

El Dorado County Revised 2024 TIF Program Update

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Legistar #25-0181



Overview of TIF Program Update

- Updated Land Use Distribution
- Updated Deficiency Analysis
- Updated Fair Share Analysis
- Updated Fee Offset Scenarios



Model Update Review

- Base year: 2018 to 2023
 - Land use & roadways
- Future year: 2040 to 2045
 - Roadways kept constant
- Used 0.62% growth rate approved by Board
 - Previously 0.7% (residential) and 0.67% (non-residential)
- Lower 2045 households/jobs compared to 2040



Development Capacity Update

New Development Capacity

Community Region	Residential Development Capacity		Non-Residential Development Capacity	
	Single Family Unit Capacity	Multi Family Unit Capacity	Developable Retail Acres	Developable Non-Retail Acres
El Dorado Hills	3,468	213	495.61	495.61
Cameron Park	1,843	998	129.61	129.61
Shingle Springs	970	1,010	107.24	107.24
Diamond Springs	2,930	3,603	317.79	317.79
Placerville (Less City of Placerville)	674	49	35.71	35.71
Balance of West Slope	710	0	186.04	186.04

Development Capacity Difference

Community Region	Residential Development Capacity		Non-Residential Development Capacity	
	Single Family Unit Capacity	Multi Family Unit Capacity	Developable Retail Acres	Developable Non-Retail Acres
El Dorado Hills	1,881	0	57.75	62.14
Cameron Park	6	10	3.5	2.56
Shingle Springs	23	0	17.46	15.23
Diamond Springs	10	24	6.253	23.47
Placerville (Less City of Placerville)	0	0	2.23	0.85
Balance of West Slope	0	0	165.34	0

2023 – 2045 Land Use Growth

Single-Family Unit Growth

Community Region	2023	2045	Growth
El Dorado Hills	15,502	18,970	3,468
Cameron Park	6,162	7,706	1,544
Diamond Springs	2,767	3,093	326
Shingle Springs	813	1,037	224
Placerville	1,468	1,819	351
Unincorporated County	24,157	24,867	710
Total	50,869	56,553	5,684

