

MISSOURI FLAT
MASTER CIRCULATION &
FINANCING PLAN PHASE II:
COUNTY BOARD OF SUPERVISORS
STUDY SESSION
NOVEMBER 5, 2019

Summary of Project Background,
Environmental Documentation,
and Fiscal Impact Analysis



Economic & Planning Systems, Inc.
The Economics of Land Use

400 Capitol Mall, 28th Floor ■ Sacramento, CA 95814
916.649.8010 ■ www.epsys.com

PRESENTATION OVERVIEW

- Phase I Overview (County)
- Phase II Overview (EPS)
- Environmental Documentation (Ascent)
- Fiscal Impact Analysis (EPS)
- Next Steps (EPS)

PHASE I PROJECT OVERVIEW

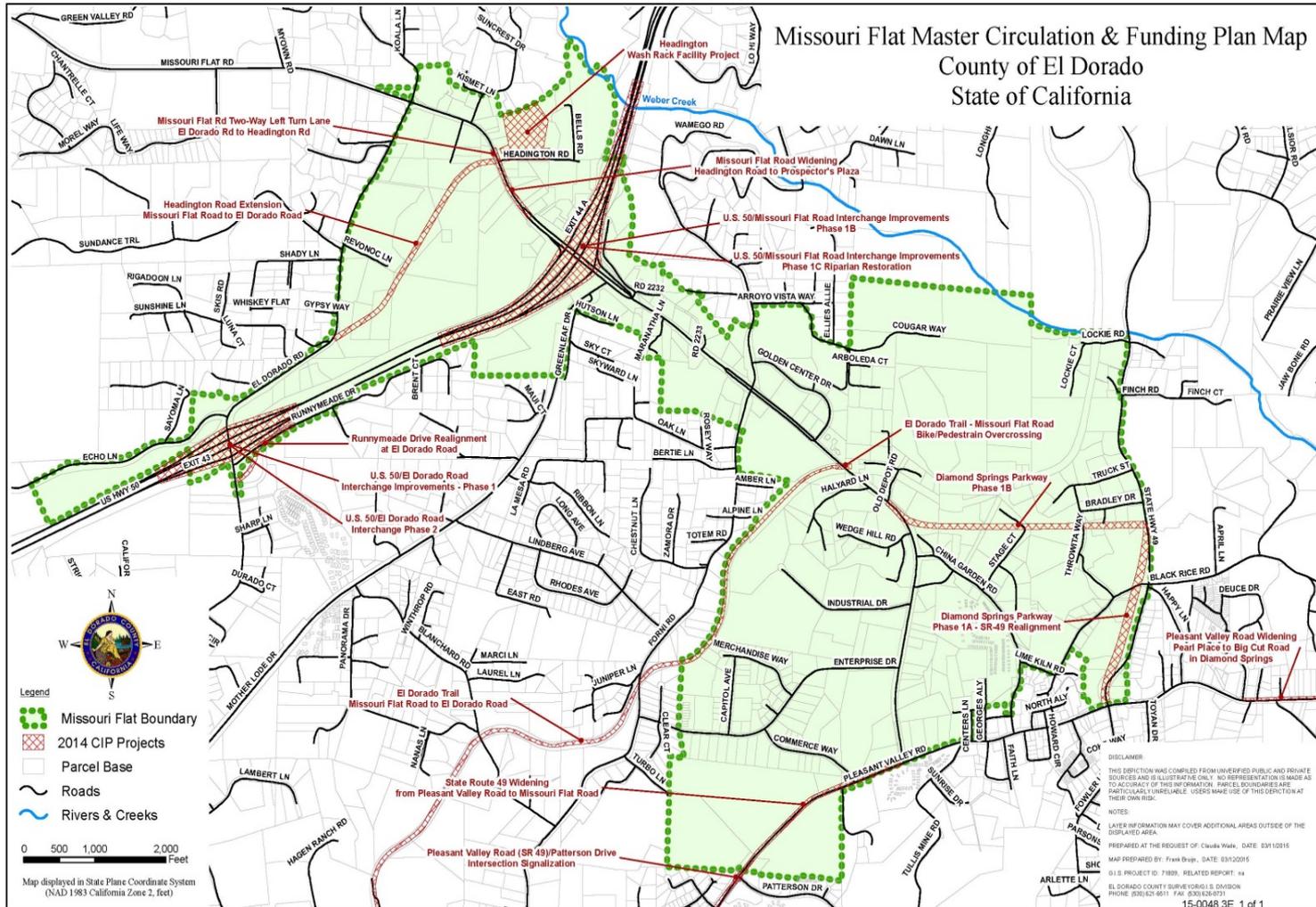
BACKGROUND

- In the late 1990s, County was processing applications for new retail in Missouri Flat corridor: Walmart, El Dorado Villages (Safeway center) & Sundance Plaza (now Crossings, not yet constructed)
- Due to existing traffic congestion, road capacity was insufficient to meet Level of Service (LOS) standards; County unable to approve new commercial
- County adopted urgency ordinances limiting new commercial development in the area for two years between April 16, 1996 and April 15, 1998 (Ordinance Nos: 4417, 4420, & 4446)
- MC&FP created to provide funding mechanisms to address existing road deficiencies within corridor & facilitate new commercial

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 IMPROVEMENTS

Phase and Road Improvement	Description	Lanes	Year Complete (1)	Estimated Cost (1997\$ constant dollars)
Phase I				
Missouri Flat Widening -A	From Forni Road to Pleasant Valley Connector	2 to 4	1998	\$3,268,500 (2)
Missouri Flat Widening -B	From US 50 to Forni	2 to 4	1999	\$2,440,000
* Headington Road Extension	From Missouri Flat to El Dorado Road	2-lanes	1999	\$2,300,000 (3)
Missouri Flat Interchange	Expand overpass on east & widen to Prospector	2 to 4	2001	\$14,450,000
El Dorado Interchange	Widen ramp and signalize	na	2000	\$1,545,000
Missouri Flat/Pleasant Valley Conn.	From Missouri Flat to Pleasant Valley Road	2 lanes	2005	<u>\$9,800,000 (4)</u>
Total Cost, Phase I				\$31,503,500
* Phase II				
Missouri Flat Widening	From US 50 to Pleasant Valley Connector	4 to 6	2009	\$4,300,000
El Dorado Interchange	Expand Overpass	na	2009	\$5,000,000
Missouri Flat Interchange	Expand overpass on west & widen to Prospector	4 to 6	2014	\$13,300,000
Missouri Flat/Pleasant Valley Conn.	From Missouri Flat to Pleasant Valley Road	2 to 4	2014	\$900,000
