

Development of Missouri Flat Road Corridor

Department of Transportation
Prepared for the Board of Supervisors
May 22, 2012

Legistar Item #12-0643

Topics for Today's Discussion

- Background of MC&FP
 - Need for MC&FP
 - Road improvements included in MC&FP
- Status of MC&FP Phase I
 - Discretionary approvals
 - Funding sources and status
 - Road improvements completed or in process
- MC&FP Phase II
 - Single Point Urban Interchange
- Recommendations

MC&FP Area Map

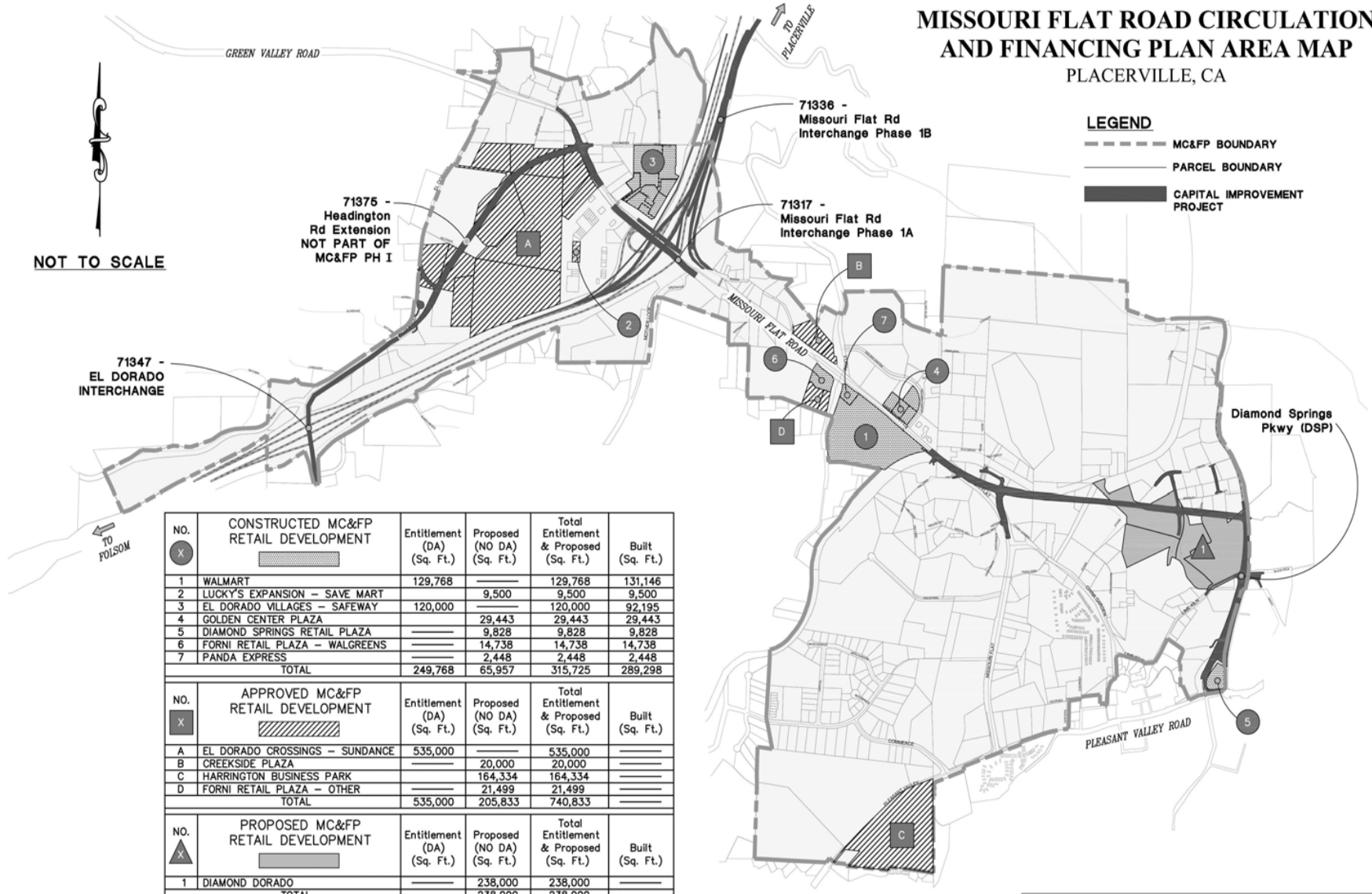
MISSOURI FLAT ROAD CIRCULATION AND FINANCING PLAN AREA MAP PLACERVILLE, CA



NOT TO SCALE

LEGEND

- MC&FP BOUNDARY
- PARCEL BOUNDARY
- CAPITAL IMPROVEMENT PROJECT



NO. ⊗	CONSTRUCTED MC&FP RETAIL DEVELOPMENT	Entitlement (Sq. Ft.)	Proposed (NO DA) (Sq. Ft.)	Total Entitlement & Proposed (Sq. Ft.)	Built (Sq. Ft.)
1	WALMART	129,768		129,768	131,146
2	LUCKY'S EXPANSION - SAVE MART		9,500	9,500	9,500
