



# WESTERN SLOPE CIP AND TIM FEE UPDATE

**BOARD STUDY SESSION #8**

12/6/16

# AGENDA

1. Background

2. Programmatic EIR

3. General Plan Amendments

4. 2016 CIP Book

5. TIM Fee Program

6. Amendments to the County Ordinance Code

7. Next Steps

# RECOMMEND BOARD APPROVE/ ADOPT:

## Consistent with 10/27/16 Planning Commission Recommended Board Actions:

### Environmental Certification

1. Resolution Certifying the Environmental Impact Report (EIR) for the Major CIP and TIM Fee Update
2. Mitigation Monitoring and Reporting Plan (MMRP)

### General Plan Amendments

3. Resolution Amending the General Plan Transportation and Circulation Element

# RECOMMEND BOARD TO APPROVE/ ADOPT:

## **2016 CIP**

4. 2016 Capital Improvement Program (CIP) Book

## **TIM Fee Program**

5. Resolution adopting the TIM Fee Program Nexus Study
6. Authorize Auditor-Controller to create new TIM Fee Accounts
7. Approve and authorize Chair to sign budget transfer for TIM Fee accounts

# RECOMMEND BOARD TO APPROVE/ADOPT:

## **Amendments to County Ordinance Code**

8. Approve 1<sup>st</sup> Reading of Frontage Improvement Ordinance
9. Approve 1<sup>st</sup> Reading of TIM Fee Ordinance
10. Waive full reading, by title only and continue the adoption of the Ordinances to December 13, 2016

# RECOMMEND BOARD TO RECEIVE & FILE:

11. Draft TIM Fee Administrative Manual
12. Final Outreach Summary Report
13. Responses to public comments

# MEASURE E

Measure E did not change:

- LOS standards as stated in General Plan policy TC-Xd
- General Plan Land Use map
- Projected growth based on legally defensible:
  - Average historic growth rate
  - Adopted General Plan Policies and Goals

\*Forecasted impacts to the County's road network have not changed, and therefore the proposed CIP project list as presented in April remains unchanged

# 1. COUNTY DEPARTMENTS INVOLVED IN THE UPDATE

## Community Development Agency

- Long Range Planning Division
  - Transportation Division
  - Development Services
- Administration & Finance

## Chief Administrative Office

## Economic Development

## County Counsel

## Auditor/Controller's Office



# 1. OTHER AGENCIES INVOLVED IN THE UPDATE

SACOG

Caltrans

El Dorado County Transportation Commission

El Dorado County Transit Authority

City of Folsom

City of Placerville

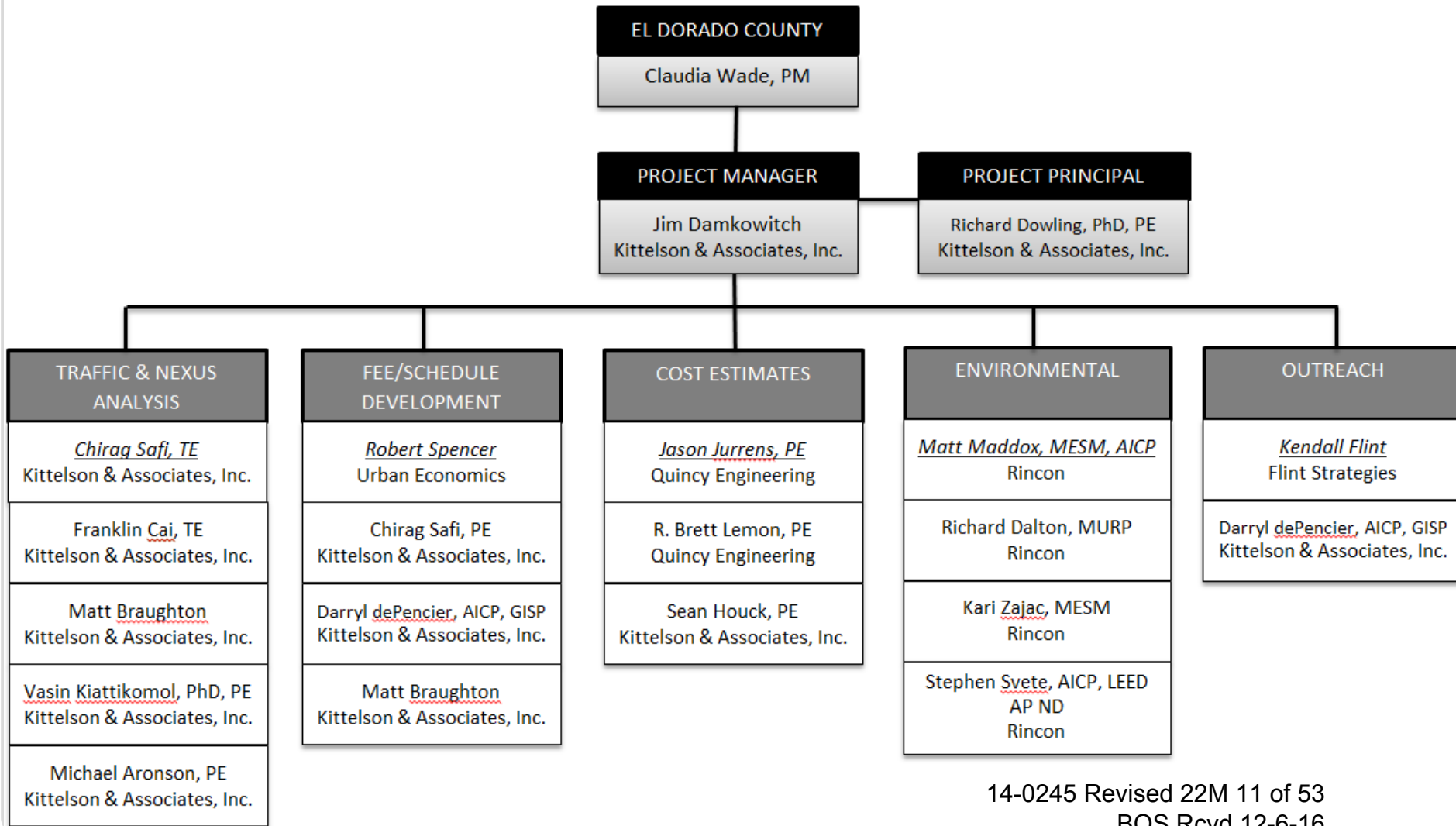
City of Rancho Cordova

Sacramento County

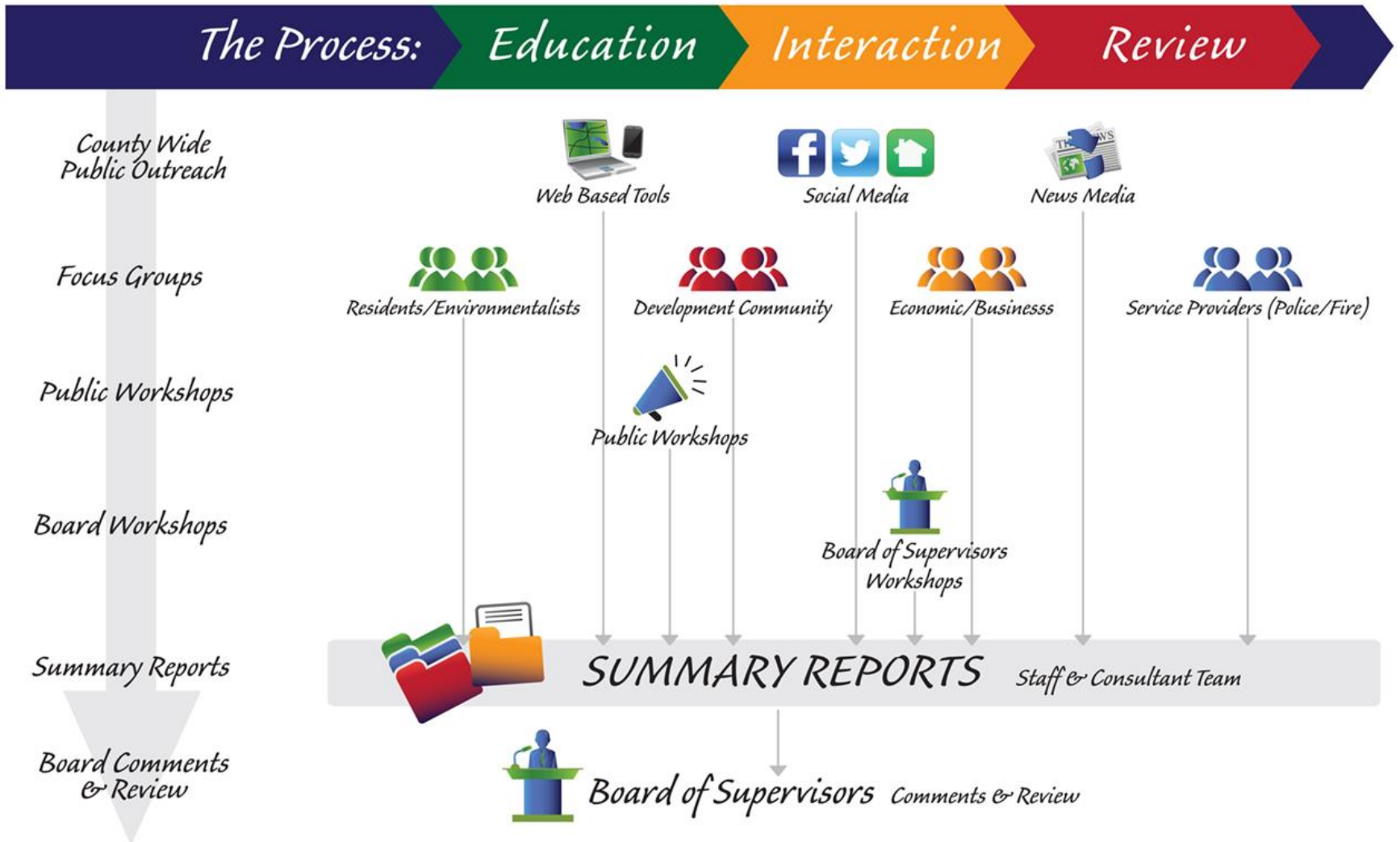
# 1. CONSULTANT TEAM



# 1. THE CONSULTANT TEAM



# 1. PUBLIC OUTREACH PROCESS



# 1. PROJECT WEBSITE & COMMUNICATION

- Launched Website in May 2015
- 5,600 individual site visits
- Over 1,300 active users
- 300+ online comments received
- Currently has 1,300 subscribers including all County news media
- Over 21 E-Blasts sent promoting meetings and documents
- 43% click-through rate

EL DORADO COUNTY WESTERN SLOPE UPDATE

PROJECT OVERVIEW INTERACTIVE MAP MEETINGS AND WORKSHOPS DOCUMENT LIBRARY CONTACT

### Western Slope Capital Improvement Plan and Traffic Impact Mitigation Fee Program Updates

Welcome to our project website! This site was developed to provide the public with easy access to all of the information pertaining to El Dorado County's Major Update to the West Slope Capital Improvement Program and Traffic Impact Mitigation Fees. The project area includes the parts of the County that are outside the Tahoe basin, west of Echo Summit. We hope you will participate in this process by signing up for eNews, using our [interactive map](#) to help identify existing transportation issues, or by sending us your [comments](#).

