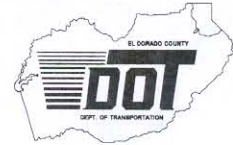




**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**



INTEROFFICE MEMORANDUM

Date: October 13, 2008

To: Supervisor Dupray, District 1
Supervisor Baumann, District 2
Supervisor Sweeney, District 3
Supervisor Briggs, District 4
Supervisor Santiago, District 5

From: Richard Shepard, Director 
Department of Transportation

Subject: Add Senior Housing Category to the Traffic Impact Mitigation (TIM) Fee Program

At the September 23, 2008 Board of Supervisor's Meeting, your Board directed Department of Transportation (DOT) staff to review the information offered to your Board by MJM Properties, LLC. Further, your Board directed that staff return to the Board three weeks after the meeting with a proposed fee schedule and a resolution for possible adoption.

Since receiving that direction, DOT has been meeting with the developer, County Counsel's Office, and other County staff, to discuss and work through all of the issues related to the implementation of new Fee Program categories of Age Restricted (55+) Housing – Single Family Dwelling and Age Restricted (55+) Housing – Multifamily Dwelling. These include the following major issues:

- Process of adoption of a new category or categories – Is a formal Public Hearing required with the attendant public noticing? Or can it be done as a regular agenda item with only the normal public notice provided for your Board's agenda.
- Area to be included in this additional category – Does your Board intend to have this new category only apply to this one development project; to the entire El Dorado Hills Fee Zone (Zone 8); or to all of the Fee Zones in the TIM Fee Program?
- Revenue impacts to the Tim Fee Program – Because the proposal will likely lower fee rates by one third to two thirds, there will be a lowering of the revenue expected within the Program.
- Implications of a newer category on land use – One of the potential outcomes of adopting this additional category with a large reduction is other developments are

likely to also request to use the new rates. While this would have a direct impact to the revenue stream of the Program, there are likely to be other indirect impacts, such as a shift of new housing units from targeting entry level workers to Age-Restricted Housing, leaving the County with a larger shortage of housing for those workers.

- Actual calculations of the new fee rates – There is a continuing discussion of the appropriate trip generation rates and how those figure into the calculations of the new fee rates. Based on the various trip rates described in various source reports, documents, and manuals, the new rates could fall between one third and two thirds of the current Single Family Dwelling rates.
- Impacts to the County's road system – It has been suggested that the reduced traffic from Age-Restricted Housing will provide the opportunity to have a commensurate reduction in the sizing of the County's road system. Staff is still looking at this to see if this is the case or not. To a large part the idea of "you can't build a half of a lane" comes into play. Also, having the new category apply to the entire County or just to a portion of it comes into play.

These issues, along with some others, are still being discussed and have not reached the necessary conclusions to provide your Board with a clear action item. The Department and the developer are still discussing these issues.

As you no doubt remember, on September 25th of last year, your Board directed the Department to create a TIM Fee Working Group made up of concerned citizens, to review and discuss outstanding issues and concerns regarding the TIM Fee Program. That group has provided a great deal of valuable input to the Department over the past ten months. Staff believes it would be appropriate for your Board to direct staff to take this issue to the TIM Fee Working Group for their review. We believe this issue is clearly within the scope of work your Board gave to that Working Group.

Based on our current level of discussions and resolution to the various issues and details concerning your Board's expressed desire to create a new category in the TIM Fee Program for Age-Restricted Housing, the Department has the following recommendations:

1. Your Board reaffirms its desire to create two new fee rate categories in the TIM Fee Program - Age Restricted (55+) Housing – Single Family Dwelling and Age Restricted (55+) Housing – Multifamily Dwelling.
2. Your Board directs the Department to take this question to the TIM Fee Working Group for their review and recommendation.
3. Your Board directs Department staff to continue to work with this developer and the TIM Fee Working Group to resolve all of the outstanding issues and concerns, and return to your Board at the time of the next annual update of the Fee Program (approximately May 1, 2009) with a report on this proposal and the appropriate Resolutions, to allow your Board to decide to include these categories.