3	EL DORADO VILLAGES - SAFEWAY	120,000		120,000	92,195
4	GOLDEN CENTER PLAZA		29,443	29,443	29,443
5	DIAMOND SPRINGS RETAIL PLAZA		9,828	9,828	9,828
6	FORNI RETAIL PLAZA - WALGREENS		14,738	14,738	14,738
7	PANDA EXPRESS		2,448	2,448	2,448
TOTAL		249,768	65,957	315,725	289,298

NO. ⊗	APPROVED MC&FP RETAIL DEVELOPMENT	Entitlement (Sq. Ft.)	Proposed (NO DA) (Sq. Ft.)	Total Entitlement & Proposed (Sq. Ft.)	Built (Sq. Ft.)
A	EL DORADO CROSSINGS - SUNDANCE	535,000		535,000	
B	CREEKSIDE PLAZA		20,000	20,000	
C	HARRINGTON BUSINESS PARK		164,334	164,334	
D	FORNI RETAIL PLAZA - OTHER		21,499	21,499	
TOTAL		535,000	205,833	740,833	

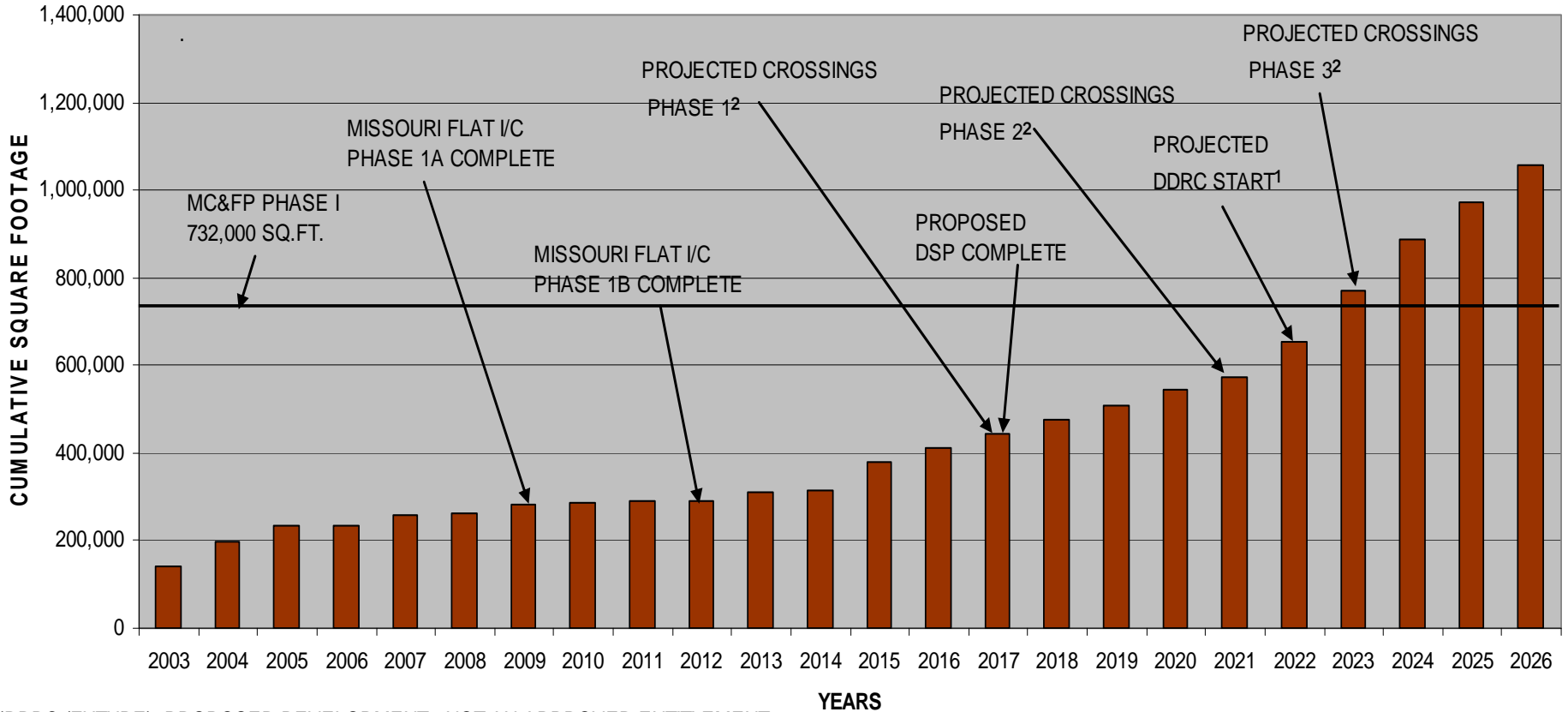
NO. ⊗	PROPOSED MC&FP RETAIL DEVELOPMENT	Entitlement (Sq. Ft.)	Proposed (NO DA) (Sq. Ft.)	Total Entitlement & Proposed (Sq. Ft.)	Built (Sq. Ft.)
1	DIAMOND DORADO		238,000	238,000	
TOTAL			238,000	238,000	