**What is this project?**

This is the major update to the County's West Slope

### Public Workshops!

Join us for our first round of workshops!

Wednesday, April 8, 2015  
6:30 p.m. - 8:00 p.m.  
Pleasant Grove Middle School  
Multi-Purpose Room  
2540 Green Valley Road  
Rescue, CA 95672

Thursday, April 9, 2015  
6:30 p.m. to 8:00 p.m.  
El Dorado County Office of Education  
6767 Green Valley Road  
Placerville, CA 95667

### Subscribe to our mailing list

\* indicates required

Email Address

First Name

Last Name

# 1. FOCUS GROUPS

Recruited 65 people to participate in 5 focus groups:

- 2 Resident Groups
- Economic Development
- Development Interests
- Public Safety and Special Districts



# 1. FOCUS GROUPS

- Held two rounds of five 2-Hour Sessions (10 total) in May and August
- 90% of participants rated the TIM Fee & CIP development process as “Good” or “Excellent”




# 1. PUBLIC WORKSHOPS

- Five workshops in 2015 – two in May, two in September, one in December
- Attended by 70+ people in-person
- Viewed by 155 people online

EL DORADO COUNTY WESTERN SLOPE UPDATE

PROJECT OVERVIEW BOARD MEETINGS AND WORKSHOPS DOCUMENT LIBRARY CONTACT MORE...

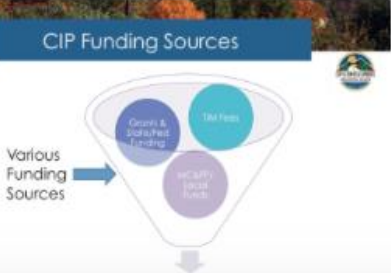


>Welcome to Our Second Virtual Workshop

If you missed our September workshops don't worry! You can review the materials and then participate in our online survey and share your comments. We have placed an audio recording of the workshop below. You can listen to the presentation and follow along while reading the Workshop Presentation which is provided as a slide show. After you have reviewed the materials click on the survey link to share your views.

00:00 00:00

CIP Funding Sources



Click [HERE](#) to Take Our Survey



# 1. RECENT STEPS

**On September 20, 2016, the Board:**

- Tentatively approved 2016 CIP Book
- Tentatively approved TIM Fee Project List & Nexus Report (Scenario 2)
- Conceptually approved and provided authorization to Amend the County Ordinance Code

## 2. ENVIRONMENTAL IMPACT REPORT

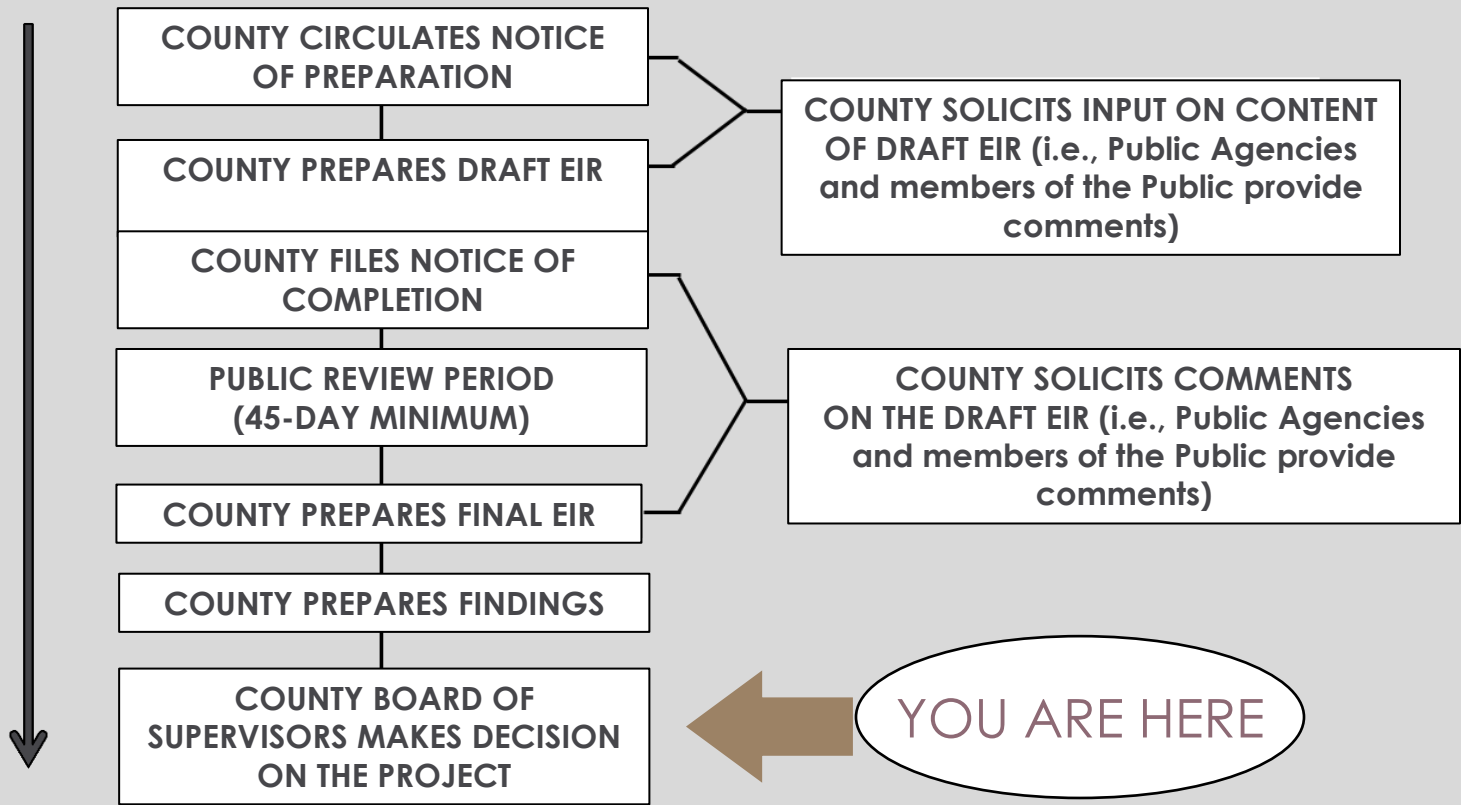
California Environmental Quality Act (CEQA)  
Review Process

Programmatic Environmental Impact Report  
(EIR)

