

**MISSOURI FLAT
MASTER CIRCULATION &
FINANCING PLAN PHASE II:
COUNTY BOARD OF SUPERVISORS
JUNE 23, 2020**

**Addendum to the Final EIR and
Updated Financing Strategy**

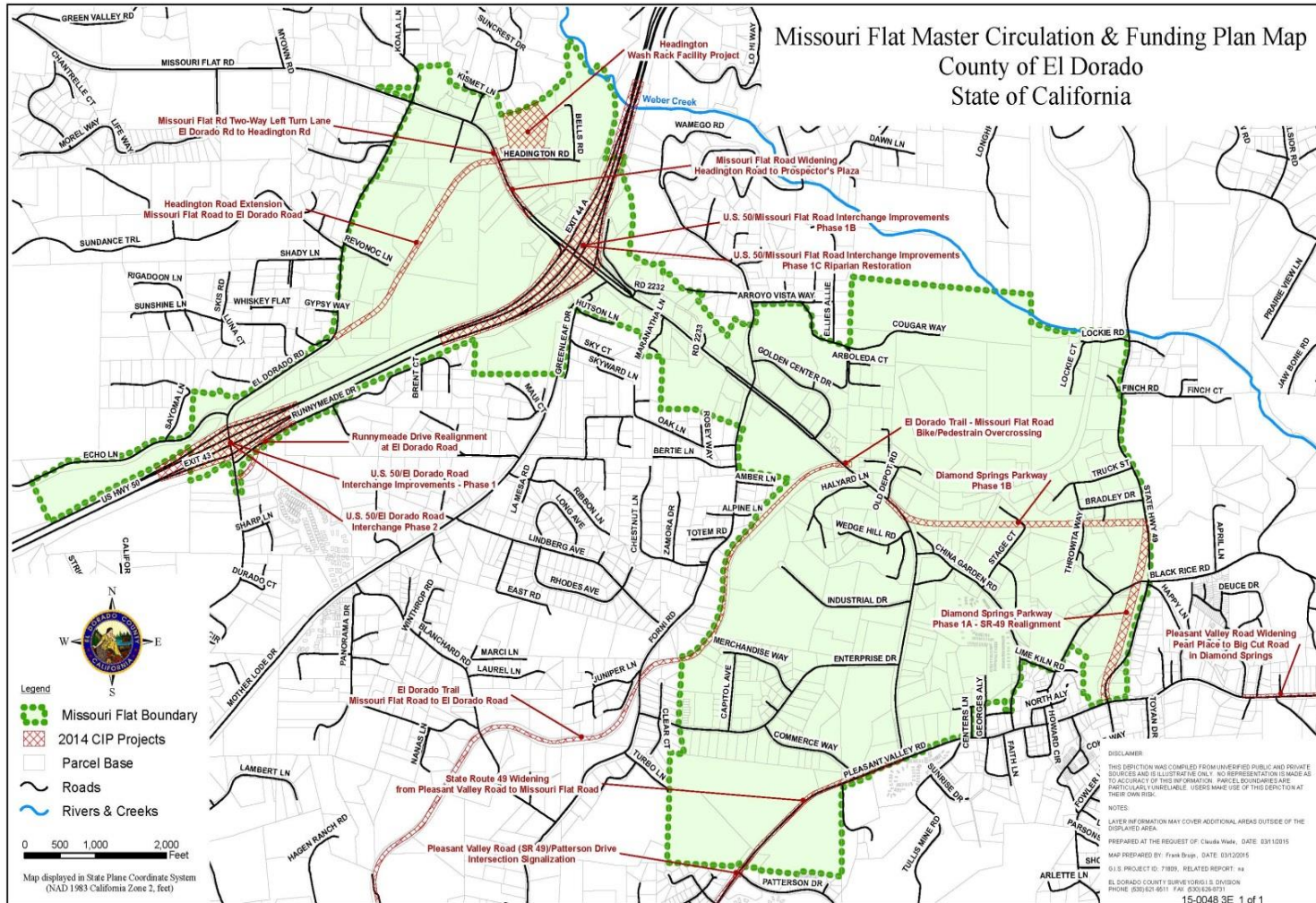
PRESENTATION OVERVIEW

- Overview (County)
- Phase II Environmental Documentation (Ascent)
- Updated Draft Public Facilities Financing Plan (EPS)