Headington Road Extension	From Missouri Flat to El Dorado Road	2 to 4	2014	\$500,000
Missouri Flat Widening	From Prospector to Headington	2 to 4	2014	<u>\$600,000</u>
Total Cost, Phase II				\$24,600,000
Total Cost				\$31,503,500

(1) Represents year that project is complete; construction and acquisition of Right-of-way begins earlier.

(2) Includes design and Right-of-Away for phase A and B.

(3) To be constructed upfront by Sundance Developer and cost reimbursed through Financing Plan over ten year period.

(4) Includes design and right-of-way for phase 1 and 2.

* See Board Action, first page of this report.

Sources: County of El Dorado, Department of Transportation; Economic & Planning Systems, Inc.

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; however, no special tax has been levied and no bonding incurred
 - 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
Draft MC&FP Screencheck Checklist Memorandum	July 2019
Draft Fiscal Impact Analysis Memorandum	September 2019

MISSOURI FLAT APPROVED AND PROPOSED LAND USES

SUMMARY OF APPROVED AND PROPOSED RETAIL PROJECTS IN MISSOURI FLAT

Center Name	Inside Project Area	Approved	Estimated GLA (Sq. Ft.)
Local/Community Centers			
Diamond Dorado Retail Center	Yes	Yes	241,515
Creekside Plaza	Yes	No	30,560
El Mirage Plaza	Yes	No	NA
Regional Centers			
The Crossings at El Dorado (formerly Sundance Plaza) [5]	Yes	Yes	375,000
Total Approved and Proposed Retail In Missouri Flat Project Area (Rounded)			647,000

Source: El Dorado County Planning Services Department; Sacramento Business Journal; EPS.

MISSOURI FLAT PROJECTED LAND USES THROUGH 2040

SUMMARY OF CUMULATIVE EXISTING AND PROJECTED MISSOURI FLAT LAND USES ABSORBED THROUGH 2040

Item	Existing	Land Use Projections		
	Land Uses 2017	2020	2035	2040
Residential Uses				
		Units		
Single-Family	257	258	263	265
Multifamily	217	237	366	423
Total Residential	474	495	628	687
Nonresidential Uses [2]				
		Building Square Feet		
Retail	766,980	808,114	1,049,335	1,144,796
Office [3]	161,708	168,872	209,746	225,461
Industrial	1,411,480	1,424,867	1,493,731	1,517,418
Total Nonresidential	2,340,168	2,401,853	2,752,812	2,887,675

Source: El Dorado County General Plan projections, amended June 2015, El Dorado County; Kittelson Associates, Inc.; EPS.