Consistent with 2005 TIM Fee Update  
Environmental Review

# 2. CEQA PROCESS FOR THE CIP & TIM FEE UPDATE

CEQA  
PROCESS



## 2. ENVIRONMENTAL IMPACT REPORT

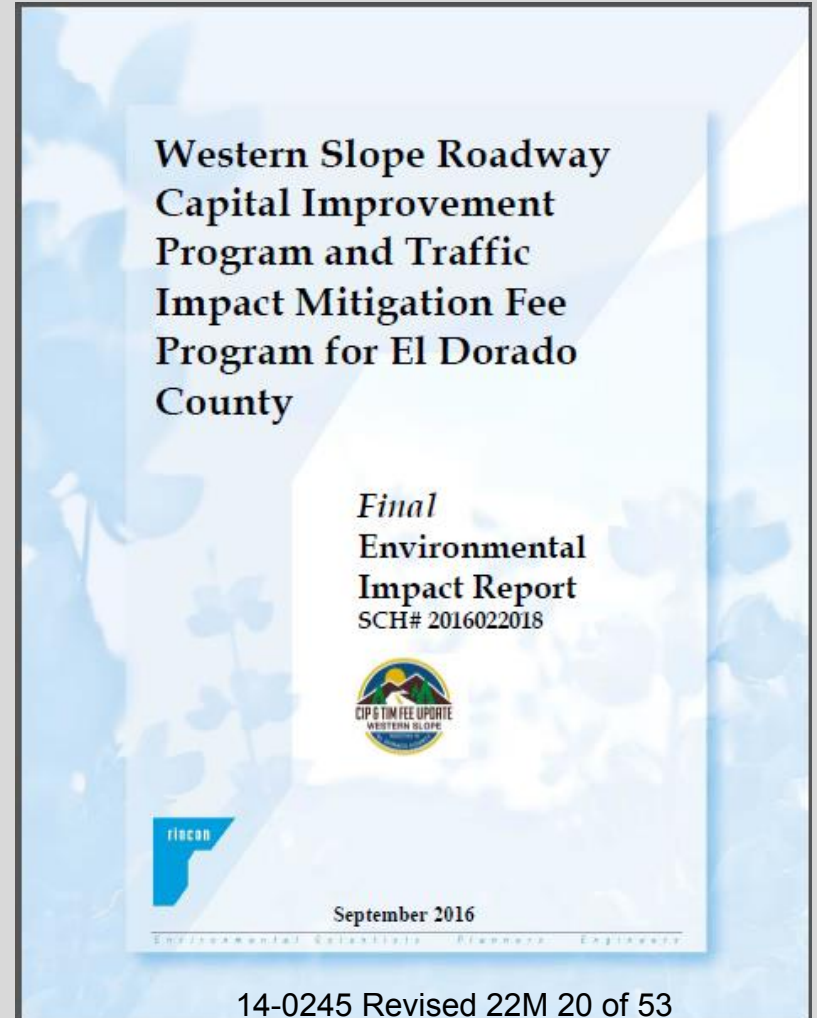
Scoping Meeting held on 3/3/16

Comment Period for NOP closed  
on 3/7/16

Draft Programmatic EIR Released  
May 19<sup>th</sup>

Public Review Period:  
May 19<sup>th</sup> – July 5<sup>th</sup>

Response to Comments and Final  
EIR released on October 7, 2016



14-0245 Revised 22M 20 of 53  
BOS Rcvd 12-6-16

## 2. ISSUES ANALYZED IN THE EIR

- **Aesthetics (Visual Resources)**
- Agricultural and Forest Resources
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- **Geology/Soils**
- **Greenhouse Gas Emissions**
- **Hazards/Hazardous Materials**
- **Hydrology/Water Quality**
- Land Use/Planning
- Mineral Resources
- **Noise**
- Population/Housing
- Public Services/Recreation
- **Transportation/Traffic**
- Utilities/Service Systems

## 2. ENVIRONMENTAL IMPACT REPORT

Mitigation Monitoring and Reporting Program

Findings of Environmental Impact Report

Statement of Overriding Considerations

# 3. GENERAL PLAN AMENDMENT

**General Plan Amendment needed for:**

- Circulation Map (Figure TC-1)
- Impact Fee Program Section
- Policy TC-1†
- Policy TC-1u and Measure TC-V(1)
- Policy TC-1y

### 3. GENERAL PLAN AMENDMENT

The Major Update to the CIP and TIM Fee Programs has necessitated the following changes to the Transportation and Circulation Element:

Changes to the size of the road needed by 2035 for nine roadway segments

Addition of two roadway segments

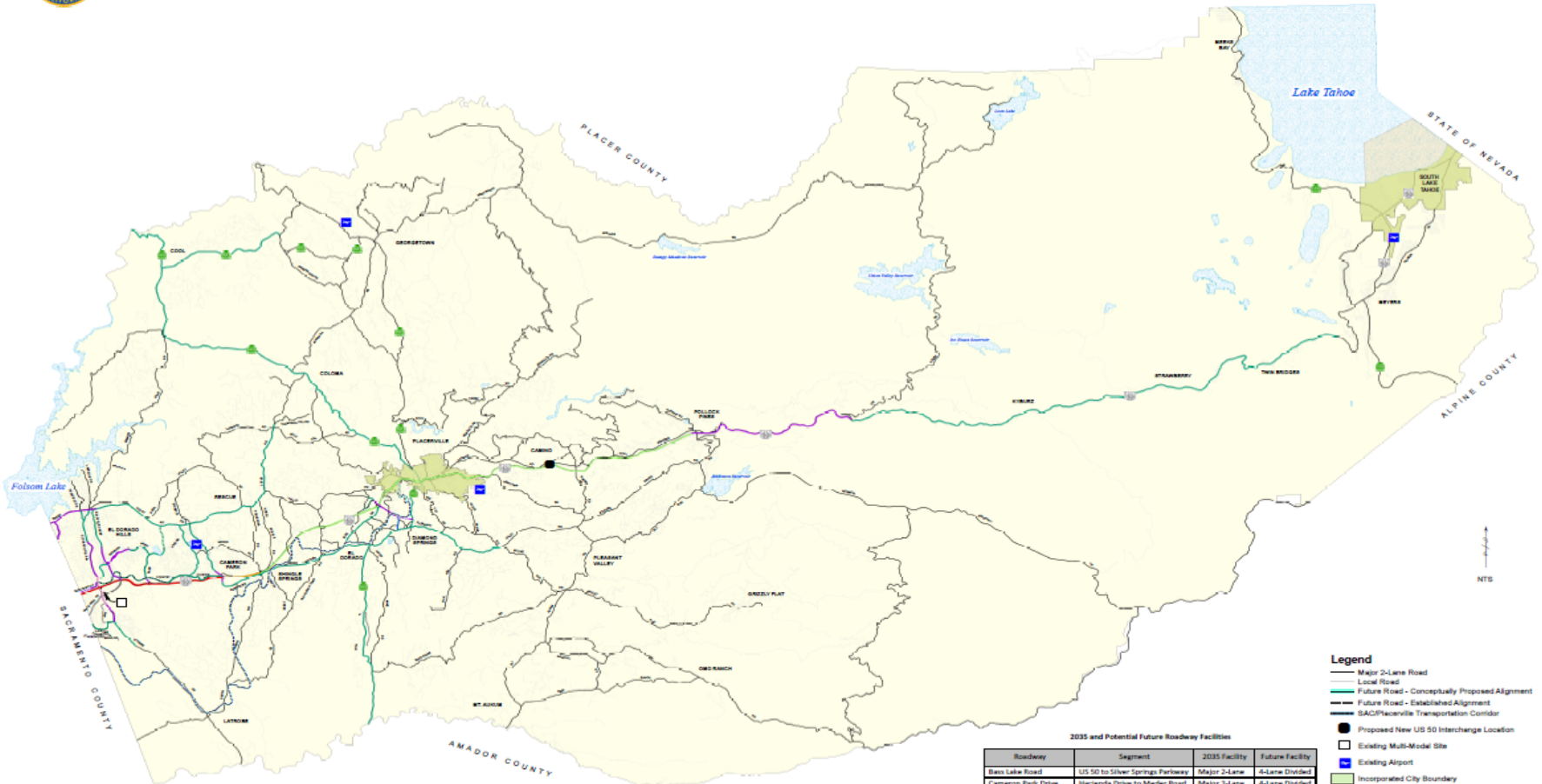
Changes to Figure TC-1



# 3. GENERAL PLAN AMENDMENT



PROPOSED FIGURE TC-1  
CIRCULATION MAP FOR THE EL DORADO COUNTY GENERAL PLAN  
APRIL 2016



- Legend**
- Major 2-Lane Road
  - Local Road
  - Future Road - Conceptually Proposed Alignment
  - Future Road - Established Alignment
  - SACIP/Specville Transportation Corridor
  - Proposed New US 50 Interchange Location
  - Existing Multi-Modal Site
  - Existing Airport
  - Incorporated City Boundary
  - Lakes

**2035 and Potential Future Roadway Facilities**

Roadway	Segment	2035 Facility	Future Facility
Bass Lake Road	US 50 to Silver Springs Parkway	Major 2-Lane	4-Lane Divided
Cameron Park Drive	Palmdale Drive to Medler Road	Major 2-Lane	4-Lane Divided
El Dorado Hills Boulevard	Governor Drive/St Andrews Drive to Francisco Drive	Major 2-Lane	4-Lane Divided
Francisco Drive	El Dorado Hills Boulevard to Green Valley Road	Major 2-Lane	4-Lane Divided
Green Valley Road	Silver Valley Parkway to Deer Valley Road (West)	Major 2-Lane	4-Lane Divided
Letrobse Connection (Cameron Crossing Drive)	Golden Foothills Parkway to El Dorado County Line	Major 2-Lane	4-Lane Divided
Letrobse Road	White Rock Road to Suncoast Lane	4-Lane Divided	4-Lane Divided
Silver Valley Parkway	Harvard Way to Green Valley Road	Major 2-Lane	4-Lane Divided
White Rock Road	Letrobse Road to US 50	4-Lane Divided	4-Lane Divided
White Rock Road (See western map)	Letrobse Road to US 50	4-Lane Divided	4-Lane Divided

- 2035 Circulation System**
- Major 2-Lane Road
  - 4-Lane, Undivided Road
  - 4-Lane, Divided Road
  - 5-Lane, Divided Road
  - 4-Lane Freeway
  - 5-Lane Freeway
  - 5-Lane Freeway
  - Capital Southwest Connector Corridor (4-Lane Divided Road)

**DISCLAIMER:**  
This depiction was compiled from unverified public and private sources and is illustrative only. No presentation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Source: El Dorado County Community Development Agency  
July, 2004, Amended xx-xx-xxxx

