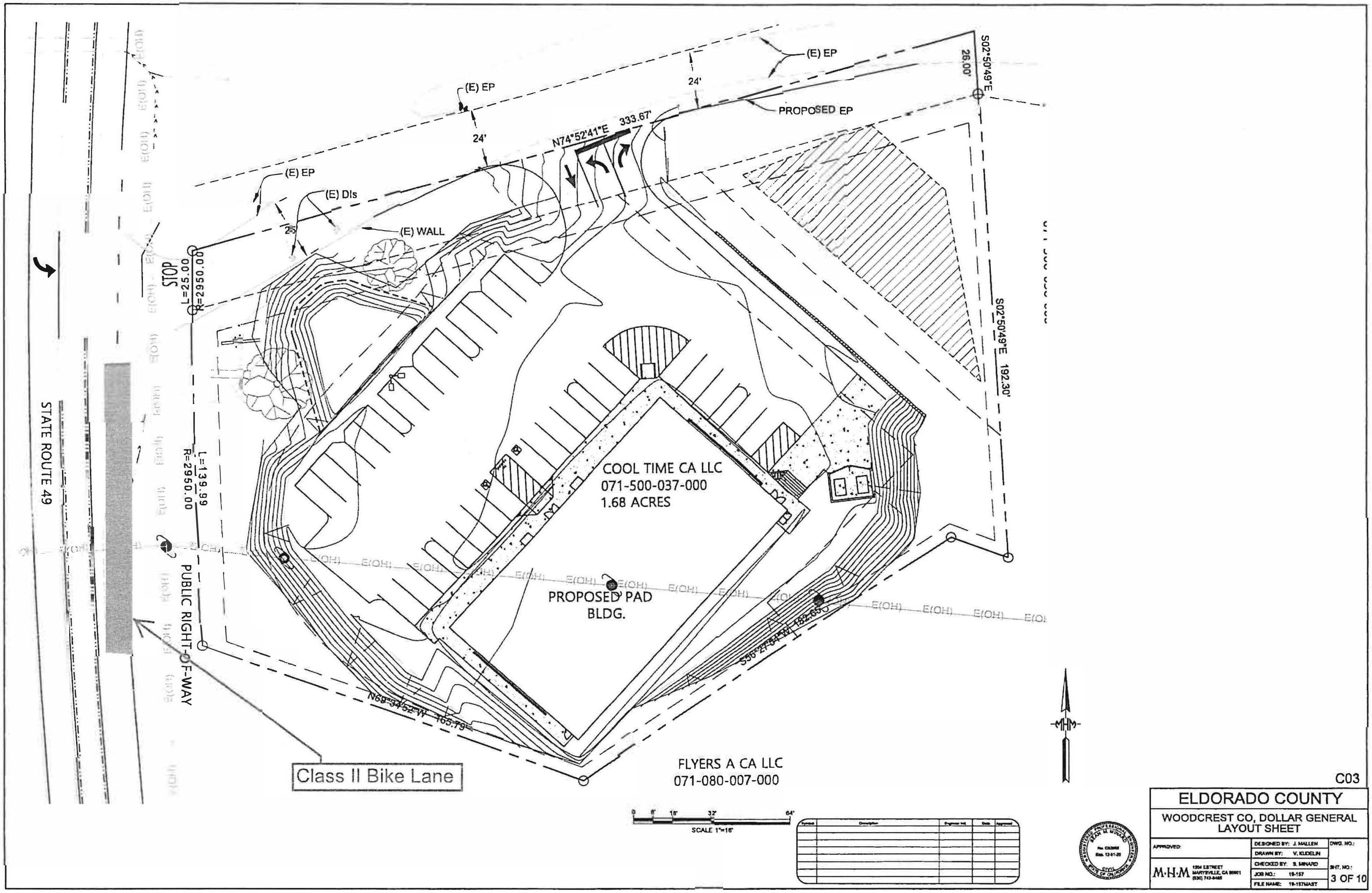
IMPACT SCIENCES

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 *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	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 126-100-19l; 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
3/18/2021	3/18/2021	Deferred Frontage Improvement Agmt Serrano J7	Serrano Village J7 Agreement, Conditions of Approval #13 (Deferred Frontage Agreement)	$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 C