Missouri Flat Master Circulation & Funding Plan Map

County of El Dorado

State of California



PHASE I PROJECT OVERVIEW

PHASE 1 GOALS AND OBJECTIVES

- In approving Phase I of the MC&FP, the Board acted upon the following goals and objectives:
 - Alleviate existing traffic congestion
 - Establish a vital commercial center in El Dorado County
 - Improve the County's fiscal well-being
 - Establish the framework for revenue collection that will fund specific improvements identified in the Missouri Flat area
 - Allow for discretionary approvals of commercial development in the Missouri Flat area

PHASE I PROJECT OVERVIEW

PHASED APPROACH

- MC&FP was developed anticipating two phases of development; because of Measure Y (approved Nov. 3, 1998), only Phase I of MC&FP approved (Dec. 15, 1998)
- Phase I anticipated transportation improvements to address existing LOS deficiencies and allow for approximately 732,278 square feet of additional commercial development
- Phase II to determine funding for the improvements that were recognized but stricken from MC&FP Study (i.e., SPUI & Headington Road)
- Phase II allowed for an additional 767,722 square feet, for a total of 1,500,000 square feet with both Phases

PHASE I PROJECT OVERVIEW

PHASE I FUNDING SOURCES

- The MC&FP planned to use a range of funding sources for needed transportation improvements, including:
 - Private Financing (developer constructed facilities)
 - Traffic Impact Mitigation (TIM) Fees
 - MC&FP incremental sales and property taxes (85% of new property and sales tax), approved in 1998 (estimated implementation in 2001)
 - Mello-Roos Communities Facility District (CFD) established in 2002; to date, no bonds have been issued and no special tax rates have been levied on property owners
 - State and federal transportation grants; County received substantial state funding for interchange improvements

PHASE II PROJECT OVERVIEW

- In 2014, the County BOS approved the EPS-led consulting team's (EPS Team) technical analysis scope of work, which included the following analyses:
 - retail market and initial financial feasibility analysis;
 - traffic analysis, determination of required infrastructure, and cost estimates;
 - California Environmental Quality Act (CEQA) review;
 - a fiscal impact analysis; and
 - a public facilities financing plan (Financing Plan).
- Scope of work also included public outreach to key stakeholder groups and study sessions with the BOS.
- The EPS Team's contract was extended in 2018, following a lengthy hiatus, primarily stemming from the County's priority to adopt an updated Traffic Impact Mitigation (TIM) Fee and the passage of voter initiative, Measure E.

PHASE II PROJECT OVERVIEW

SUMMARY OF ANALYSES PREPARED TO DATE

Analysis	Date Prepared
Retail Market and Initial Feasibility Analysis Memorandum	October 2015
Traffic Analysis Locations, Methodology & Assumptions Memorandum	April 2016
Existing Traffic Analysis Results and Findings for the MC&FP Phase II Study Area Memorandum	May 2016 (Revised August 2018)
Missouri Flat Road Interchange Capacity Threshold Phasing Analysis and Alternative Screening Evaluation Memorandum	January 2018
Draft Fiscal Impact Analysis Technical Analysis Table Set	May 2018
Future Traffic Analysis Results Memorandum	June 2018
MC&FP Screencheck Checklist Memorandum	July 2019
Fiscal Impact Analysis Memorandum	September 2019
Draft Public Facilities Financing Plan	January 2020

PHASE II PROJECT OVERVIEW

SUMMARY OF PUBLIC MEETINGS TO DATE

Public Meeting	Date
El Dorado County Board Study Session: Retail Market Study	December 2015
Mini Workshops: Project Introduction	August 2017
Mini Workshops: Traffic Analysis/Alternative Screening Evaluation	November 2017
Public Workshop: Traffic Analysis/Alternative Screening Evaluation	November 2017
El Dorado County Board Study Session: Traffic Analysis/Alt. Screening Evaluation	February 2018
El Dorado County Board Study Session: Fiscal Impact Analysis and Environmental Findings	November 2019
El Dorado County Board Study Session: Financing Strategy and Cash Flow Analysis	February 2020
Mini Workshop & Public Workshop: Fiscal Impact Analysis, Env. Findings, and Financing Strategy	February 2020
Public Workshop with Diamond Springs and El Dorado Community Advisory Committee: Fiscal Impact Analysis, Env. Findings, and Financing Strategy	April 2020