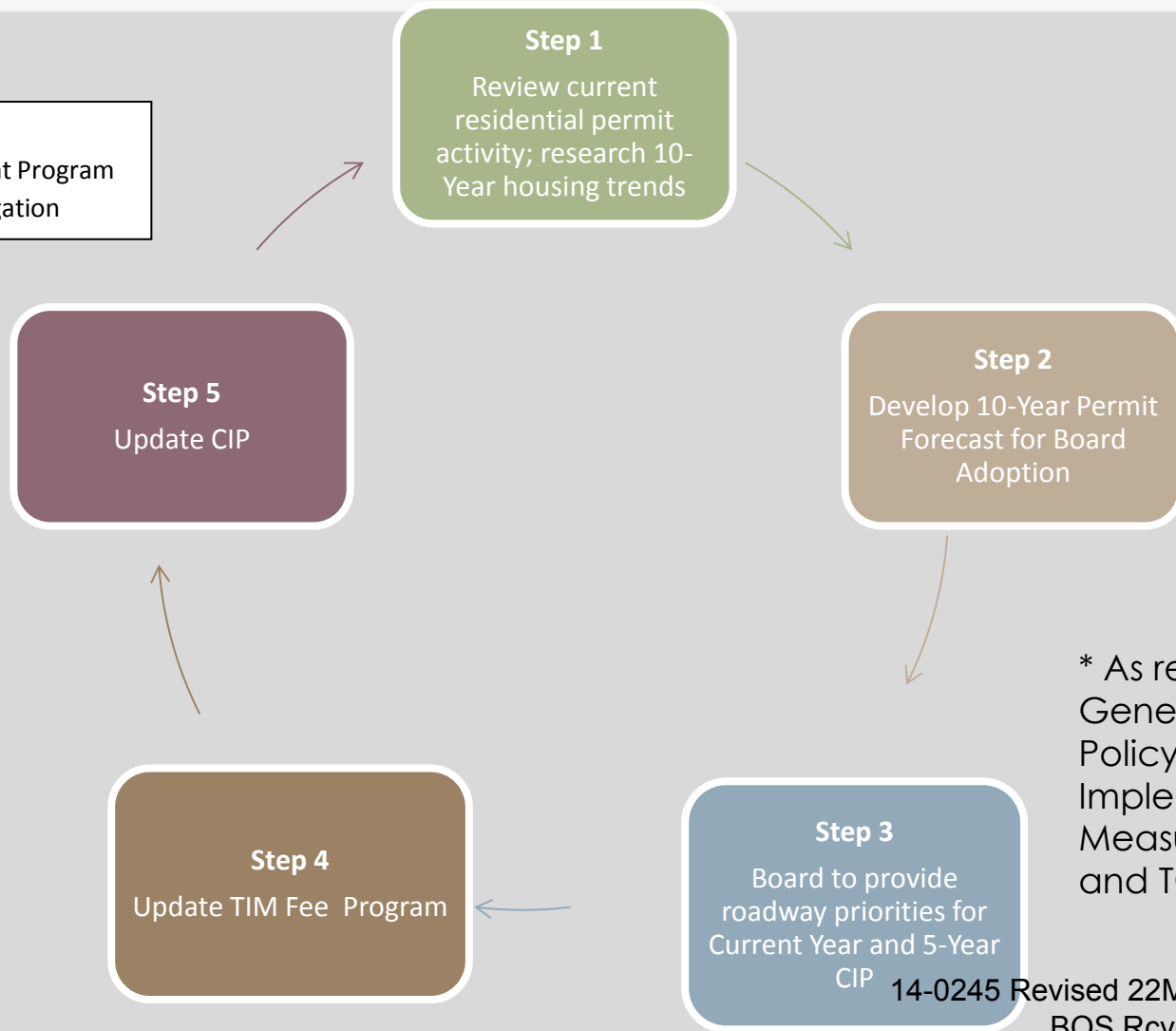
# DRAFT

# 4. ANNUAL CIP AND TIM FEE PROGRAM UPDATE CYCLE\*

Acronyms:

CIP: Capital Improvement Program

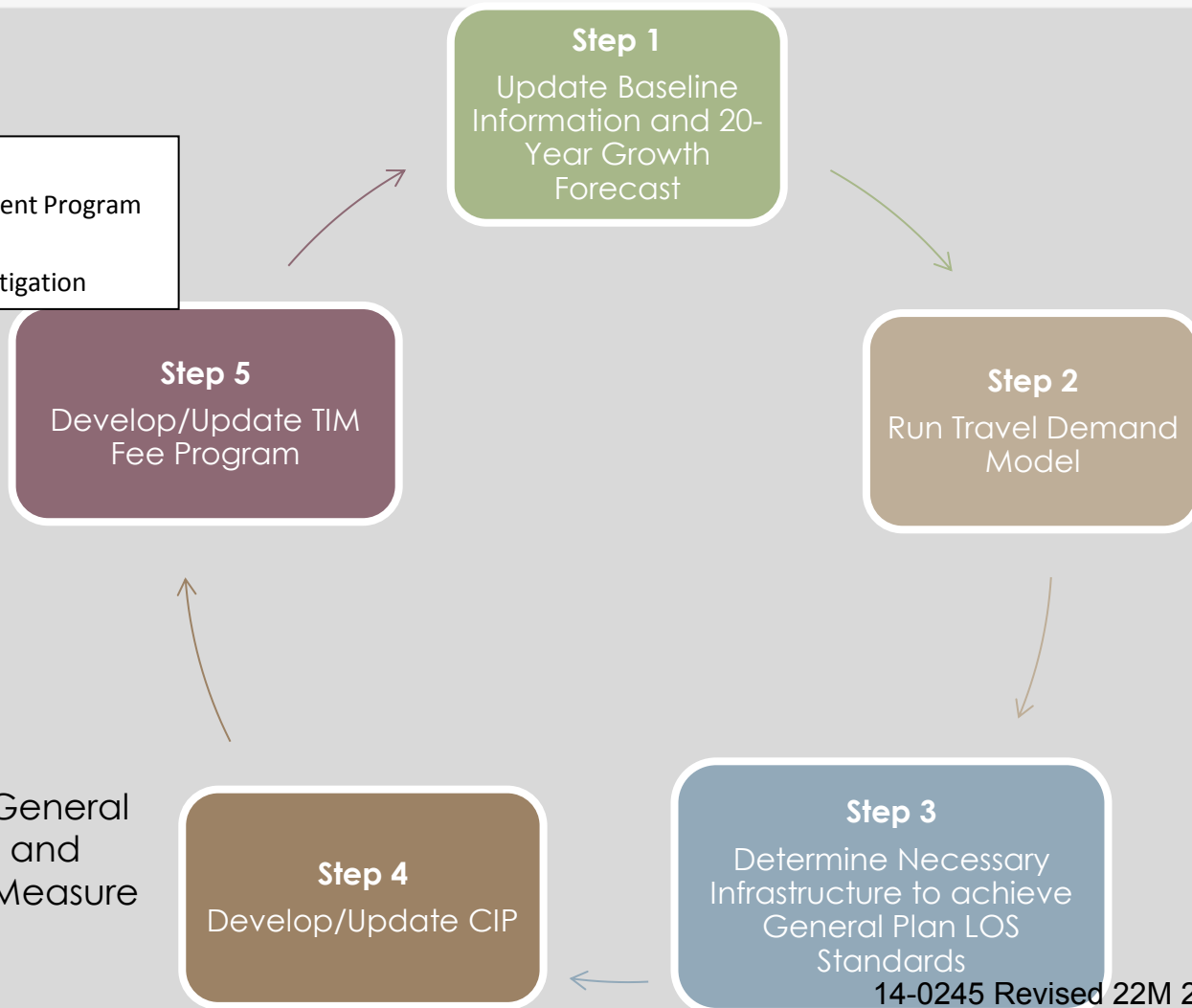
TIM: Traffic Impact Mitigation



\* As required by General Plan Policy TC-Xb and Implementation Measures TC-A and TC-B

# 4. MAJOR 5-YEAR CIP AND TIM FEE PROGRAM CYCLE\*

**Acronyms:**  
CIP: Capital Improvement Program  
LOS: Level of Service  
TIM: Traffic Impact Mitigation



\* As required by General Plan Policy TC-Xb and Implementation Measure TC-B

## 4. THE 2016 CIP BOOK WILL INCLUDE:

West Slope Road/Bridge CIP

Tahoe Environmental Improvement Program  
(EIP)

Transportation Facilities Improvement  
Program (TFIP)

Capital Overlay and Rehabilitation Program  
(CORP)

Airport CIP (ACIP)

# 4. WEST SLOPE ROAD / BRIDGE CIP PROJECT PRIORITIZATION

Safety

Available Funding

Economic Development

Site Limitations

Operational Deficiencies & Capacity

Development Projects' Conditions of Approval

Regulatory Requirements

General Plan Policies (e.g., TC-Xa)

# 4. 2016 INTERIM CIP BOOK



## Proposed Interim 2016 Capital Improvement Program

EL DORADO COUNTY  
COMMUNITY DEVELOPMENT AGENCY



- Approved by the Board on June 7, 2016
- Provides a work plan for the Transportation Division
- Proposed 2016 CIP book will replace the Interim Book

# 4. PROPOSED 2016 CIP BOOK



Proposed 2016  
Capital Improvement Program

EL DORADO COUNTY  
COMMUNITY DEVELOPMENT AGENCY



14-0245 22D 1 of 378

Projects are identified in current year, 5, 10, and 20-Year timeline

For West Slope Road & Bridge CIP:

- Project list includes TIM Fee and Non-TIM Fee Projects
- Addition of an “Unfunded” CIP Project List