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

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 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 - 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	TIF(TIM) Highway 50 Acct. 3670718 Fund 12360513		
Beginning Cash Balance 7/1/23			**22,680,479**	**4,205,741**	**8,658,030**	**929,902**	**2,094,939**	**29,293,973**		
Residual Equity Transfers In										
Fees Collected FY 23/24			3,404,269	2,191,075		363,498	764,907	946,042		
Accruals FY 23/24							(20,610)	(9,180)		
Accounts Receivable										
Reverse Prior Year Accruals			19,763	8,477		7,452	88,750	45,167		
Reverse Prior Year Receivable										
Refunds^			(15,330)	(6,571)			(96,079)	(15,969)		
Developer Cash Advance/Repayment			(923,751)		(58,949)					
Interest Earned			1,128,407	208,436	445,290	44,972	103,982	1,427,643		
Contra Cash Adjustment (Net)			(341,112)	(32,687)	(174,392)	(9,243)	(22,366)	(470,673)		
Loans or Inter-Fund Transfers										
Fair Share Allocations										
NET REVENUE			**3,272,247**	**2,368,731**	**211,948**	**406,679**	**818,585**	**1,923,031**	**Approximate Construction**	**(1) Life to Date % Funded with**
Public Improvement Expenditures	**Project #**	**Fenix #**							**Start Date**	**Impact Fees**
GENERAL PLAN TRANSPORTATION IMPACT FEES UPDATE	34007	36201014	118,188		65,106				N/A	100%
UPDATE TRAFFIC MODEL	34014	36201016	966		532				N/A	100%
US50/EL DORADO HILLS INTERCHANGE PH 2B	71323	36104001	139,156						FY 2025/2026	99%
SILVA VALLEY US 50 INTERCHANGE PHASE 1A	71368	36104003		4,804					FY 2024/2025	100%
U.S. 50 CAMERON PARK DRIVE INTERCHANGE	72361	36104007							Beyond 2034	100%
U.S 50/PONDEROSA ROAD INTERCHANGE - DUROCK RD REALIGNMENT	71338	36104008		(52,294)				247,808	FY 2027/2028	100%
U.S. 50/PONDEROSA ROAD INTERCHANGE- NORTH SHINGLE REALIGN	71339	36104009						191,305	FY 2027/2028	100%
U.S. 50/PONDEROSA RD/SO. SHINGLE RD INTERCHANGE IMPROVEMENTS	71333	36104010						30,424	Beyond 2034	98%
BUCKS BAR N FORK COSUMNES RIVER BRIDGE	77116	36105003			19,538				FY 2025/2026	8%
CAMERON PARK DR - PALMER DR TO HACIENDA WIDENING	72143	36105004			42,066				FY 2029/2030	100%
COUNTRY CLUB DR EXT - EAST OF EL DORADO HILLS BLVD TO SILVA VALLEY PKWY	72377	36105007	6,684						FY 2029/2030	100%
DIAMOND SPRINGS PARKWAY - PHASE 1B	72334	35105011			203				FY2024/2025	32%
GREEN VALLEY ROAD AT INDIAN CREEK - BRIDGE REPLACEMENT	77127	36105014			2,998				FY 2025/2026	7%
GREEN VALLEY ROAD AT MOUND SPRINGS CREEK - BRIDGE REPLACEMENT	77136	36105015			2,982				FY 2025/2026	8%
WHITE ROCK WIDENING (2-4 LANES) MANCHESTER DRIVE TO SAC COUNTY LINE	72381	36105041							Beyond 2034	29%

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

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 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 - 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	TIF(TIM) Highway 50 Acct. 3670718 Fund 12360513		
ENTERPRISE DR - SIGNALIZATION	73365	3615052			622,957				FY 2023/2024	76%
INDUSTRIAL DR - SIGNALIZATION & REALIGNMENT	73366	36105053			1,258,472				FY 2023/2024	59%
EL DORADO HILLS BLVD SARATOGA WAY TURN LANES	N/A	36105076	49,101						FY 2024/2025	100%
HARVARD WAY AND CLERMONT WAY INTERSECTION	N/A	36105080	358,438						FY 2023/2024	91%
Total Public Improvement Expenditures (Cash)			**672,533**	**(47,490)**	**2,014,853**	**-**	**-**	**469,537**		
Ending Cash Balance 6/30/24			**25,280,193**	**6,621,961**	**6,855,126**	**1,336,581**	**2,913,524**	**30,747,467**		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

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 07/01/23		0.14		
Fees Collected FY 23/24				
Refunds				
Interest Earned				
Loans or Inter-Fund Transfers		(0.14)		
Public Improvement Expenditures	**Project #**		**Approximate Construction Start Date**	**(1) Life to Date % Funded with Impact Fees**
N/A	N/A		N/A	N/A
Total Public Improvement Expenditures (Cash)		-		
Ending Cash Balance 06/30/24		-		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

		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**			
Beginning Cash Balance 07/01/23		**42**	**59,154**
Fees Collected FY 23/24		-	-
Refunds			
Interest Earned		(42)	2,908
Contra Cash Adjustment (net)			(966)
Loans or Inter-Fund Transfers			
Public Improvement Expenditures	**Project #**		
N/A	N/A		
Total Public Improvement Expenditures (Cash)		**-**	**-**
Ending Cash Balance 06/30/24		**-**	**61,097**