MISSOURI FLAT PROJECTED LAND USES THROUGH 2040

SUMMARY OF INCREMENTAL, NEW PROJECTED MISSOURI FLAT LAND USES ABSORBED THROUGH 2040

Land Use	New Dwelling Units/Building Square Feet		
	Through 2020	2021-2030	2031-2040
Residential Land Uses			
	<i>Dwelling Units</i>		
Owner Occupied Residential	1	4	8
Renter Occupied Residential	20	100	206
Total All Residential	21	104	214
Nonresidential Land Uses			
	<i>Building Square Feet</i>		
Retail	41,000	195,000	378,000
Office	7,000	33,000	63,000
Industrial	13,000	59,000	106,000
Total Nonresidential Land Uses (Rounded)	61,000	287,000	547,000

Source: El Dorado County Assessor Data, Dated April 2, 2018; El Dorado County General Plan projections, amended June 2015, El Dorado County; Kittelson Associates, Inc.; EPS.

PHASE II PROPOSED IMPROVEMENTS

SUMMARY OF PROPOSED ROADWAYS AND ESTIMATED COSTS

Item	Project Roadway Costs (2018\$)			
	2019-2020	2021-2030	2031-2040	Total
Roadway Improvements				
1 Headington Road Extension/M. Flat Widening	-	-	\$6,958,383	\$6,958,383
2 Diamond Springs Parkway Phase IB	-	\$28,292,956	-	\$28,292,956
3 Missouri Flat Road Interchange	-	\$4,378,750	\$13,136,250	\$17,515,000
4 El Dorado Road Interchange Phase 1	-	\$5,673,296	-	\$5,673,296
5 El Dorado Road Interchange Phase 2	-	\$11,555,439	-	\$11,555,439
6 SR-49/Forni Road	\$3,500,000	-	-	\$3,500,000
7 SR-49/Pleasant Valley Road	\$700,000	-	-	\$700,000
8 Missouri Flat Road/Enterprise Drive	-	\$2,994,751	-	\$2,994,751
9 Missouri Flat Road/Industrial Drive	\$2,304,908	-	-	\$2,304,908
Total Roadway Improvements	\$6,504,908	\$52,895,192	\$20,094,633	\$79,494,733

Source: El Dorado County, as of 10/2019; Quincy; Kittelson & Associates, Inc.; EPS.

PHASE II ENVIRONMENTAL DOCUMENTATION

CALIFORNIA ENVIRONMENTAL QUALITY ACT BACKGROUND

- 1998 MC&FP Environmental Impact Report (EIR) analyzed
 - MC&FP Area (Program-level CEQA analysis)
 - Sundance Plaza (Project-level CEQA analysis)
 - El Dorado Villages Shopping Center (Project-level CEQA analysis)
- EIR included mitigation measures for significant impacts
- Sundance Plaza and El Dorado Villages Shopping Center projects approved
- Programmatic EIR serves as “first-tier” EIR for MC&FP

PHASE II ENVIRONMENTAL DOCUMENTATION

PHASE II CEQA DOCUMENTATION

- Phase II CEQA Documentation analyzes changes to the MC&FP Project
 - Updated buildout estimates and study period to 2040
 - Revised transportation improvement projects
- Phase II CEQA addresses additional changes
 - Change to existing conditions
 - CEQA Guidelines changes
- CEQA Environmental Checklist
 - Checklist addresses 17 topic areas including new questions
 - Identifies and explains 1998 EIR analysis and significance conclusions
 - Addresses CEQA topics added since 1998
 - Updates CEQA significance conclusions
 - Identifies topics requiring additional analysis



PHASE II ENVIRONMENTAL DOCUMENTATION

PHASE II CEQA DOCUMENTATION CONCLUSIONS AND NEXT STEPS

- In most cases, it was determined that Phase II would result in the same or similar CEQA conclusions as identified in the certified EIR
- Additional analysis required for the following to update mitigation measures and address new checklist items:
 - Aesthetics
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Noise
 - Public Services
 - Transportation/Traffic
- Complete CEQA documentation (schedule dependent on type of document)
 - If CEQA Addendum, CEQA completion estimated by Spring 2020
 - If CEQA Supplement to the previous EIR, CEQA completion estimated by Summer 2020

PHASE II FISCAL IMPACT ANALYSIS

The Fiscal Impact Analysis estimates the overall fiscal impacts to the County's **General Fund and Road Fund**, based on projected new development in the Project through 2040.