# 4. UNFUNDED CIP PROJECT LIST

## Roadway Improvements

- White Rock Rd Widening (2 to 4 lanes) – Manchester Dr. to Sacramento Co. line

## Safety/Operational

- U.S. 50/Camino Area Local Road Improvements – EDC Share

## Bridge Projects

- Bucks Bar Rd Bridge Replacement

## Bike & Ped Projects

- U.S. 50/EI Dorado Hills Blvd. Interchange – Pedestrian Overcrossing

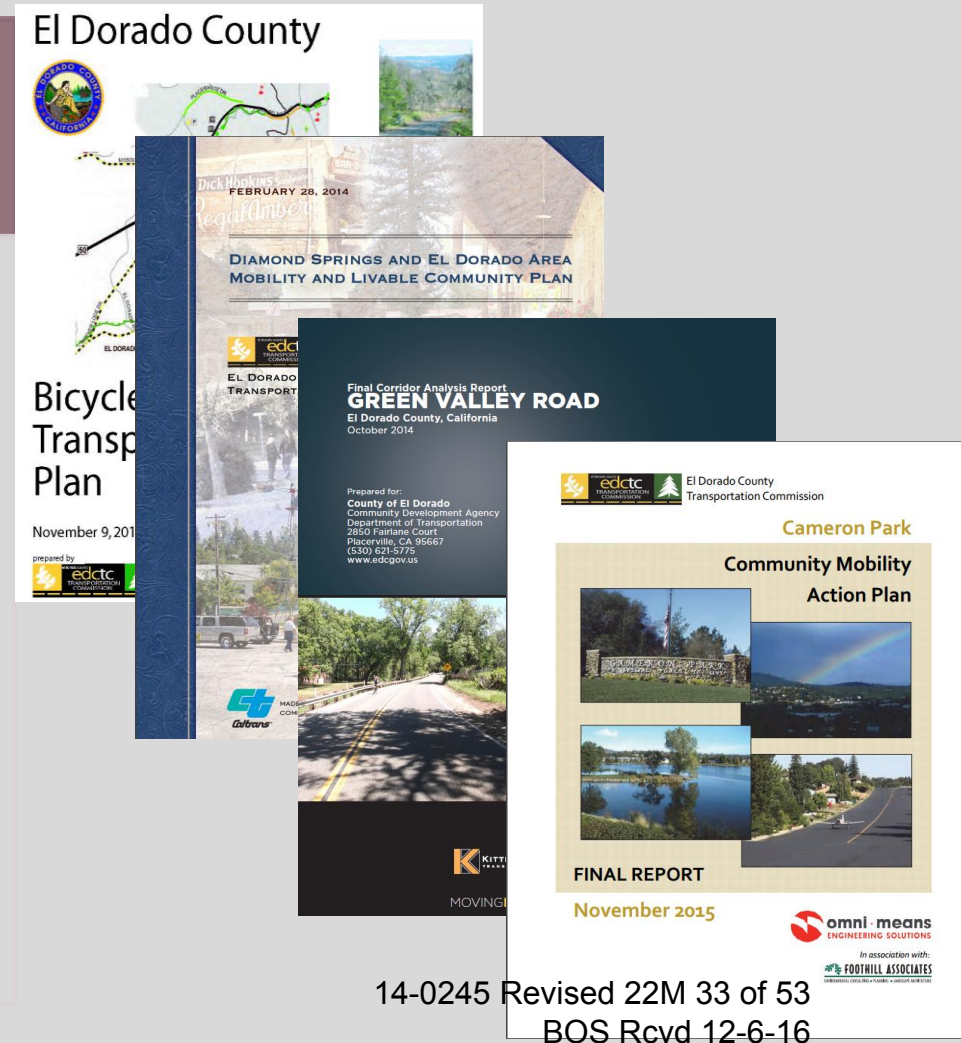




# 4. UNFUNDED CIP PROJECT LIST

## Sources include:

- Projects in the current CIP or TIM Fee programs that are not proposed for funding under the updated TIM Fee program
- Public comments through the project website ([www.edcwesternslopeupdate.com](http://www.edcwesternslopeupdate.com))



# 5. TIM FEE PROGRAM COMPONENTS

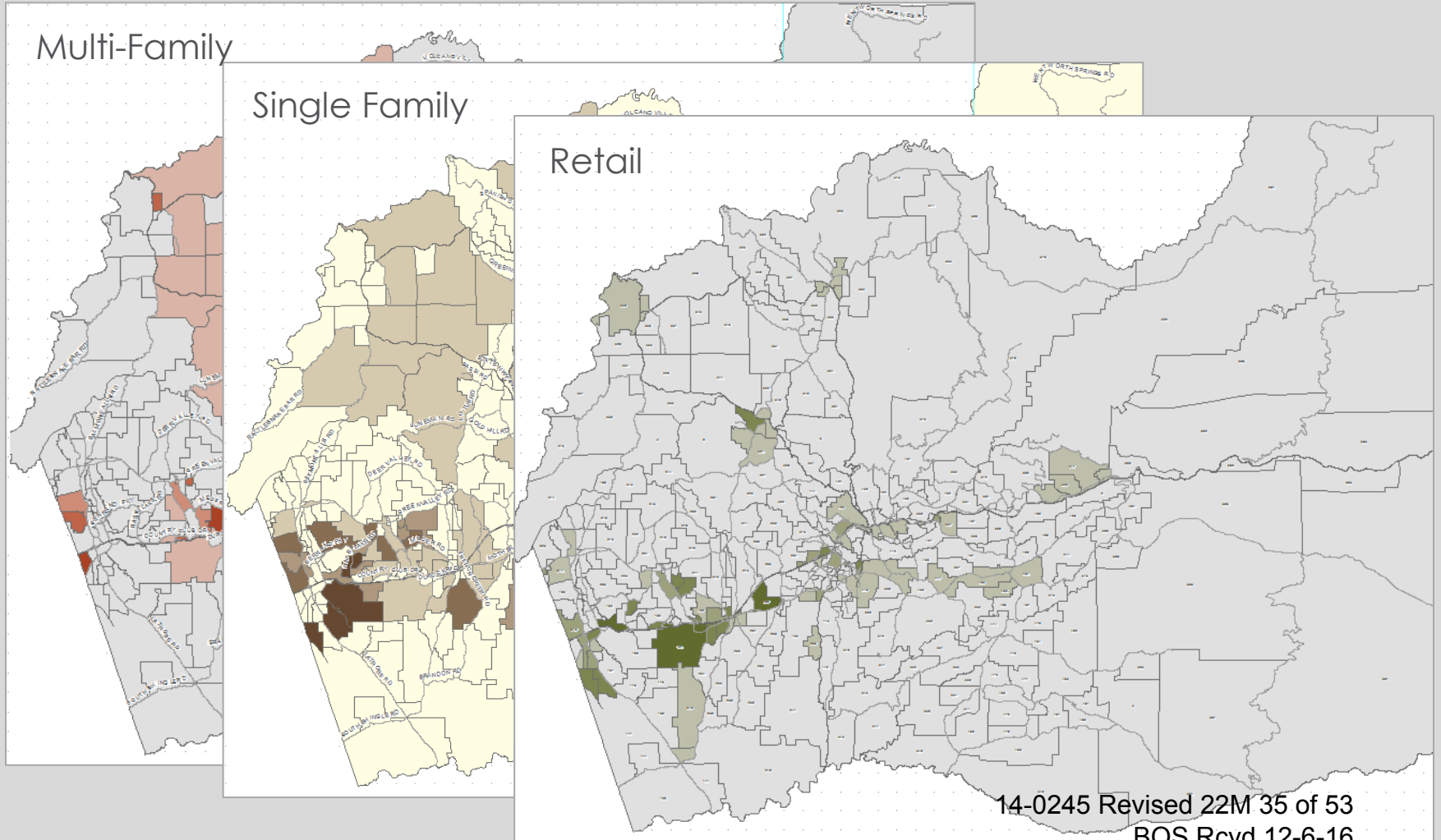
Growth  
Forecast

Project List

Zones

Land Use  
Categories

# 5. 2015 - 2035 GROWTH FORECAST



# 5. TIM FEE PROJECT LIST

## Capacity Projects

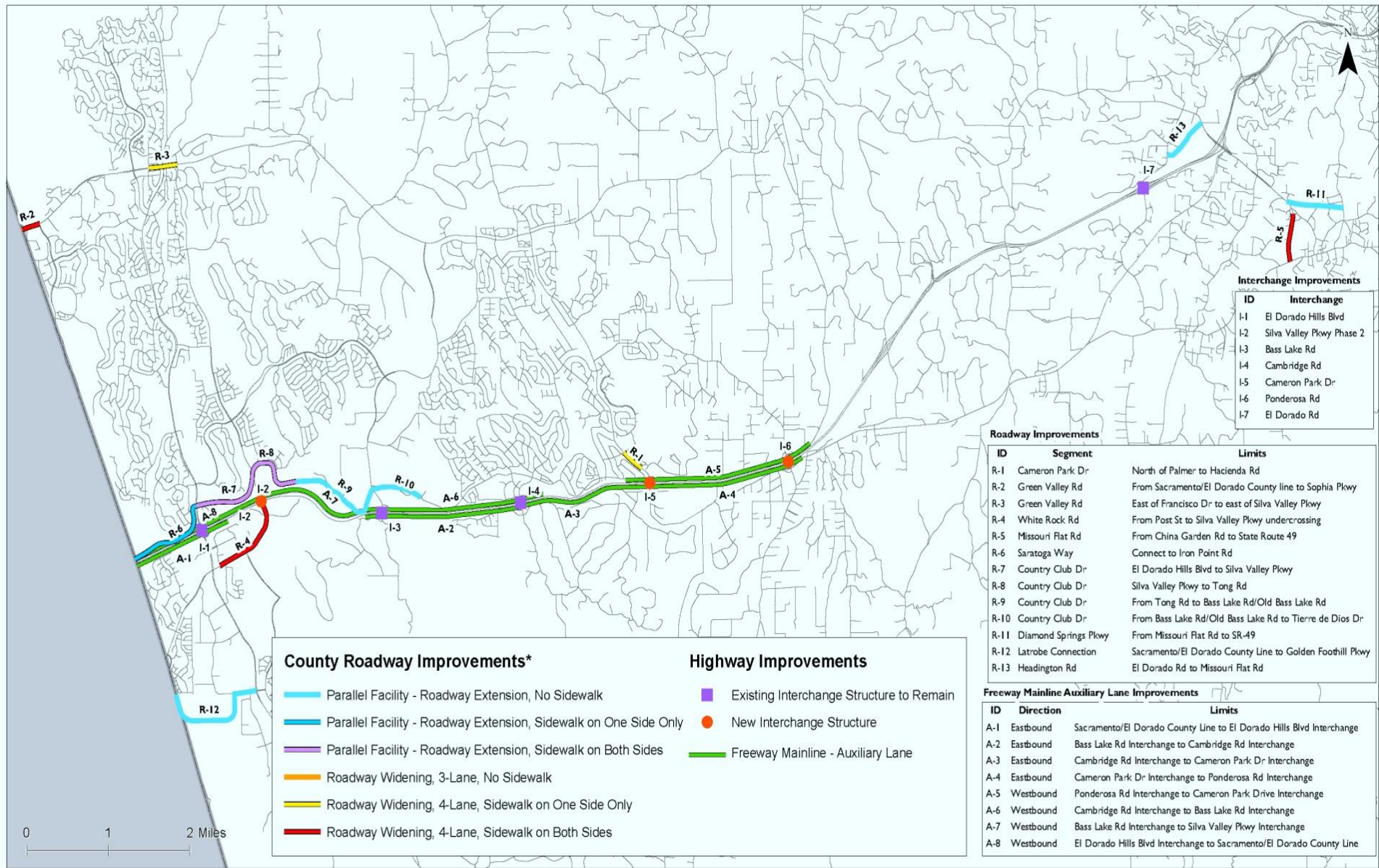
- Local roadway widening
- Auxiliary lanes
- Interchange improvements
- Parallel capacity projects (e.g., Saratoga Way)