PHASE II PROJECT OVERVIEW

SUMMARY OF PROPOSED ROADWAYS AND ESTIMATED COSTS

Item	Total Cost [1]
Roadway Improvements	
1 U.S. 50/Missouri Flat Road Interchange - Phase 1C [2]	\$345,000
2 U.S. 50/Missouri Flat Road Interchange - Phase 1B.2 [2]	\$3,000
3 Missouri Flat Road/Industrial Drive	\$2,195,000
4 Missouri Flat Road/Enterprise Drive	\$2,812,000
5 Diamond Springs Parkway Phase IA [2]	\$10,554,000
6 Diamond Springs Parkway Phase IB [2]	\$23,605,000
7 SR-49/Forni Road	\$3,500,000
8 SR-49/Pleasant Valley Road	\$700,000
9 U.S. 50/Missouri Flat Road Interchange (Ultimate Solution)	\$17,515,000
10 U.S. 50/El Dorado Road Interchange Phase 1 [2]	\$5,491,000
11 U.S. 50/El Dorado Road Interchange Phase 2	\$11,555,000
12 Headington Road Extension/Missouri Flat Widening [2]	\$6,254,000
Total Roadway Improvements	\$84,529,000

Source: El Dorado County; Quincy; Kittelson & Associates, Inc.; EPS.

[1] Excludes administrative costs and consultant expenses.

[2] Originally in Phase 1 and moved to Phase 2 because they either were not begun or not completed during Phase I.

PHASE II ENVIRONMENTAL DOCUMENTATION

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ADDENDUM

- For Phase II, an Addendum to the 1998 MC&FP Environmental Impact Report (EIR) was prepared
- The 1998 MC&FP EIR was a Programmatic EIR that serves as “first-tier” EIR for the MC&FP
- The Addendum evaluates and confirms CEQA compliance for MC&FP Phase II
- Phase II CEQA Addendum analyzed changes to the MC&FP Project
 - Updated buildout estimates and study period to 2040
 - Revised transportation improvement projects
- Phase II CEQA Addendum addresses additional changes
 - Change to existing conditions
 - CEQA Guidelines changes

PHASE II ENVIRONMENTAL DOCUMENTATION

PHASE II CEQA ADDENDUM

- The Addendum consists of the CEQA Environmental Checklist
 - Updated CEQA checklist addresses 17 topic areas
 - Identifies and explains 1998 EIR analysis and significance conclusions
 - Addresses CEQA topics added since 1998
 - Provides substantial evidence for preparation of Addendum
- Addendum concluded Phase II would result in the same or similar CEQA conclusions as identified in the certified EIR
- Per CEQA Guidelines Section 15164(d), the Board of Supervisors shall consider the Addendum prior to making a decision on the MC&FP Phase II
- Future projects will be subject to project-level environmental evaluation

UPDATED DRAFT PUBLIC FACILITIES FINANCING PLAN (MAY 27, 2020)

- Based on comments received at the February 2020 Board of Supervisors meeting and public meetings held in February and April 2020, the Draft Project Financing Plan includes the following updates:
 - Bonding capacity discussion and analysis (pg. 35 and Appendix C)
 - Detailed definition of property and sales tax increment funding mechanism (pg. 5)
 - Clarification language regarding the improvements included in the Financing Plan which include *remaining* Phase I improvements to be constructed and *new* Phase II improvements identified to serve the Project through 2040 (pg. 1 and throughout report)
 - Clarification language regarding the prioritization of constructing Phase I improvements over Phase II improvements, except for those Phase I improvements associated with delayed projects (pg. 11)
 - Amendment to retail project square footage in Phase I (pg. 5)
 - Inclusion of Project area and transportation improvement maps (pg. 3 and pg. 25)

STAFF RECOMMENDATION

- Adopt and authorize the Chair to sign Resolution 094–2020 certifying the Addendum to the Final Environmental Impact Report for the Missouri Flat Area Master Circulation & Funding Plan (MC&FP EIR) (El Dorado County 1998), State Clearinghouse No. 97092074; and
- Approve the MC&FP Phase II, including the changes to the previously approved roadway projects, the addition of the Phase II roadway improvement projects, the modifications to the Missouri Flat Road interchange, and the draft Public Facilities Financing Plan for the MC&FP Phase II.

Note: Recognize that specific land use and transportation projects will be subject to their own project level CEQA and NEPA environmental analysis.