TOTAL RETAIL DEVELOPMENT (SQ. FT.)	784,768	509,790	1,294,558	289,298
MC&FP APPROVED PHASE 1 RETAIL (SQ. FT.)	732,278			
TOTAL DIFFERENCE (SQ. FT.)	52,490			

EL DORADO COUNTY
DEPARTMENT OF TRANSPORTATION

MC&FP Retail Square Footage:

CUMULATIVE BUILT RETAIL AND PENDING PHASED RETAIL DEVELOPMENT SQUARE FOOTAGE - MC&FP AREA³



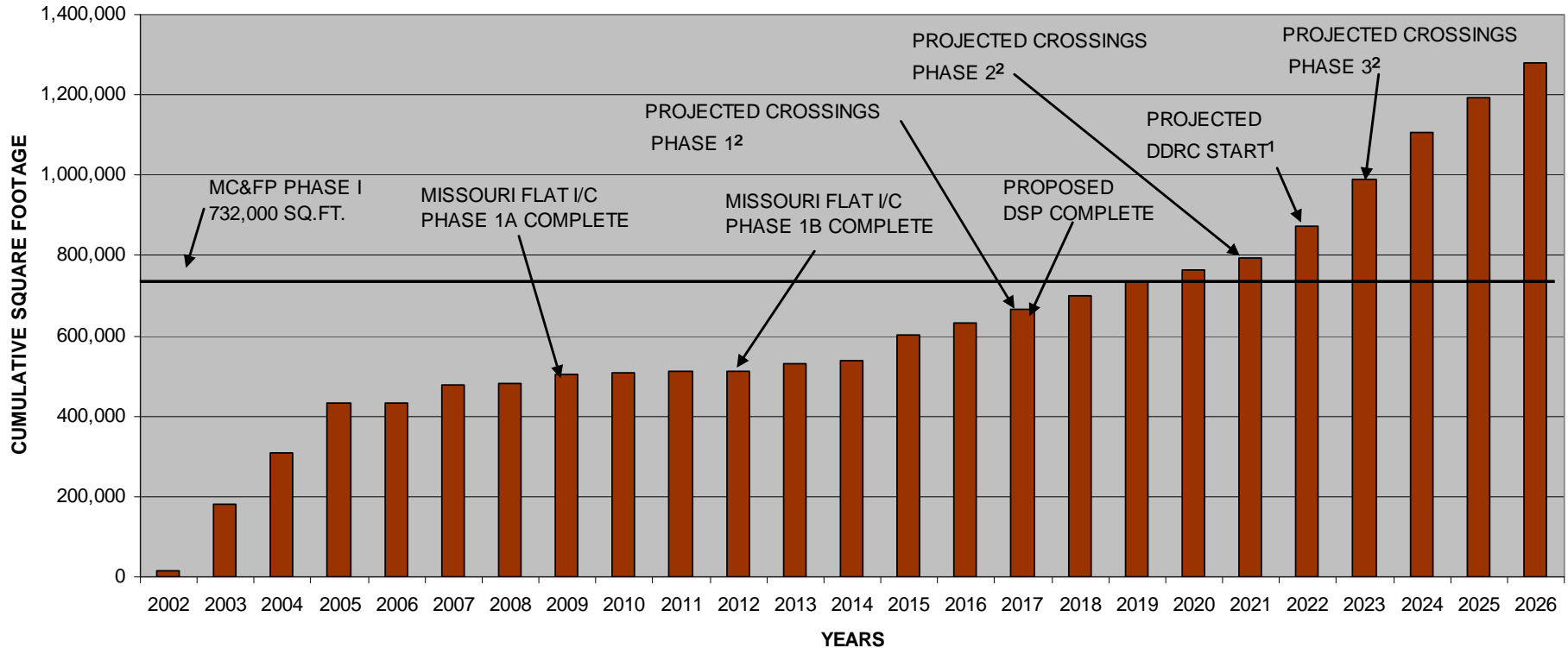
¹DDRC (FUTURE): PROPOSED DEVELOPMENT - NOT AN APPROVED ENTITLEMENT

²THE CROSSINGS AT EL DORADO (FUTURE): BASED ON AN APPROVED ENTITLEMENT

³511,000 SQ. FT. BUILT THROUGH 2012, MC&FP PHASE II TO 1,500,000 SQ.FT

MC&FP Non-Residential Square Footage:

CUMULATIVE BUILT NON-RESIDENTIAL AND PENDING PHASED RETAIL DEVELOPMENT SQUARE FOOTAGE - MC&FP AREA³



¹DIAMOND DORADO RETAIL CENTER (DDRC) (FUTURE): PROPOSED DEVELOPMENT - NOT AN APPROVED ENTITLEMENT

²THE CROSSINGS AT EL DORADO (FUTURE) - BASED ON AN APPROVED ENTITLEMENT

³511,000 SQ. FT. BUILT THROUGH 2012, MC&FP PHASE II TO 1,500,000 SQ.FT

MC&FP Project Funding Summary²

MC&FP Funding Summary

Summary of Financing Sources ¹			Completed Projects	Projects in Process: Funding (thru FY 10/11)	Projects in Process: Estimated Funding to Complete	Total
Total Infrastructure Costs		\$41,200,000	\$42,749,963	\$23,520,877	\$48,307,577	\$114,578,417
<u>Existing Deficiencies</u>	46%	\$18,900,000			81.6%	\$93,521,304
Funding Sources:						
STIP Grant		\$9,300,000	\$29,985,335	\$18,297,881	\$17,389,939	\$65,673,155
Incremental Sales Tax/Bonds		\$9,600,000	\$0	\$1,130,511	\$26,717,638	\$27,848,149
<u>New Development</u>	54%	\$22,300,000			17.6%	\$20,185,199