## Reimbursement Obligations

- Constructed projects (e.g., Silva Valley Parkway Interchange)

## Other Program Costs

- Bridge replacement grant match funds
- Intersection improvements
- Transit capital improvements
- Program administration



**Interchange Improvements**

ID	Interchange
I-1	El Dorado Hills Blvd
I-2	Silva Valley Pkwy Phase 2
I-3	Bass Lake Rd
I-4	Cambridge Rd
I-5	Cameron Park Dr
I-6	Ponderosa Rd
I-7	El Dorado Rd

**Roadway Improvements**

ID	Segment	Limits
R-1	Cameron Park Dr	North of Palmer to Hacienda Rd
R-2	Green Valley Rd	From Sacramento/El Dorado County line to Sophia Pkwy
R-3	Green Valley Rd	East of Francisco Dr to east of Silva Valley Pkwy
R-4	White Rock Rd	From Post St to Silva Valley Pkwy undercrossing
R-5	Missouri Flat Rd	From China Garden Rd to State Route 49
R-6	Saratoga Way	Connect to Iron Point Rd
R-7	Country Club Dr	El Dorado Hills Blvd to Silva Valley Pkwy
R-8	Country Club Dr	Silva Valley Pkwy to Tong Rd
R-9	Country Club Dr	From Tong Rd to Bass Lake Rd/Old Bass Lake Rd
R-10	Country Club Dr	From Bass Lake Rd/Old Bass Lake Rd to Tierre de Dios Dr
R-11	Diamond Springs Pkwy	From Missouri Flat Rd to SR-49
R-12	Latrobe Connection	Sacramento/El Dorado County Line to Golden Foothill Pkwy
R-13	Headington Rd	El Dorado Rd to Missouri Flat Rd

**Freeway Mainline Auxiliary Lane Improvements**

ID	Direction	Limits
A-1	Eastbound	Sacramento/El Dorado County Line to El Dorado Hills Blvd Interchange
A-2	Eastbound	Bass Lake Rd Interchange to Cambridge Rd Interchange
A-3	Eastbound	Cambridge Rd Interchange to Cameron Park Dr Interchange
A-4	Eastbound	Cameron Park Dr Interchange to Ponderosa Rd Interchange
A-5	Westbound	Ponderosa Rd Interchange to Cameron Park Drive Interchange
A-6	Westbound	Cambridge Rd Interchange to Bass Lake Rd Interchange
A-7	Westbound	Bass Lake Rd Interchange to Silva Valley Pkwy Interchange
A-8	Westbound	El Dorado Hills Blvd Interchange to Sacramento/El Dorado County Line

**County Roadway Improvements\***

- Parallel Facility - Roadway Extension, No Sidewalk
- Parallel Facility - Roadway Extension, Sidewalk on One Side Only
- Parallel Facility - Roadway Extension, Sidewalk on Both Sides
- Roadway Widening, 3-Lane, No Sidewalk
- Roadway Widening, 4-Lane, Sidewalk on One Side Only
- Roadway Widening, 4-Lane, Sidewalk on Both Sides

**Highway Improvements**

- Existing Interchange Structure to Remain
- New Interchange Structure
- Freeway Mainline - Auxiliary Lane

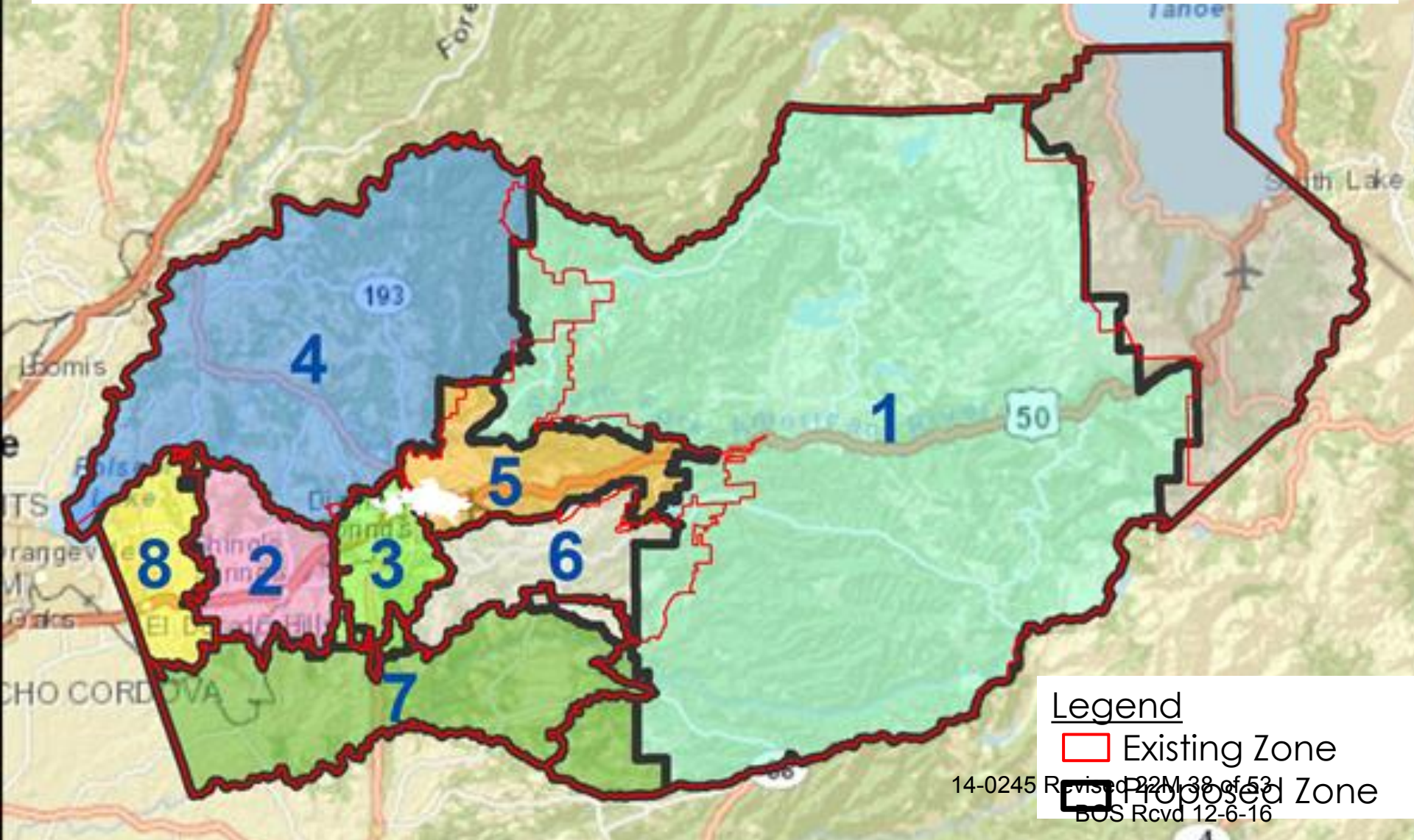
0 1 2 Miles

\* Descriptions indicate the portion of the projects included in the TIM Fee Program. The descriptions are not intended to indicate the roadway cross section.

**TIM Fee Funded CIP Improvement Locations**  
**West Slope Traffic Impact Mitigation Fee and Capital Improvement Program Update**  
**El Dorado County, CA**  
 14-0245 Revised 22M 37 of 53  
 BOS Rcvd 12-6-16

Figure  
2

# 5. EXISTING & PROPOSED TIM FEE ZONES



# 5. LAND USE CATEGORIES

Current	Proposed (no changes)
Single Family	Single Family
Multi-family	Multi-family
Age-restricted Single Family	Age-restricted Single Family
Age-restricted Multi-Family	Age-restricted Multi-Family