ANALYSIS OBJECTIVES

1. Determine whether the Project will generate adequate revenues to meet the cost of providing new development with County municipal services (e.g., general government, public protection).
2. Quantify the net fiscal impacts to the County's General Fund net of a maximum percentage of property tax and sales tax revenues generated by retail/commercial uses. These revenues may be used to help fund requisite capital improvements to support new development.

PHASE II FISCAL IMPACT ANALYSIS

ESTIMATED ANNUAL NET FISCAL IMPACTS (2017\$)

Item	Annual Net Fiscal Impacts (2017\$)		
	Through 2020	2021-2030	2031-2040
County General Fund			
Annual Revenues	\$209,000	\$994,000	\$1,939,000
Annual Expenditures	\$70,000	\$345,000	\$683,000
Annual County General Fund Surplus/(Deficit)	\$139,000	\$649,000	\$1,256,000
County Road Fund			
Annual Revenues	\$11,000	\$53,000	\$104,000
Annual Expenditures	\$9,000	\$46,000	\$90,000
Annual County Road Fund Surplus/(Deficit)	\$2,000	\$7,000	\$14,000

FISCAL IMPACT ANALYSIS

ESTIMATED DETAILED ANNUAL NET FISCAL IMPACTS (2017\$)

Item	Annual Net Fiscal Impacts (2017\$)		
	Through 2020	2021-2030	2031-2040
County Annual General Fund Revenues			
Property Tax	\$39,000	\$188,000	\$370,000
Property Tax in Lieu of VLF	\$12,000	\$57,000	\$113,000
Property Transfer Tax	\$1,000	\$5,000	\$10,000
Sales and Use Tax	\$103,000	\$488,000	\$947,000
Prop. 172 Public Safety Sales Tax	\$48,000	\$226,000	\$439,000
Licenses, Permits & Franchises	\$1,000	\$6,000	\$12,000
Fines, Forfeitures, & Penalties	\$0	\$1,000	\$2,000
Charges for Services	\$5,000	\$23,000	\$46,000
Total County Annual General Fund Revenues	\$209,000	\$994,000	\$1,939,000
County Annual General Fund Expenditures			
General Government	\$21,000	\$99,000	\$196,000
Public Protection (Serving Countywide Res/Emp)	\$31,000	\$150,000	\$296,000
Public Protection (Serving Countywide Residents)	\$1,000	\$7,000	\$14,000
Public Protection (Sheriff Patrol - Unincorp. Only)	\$15,000	\$71,000	\$139,000
Health and Sanitation	\$0	\$0	\$0
Public Assistance	\$1,000	\$6,000	\$12,000
Education	\$0	\$2,000	\$4,000
Subtotal County Annual General Fund Expenditures	\$69,000	\$335,000	\$661,000
Annual Non-Departmental Expenditures			
General Fund Contingency	\$1,000	\$7,000	\$15,000
Human Services - Area Agency on Aging Problems	\$0	\$2,000	\$5,000
El Dorado Water & Power Authority (EDWPA)	\$0	\$1,000	\$2,000
Road Fund (General Fund Contribution)	\$0	\$0	\$0
Subtotal Annual Non-Departmental Expenditures	\$1,000	\$10,000	\$22,000
Total Annual County General Fund Expenditures	\$70,000	\$345,000	\$683,000
Annual County General Fund Surplus/(Deficit)	\$139,000	\$649,000	\$1,256,000

FISCAL IMPACT ANALYSIS

ESTIMATED NET FISCAL IMPACTS INCL. MAX ALLOCATION TO MC&FP FUND (2017\$)

Item	Annual Net Fiscal Impacts (2017\$)		
	Through 2020	2021-2030	2031-2040
County General Fund			
Annual Revenues	\$209,000	\$994,000	\$1,939,000
Annual Expenditures	\$70,000	\$345,000	\$683,000
Annual County General Fund Surplus/(Deficit)	\$139,000	\$649,000	\$1,256,000
County General Fund Revenues Alloc. to MC&FP Fund [3]			
Annual Property Tax	\$27,000	\$125,000	\$240,000
Annual Sales Tax	\$102,000	\$481,000	\$933,000
Total Property and Sales Tax Revenues	\$129,000	\$606,000	\$1,173,000
Max. Percentage Allocated to MC&FP	100%	100%	100%
Revenues Used for MC&FP	\$129,000	\$606,000	\$1,173,000
Annual County General Fund Surplus/(Deficit) Incl. Revenues Used for MC&FP	\$10,000	\$43,000	\$83,000

NEXT STEPS

PROJECT SCHEDULE AND DELIVERABLES