Funding Sources:						
TIM Program - State Highways		\$11,500,000	\$3,487,967	\$1,010,069		\$4,498,036
TIM Program - County Roads		\$10,800,000	\$8,731,681	\$2,755,482	\$4,200,000	\$15,687,163
Other Funding			\$544,980	\$326,934	0.8%	\$871,914
			Total			\$114,578,417

Notes:

- Information from Hearing Report, March 19,2002; Missouri Flat Area CFD No. 2002-01, Financing Plan, Table 4.
- See attachment: MC&FP Projects Built-Pending

MC&FP Retail Development

MC&FP Retail Development - Phase I							
Development	Status	Entitlement (Dev Agmt (DA)) (Sq. Ft.)	Proposed (No DA) (Sq. Ft.)	Total Entitlement & Proposed (Sq. Ft.)	Built (Sq. Ft.)	Entitlement & Proposed Balance (Sq. Ft.)	Comments
Wal-Mart	Approved	129,768		129,768	131,146	(1,378)	
Lucky's Expansion (Save Mart)	Approved		9,500	9,500	9,500	0	Expansion Complete
El Dorado Villages (Safeway)	Approved	120,000		120,000	92,195	27,805	One pad undeveloped
El Dorado Crossings (Sundance)	Approved	535,000		535,000	0	535,000	Phase 1 - 394,278 Sq Ft. per DA
Golden Center Plaza	Approved		29,443	29,443	29,443	0	Retail Portion
Diamond Springs Retail Plaza	Approved		9,828	9,828	9,828	0	
Forni Retail Plaza	Approved		36,237	36,237	14,738	21,499	First Phase
Panda Express	Approved		2,448	2,448	2,448	0	
Creek Side Plaza	Approved		20,000	20,000	0	20,000	
Harrington Business Park	Approved		164,334	164,334		164,334	Landowner Bankrupt - App. Expires 2018
Diamond Dorado	Pending		238,000	238,000	0	238,000	
	Total	784,768	509,790	1,294,558	289,298	1,005,260	

MC&FP Phase II – Single Point Urban Interchange (SPUI):