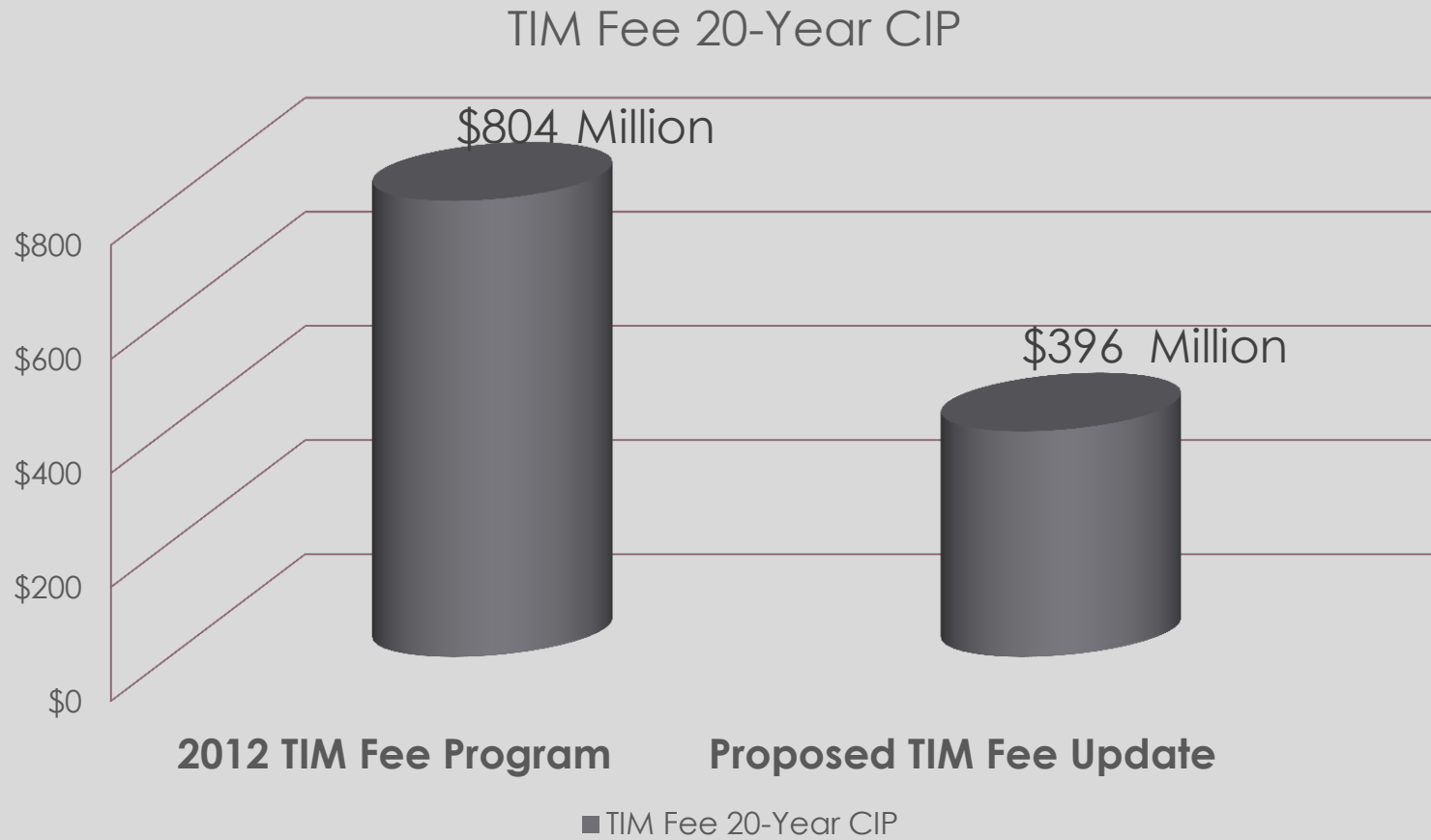


# 5. LAND USE CATEGORIES

Current	Proposed
High Trip Commercial	
General Commercial	Retail / Commercial
Gas Station	
Office	Office
Industrial	
Warehouse	Industrial / Warehouse
Church	Church
Golf Course	(Delete)
Campground	(Delete)
Bed & Breakfast	Hotel / Motel
(None)	Per Trip Fee



# 5. REDUCED TIM FEE PROGRAM COST



## 5. WHY DID TIM FEES GO DOWN?

- **Decrease in growth rate assumptions**
  - 3% growth rate → 1% growth rate
  - Results in less infrastructure required
- **Successful TIM Fee Program resulted in completed projects (Over \$320 Million).**

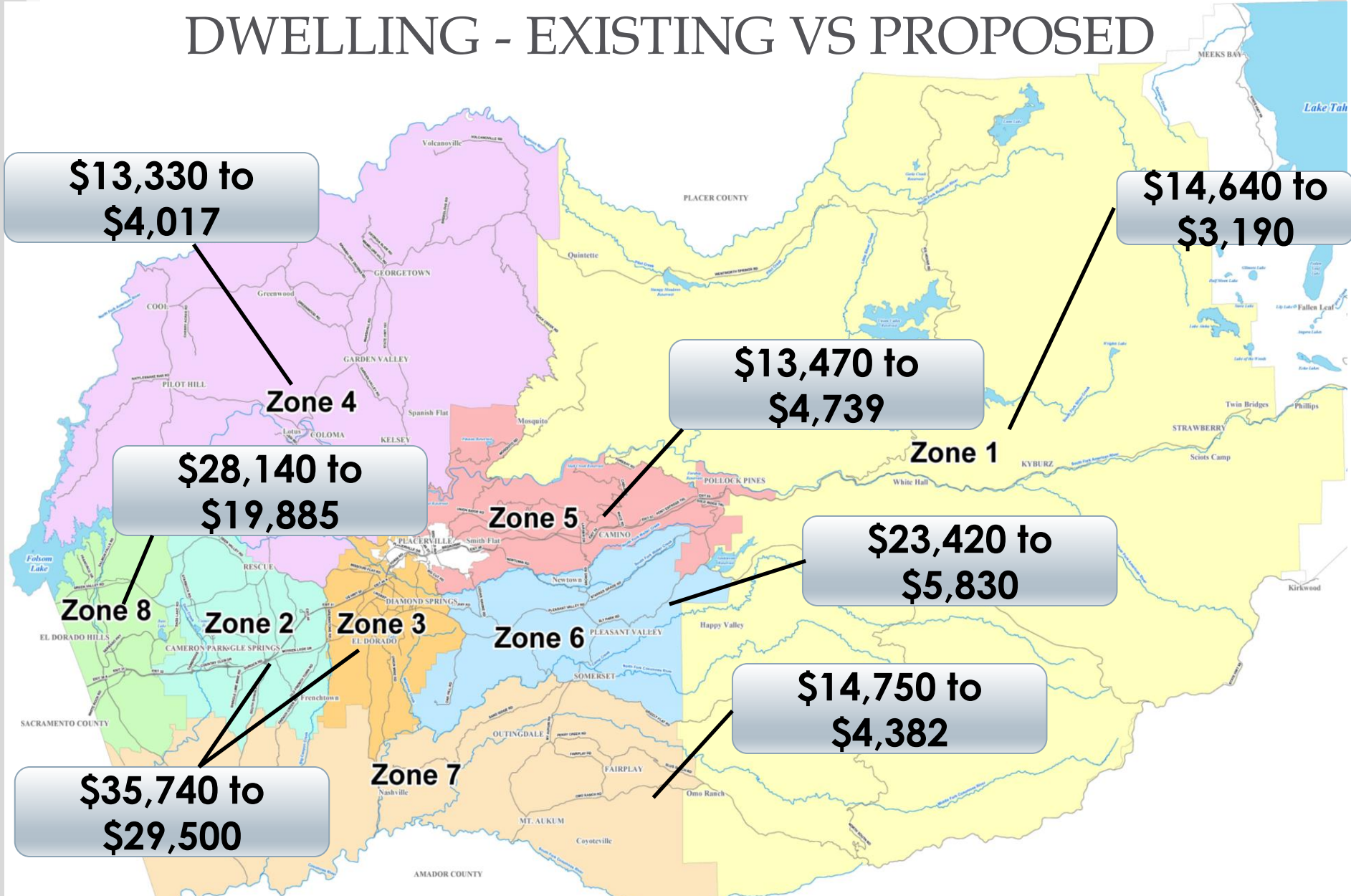


## 5. PROJECTS NOT INCLUDED THE PROPOSED CIP

- Projects were eliminated from the proposed CIP for the following reasons:
  - Project has been constructed, i.e., US Highway 50 HOV lanes
  - Project is no longer needed in the next 20 years, i.e., Bass Lake Road widening to four lanes from US Highway 50 to Silver Springs Parkway.
  - Project scope change, i.e. Latrobe Connection – new arterial now only an intersection fix on existing facility.

For a complete list of the projects deleted , revised or added to the 2016 CIP see Attachment 9G.