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

	Community Benefit Fee (including Alto LLC*) Special Revenue Fund Acct. 3670704		
Beginning Cash Balance 7/01/23	**272,951**		
Fees Collected FY 23/24	**-**		
Accruals FY 23/24	**-**		
Due to other funds - Payables	**-**		
Operating Transfer out	**-**		
Accounts Receivable	**-**		
Reverse Prior Year Accruals	**-**		
Reverse Prior Year Receivable	**-**		
Refunds	**-**		
Interest Earned	**13,230**		
Contra Cash Adjustment (net)	**(4,461)**		
NET REVENUE	**8,769**	**Approximate Construction Start Date**	**(1) Life to Date % Funded with Impact Fees**
Public Improvement Expenditures			
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/24	**281,720**		

*Alto portion beginning balance 7/1/23 $32,780.67
Alto portion ending balance 6/30/24 $33,833.61

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

	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 7/01/23	**78,504**	**181,373**		
Fees Collected FY 23/24		**21,539**		
Accruals FY 23/24	**-**	**-**		
Due to other funds - Payables	**-**	**-**		
Operating Transfer out				
Accounts Receivable	**-**	**-**		
Reverse Prior Year Accruals	**-**	**-**		
Reverse Prior Year Receivable	**-**	**-**		
Refunds	**-**	**-**		
Interest Earned	**3,805**	**9,038**		
Contra Cash Adjustment (net)	**(1,283)**	**(2,862)**		
NET REVENUE	**2,522**	**27,715**	**Approximate Construction Start Date**	**(1) Life to Date % Funded with Impact Fees**
Public Improvement Expenditures				
Bass Lake Road and Bridlewood Dr. Roundabout	-	15,419	Beyond 2034	28%
Total Expenditures (Cash)	**-**	**15,419**		
Ending Cash Balance 6/30/24	**81,026**	**193,670**		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

	Bass Lake Hills PFFP Special Revenue Fund Acct. 3670733	Bass Lake Hills PFFP - Admin Fee Special Revenue Fund Acct. 3670727		
Beginning Cash Balance 7/01/23	**1,659,863**	**104,452**		
Fees Collected FY 23/24	**-**	**36,692**		
Accruals FY 22/23	**-**	**-**		
Due to other funds - Payables	**-**			
Operating Transfer out		**(3,003)**		
Accounts Receivable	**-**	**-**		
Deposits from others				
Reverse Prior Year Accruals	**-**	**-**		
Reverse Prior Year Receivable	**-**	**-**		
Refunds	**-**	**-**		
Interest Earned	**80,452**	**5,172**		
Contra Cash Adjustment (net)	**(27,128)**	**(1,164)**		
NET REVENUE	**53,324**	**37,697**	**Approximate**	**-**
Public Improvement Expenditures			**Construction Start Date**	**% Funded with Impact Fees**
Road Maint. Agmt		-	N/A	N/A
Total Expenditures (Cash)	-	-		
Ending Cash Balance 6/30/24	**1,713,187**	**142,149**		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

	Intelligent Trasportation System Special Revenue Fund Acct. 3670755		
Beginning Cash Balance 7/01/23	**349,667**		
Fees Collected FY 23/24	**-**		
Accruals FY 23/24	**-**		
Due to other funds - Payables	**-**		
Operating Transfer out			
Accounts Receivable	**-**		
Reverse Prior Year Accruals	**-**		
Reverse Prior Year Receivable	**-**		
Refunds	**-**		
Interest Earned	**16,948**		
Contra Cash Adjustment (net)	**(5,715)**		
NET REVENUE	**11,233**	**Approximate Construction Start Date**	**(1) Life to Date % Funded with Impact Fees**
Public Improvement Expenditures			
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/24	**360,900**		

(1) Does not reflect final project funding percentage

El Dorado County, Department of Transportation
Public Notice of Impact Fee Accounts
FY 2023-24

	Cool General Retail Frontage Improvements Special Revenue Fund Acct. 3670765		
Beginning Cash Balance 7/01/23	**21,261**		
Fees Collected FY 23/24			
Accruals FY 23/24	**-**		
Due to other funds - Payables	**-**		
Operating Transfer out			
Accounts Receivable	**-**		
Reverse Prior Year Accruals	**-**		
Reverse Prior Year Receivable	**-**		
Refunds	**-**		
Interest Earned	**1,031**		
Contra Cash Adjustment (net)	**(347)**		
NET REVENUE	**683**	**Approximate Construction Start Date**	**(1) Life to Date % Funded with Impact Fees**
Public Improvement Expenditures			
Road Maint. Agmt	-	N/A	N/A
Total Expenditures (Cash)	-		
Ending Cash Balance 6/30/24	**21,944**		

(1) Does not reflect final project funding percentage