- The December 2003 EIR for U.S. Highway 50/Missouri Flat Road Interchange and Supplemental EIR for the Missouri Flat Area Master Circulation and Funding Plan included the analysis of Phase 2 of the Missouri Flat Road Interchange: the Single Point Diamond Interchange (SPDI).
- SPDI is an ultimate phase for improvements of the Missouri Flat Road Interchange (currently referred to as the Single Point Urban Interchange).
- The SPDI:
 - Would convert the tight diamond U.S. Highway 50/Missouri Flat Road Interchange (Phase 1) to a single point diamond interchange.
 - Is intended to be completed as additional commercial development occurs and travel demand increases to alleviate LOS
 - Would be constructed upon availability of funding
- Currently the SPDI is not a part of the MC& FP Phase I and would be considered as part of the analysis of a Phase II of the MC&FP.

Video of similar existing SPUI



Click box to play, click video to pause, ESC to stop

[View on YouTube](#)

Mo Flat – Project of Many Stages

- **Phase 1 – 4 Lane Tight Diamond**

- **Phase 2 – 6 Lane Tight Diamond**
or
- **Phase 2 – Single Point Diamond
– Interchange (SPDI)**
* (Preferred Alternative)



Accident Data by Section for Missouri Flat Corridor (for possible safety grant)

Section	Accident Rate* (per Intersection/Spot Location (V) or Section of Roadway (M))		Typical Types of Accidents (Most frequent listed first)	Number of Deaths, Injuries (1/09 - 12/11)	Comments
Headington Rd to SR 49 (Pleasant Valley Rd)	2.83	M	Rear-ends	0, 47	Accident data includes areas under construction
Headington Rd to Mother Lode Dr	2.85	V	Rear-ends	0, 23	Area under construction for the past eight years
Mother Lode Dr to SR 49 (Pleasant Valley Rd)	1.49	M	Rear-ends	0, 26	
Forni Rd to SR49 (Pleasant Valley Rd)	1.35	M	Rear-ends and Broadsides	0, 18	
China Garden Rd to SR49 (Pleasant Valley Rd)	1.12	M	Broadsides and Rear-ends	0, 10	

*"V" rates above the average of 1.0 are higher than average for intersections/spot locations; "M" rates above the average of 1.7 are higher than average for roadway sections; shaded Accident Rates above indicate those that are higher than their respective average

Source: Accidents reported by the California Highway Patrol

Cumulative funds remaining, updated to include projects approved by the Board on 5/8:

Year End Fund Balances	FY 10/11 Actuals \$M	Projections \$M				
		FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16
Zone 8 TIM ²	2.4	1.9	1.0	0.5	0.3	0.3
Silva Valley Set Aside ³	27.7	23.7	34.9	21.5	0.2	0.2
Zones 1-7 TIM	11.1	10.6	7.3	2.3	1.9	2.3
MC & FP ⁴	5.3	5.6	4.7	1.0	1.6	2.5
Hwy 50 TIM	4.1	1.5	1.7	2.0	2.5	3.0
Hwy 50 TIM – Blackstone ⁵	1.1	1.2	1.4	1.6	1.9	2.2
RSTP (Regional Surface Transportation Program)	0.4	0.6	0.7	0.1	0.3	0.4
Rural RSTP	0.7	1.2	0.8	0.9	0.7	0.5
Local Funds –Tribe ⁶	7.3	10.2	6.0	7.2	9.9	12.7
Road Fund	9.6	9.6	6.0	3.9	3.0 ⁷	1.3 ⁷

² Includes Blackstone Prepaid

³ Construction begins 12/13; assumes developer advances balance of funds as needed

⁴ Master Circulation and Funding Plan; Note \$1.5M reserve required for possible future bond issuance

⁵ Reserved for 53115 US 50 – Westbound Auxiliary Lane – El Dorado Hills Blvd to Empire Ranch Rd

⁶ Projected \$2.6M/year with 2%/yr increase beginning FY 13/14

⁷ \$0.27M added back in for removal of bridge maintenance project matches; no funds have been spent on these yet

DOT requests the Board provide direction on next steps:

1. The Board identifies the following projects as top priorities for funding and completion :
 - A. U.S. Highway 50/Missouri Flat Rd. Interchange (Single Point Urban Interchange).
 - B. Missouri Flat/Pleasant Valley Connector (2 lanes) (Diamond Springs Parkway).
2. Direct staff to identify funding sources for these projects
3. Direct staff to initiate scoping and planning to initiate MC&FP Phase II