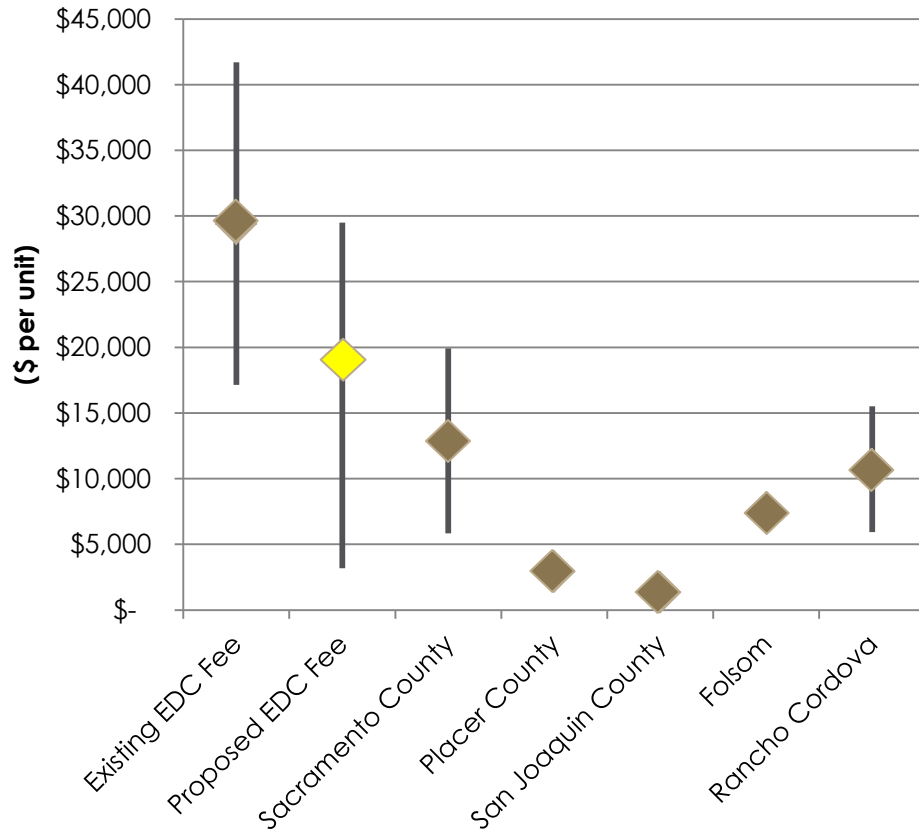
# 5. TIM FEE COST CHANGES - SINGLE FAMILY DWELLING - EXISTING VS PROPOSED



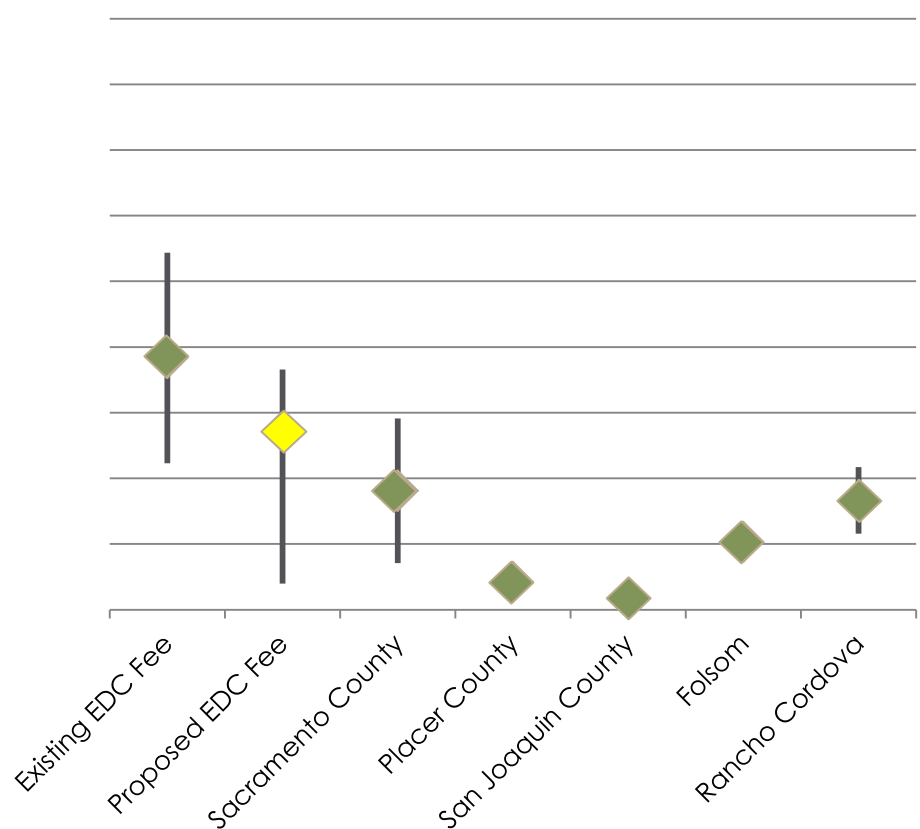
\*For TIM Fee Zone Comparison For All Other Categories See Attachment

# 5. PROPOSED TIM FEE RELATIVE TO OTHER JURISDICTIONS

## Single Family

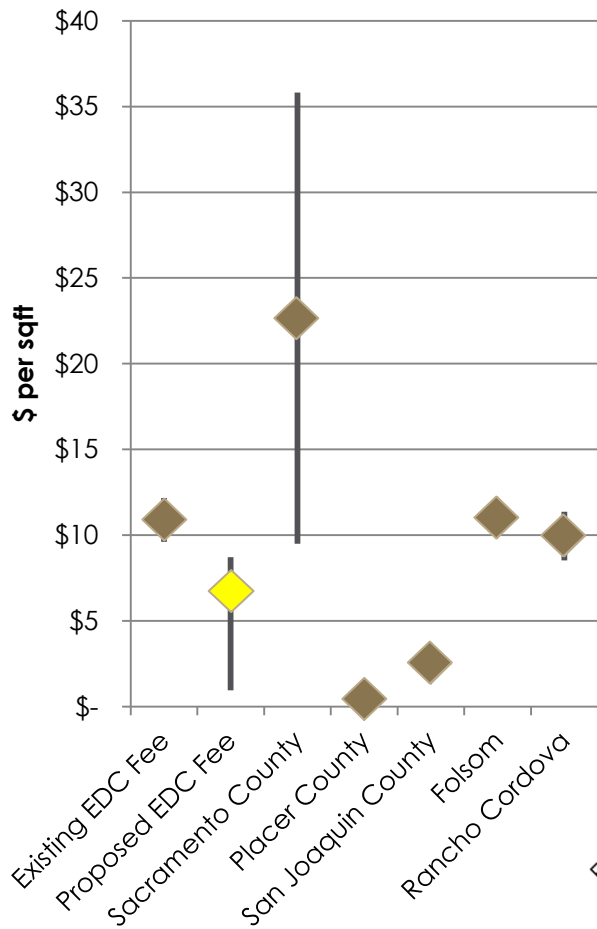


## Multi-Family

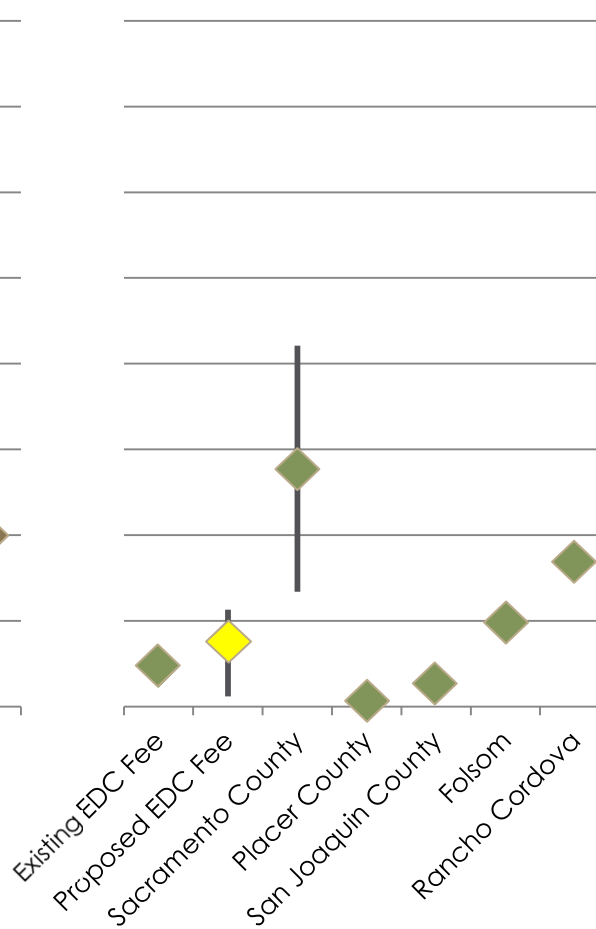


# 5. PROPOSED TIM FEE RELATIVE TO OTHER JURISDICTIONS

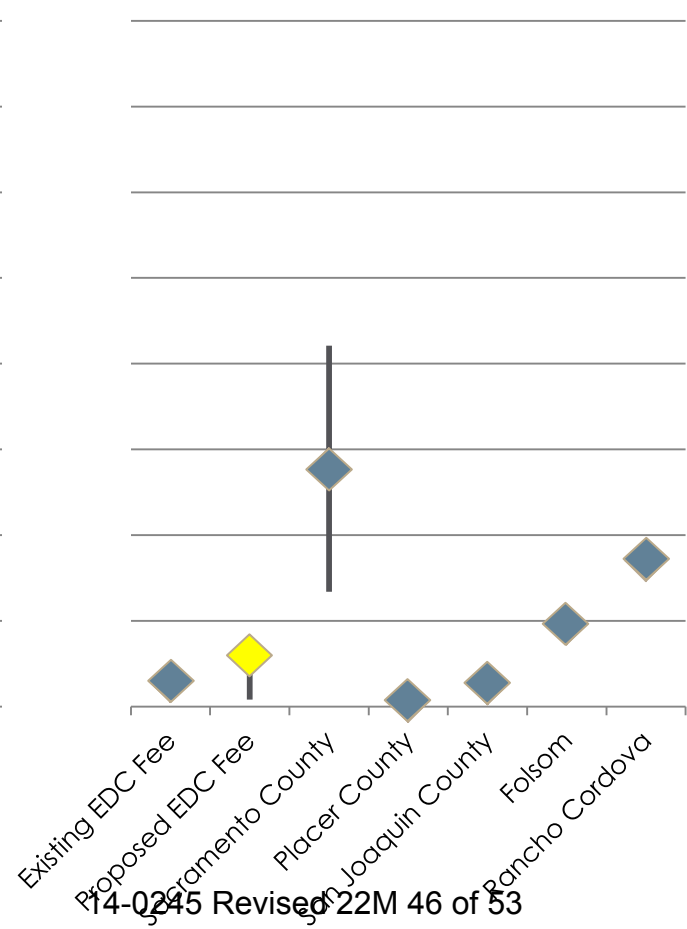
## Commercial



## Office



## Industrial



# 5. TIM FEE PROGRAM - SUMMARY OF CHANGES

## MINOR UPDATES TO TIM FEE ZONE BOUNDARIES AND LAND USE CATEGORIES:

- Adjust zone boundaries to match model TAZs
- Combine and remove several nonresidential land use categories
- Add a “Per Trip Fee” rate for unusual land uses

## FEE REDUCTIONS ACROSS NEARLY ALL ZONES AND LAND USES:

- Single Family Homes reduced 17% - 78%
- General Commercial reduced 16% - 88%

**\*TIM Administration Manual to be used for program to be administered consistently**

## 6. AMENDMENT TO COUNTY ORDINANCE CODE

### TIM Fee Ordinance

- Establishes basic structure.
- Fee schedule will be adopted via Resolution
- Requires a 2<sup>nd</sup> Reading by BOS prior to implementation

### Frontage Improvements Ordinance

- Requires development to construct frontage Improvements and dedicate right of way.
- Requires a 2<sup>nd</sup> Reading by BOS prior to implementation



## 7. NEXT STEPS

Staff will return to the Board December 13, 2016 - 2<sup>nd</sup> Reading of the Frontage Improvement & TIM Fee Program Ordinance

Staff will return to the Board January/February 2017 - Approval of the TIM Fee Program Administrative Manual

Begin minor update to include revisions related to growth in Folsom, minor TIM Fee Zone boundary adjustments for 2017 TIM Fee Update

Cameron Park Drive Interchange Design Alternatives

# RECOMMEND BOS APPROVE/ADOPT:

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8. Approve 1<sup>st</sup> Reading of Frontage Improvement Ordinance
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