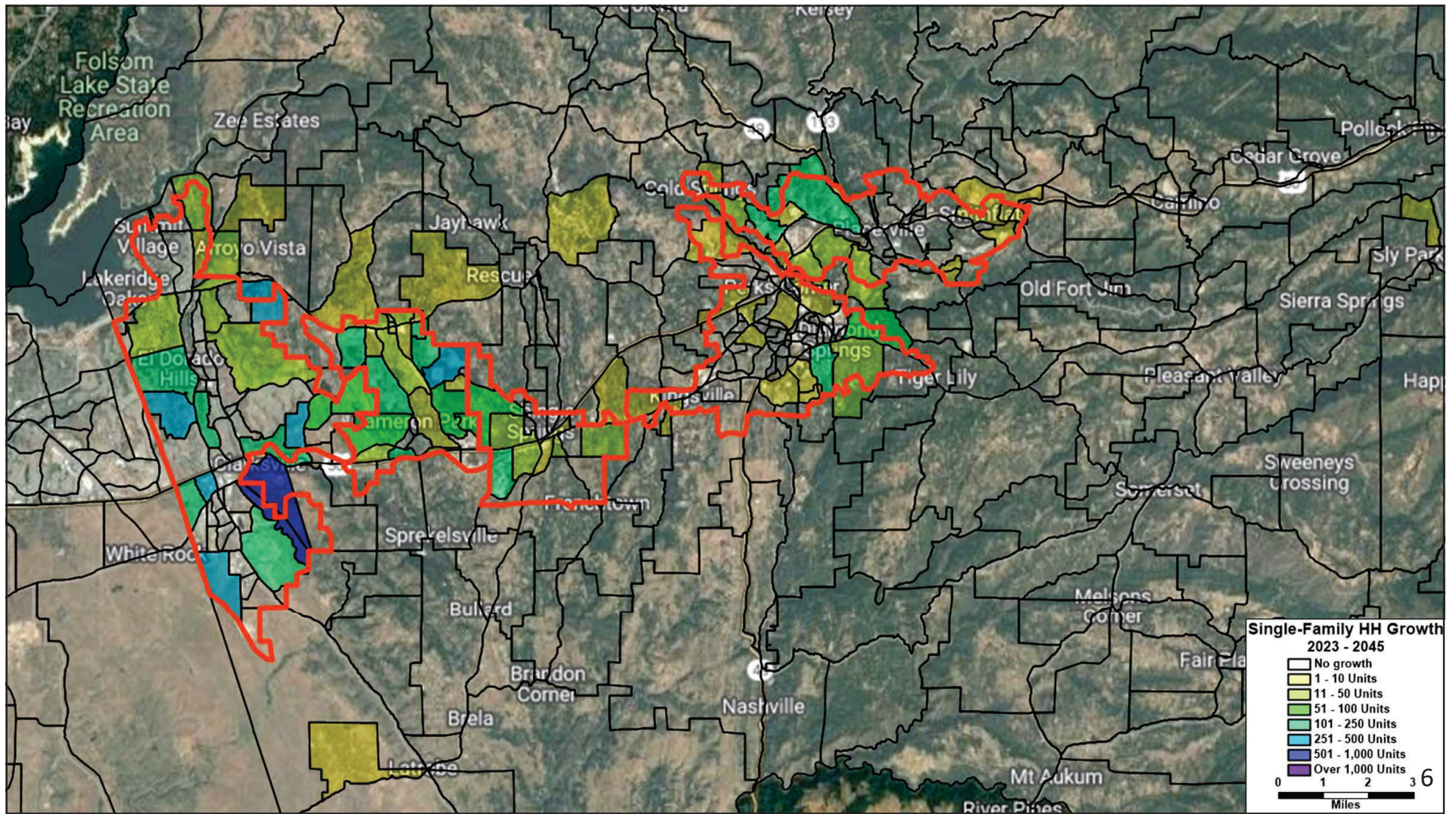
Multi-Family Unit Growth

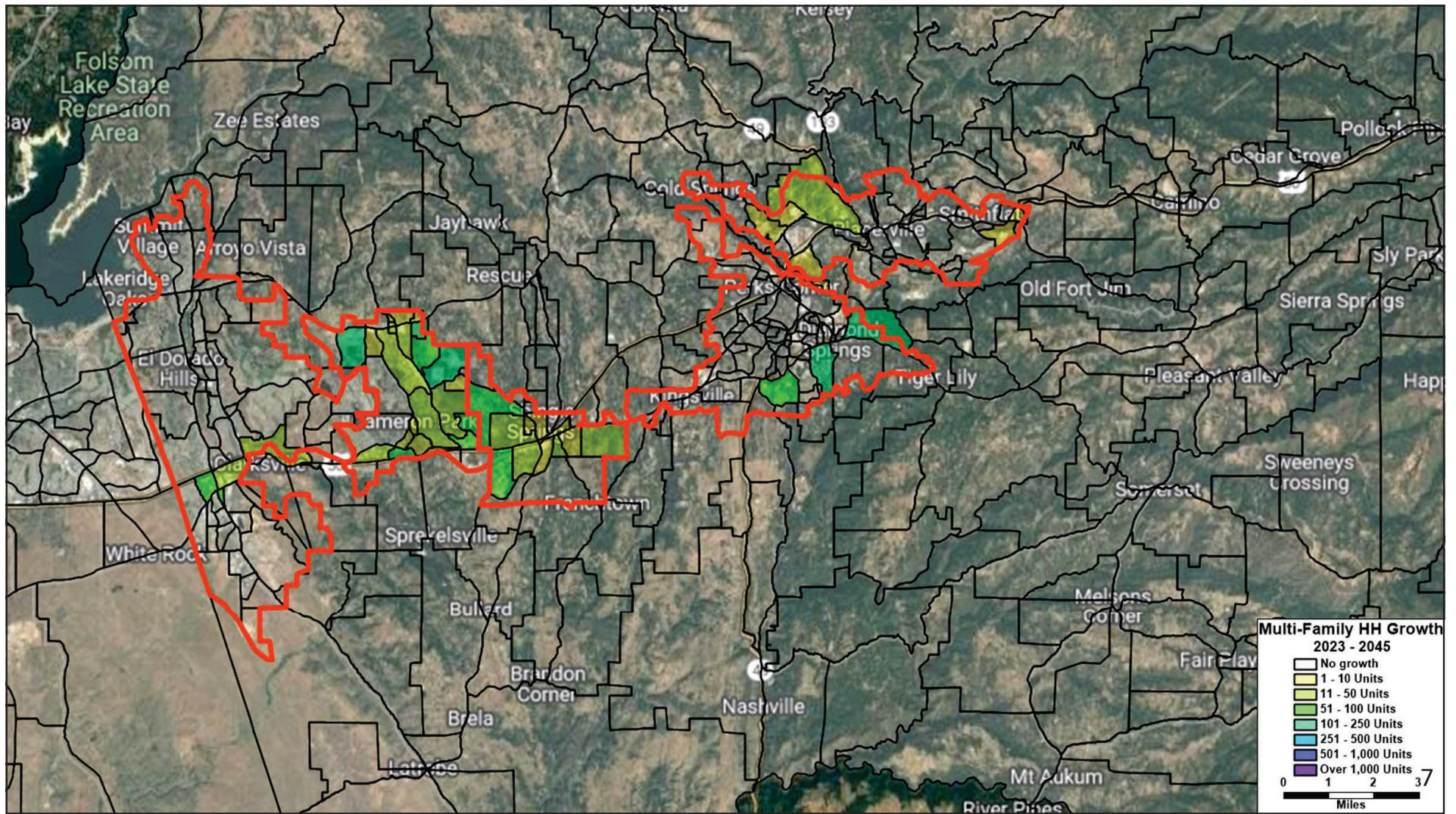
Community Region	2023	2045	Growth
El Dorado Hills	1,329	1,542	213
Cameron Park	1,507	2,343	836
Diamond Springs	1,229	1,630	401
Shingle Springs	240	473	233
Placerville	630	656	26
Unincorporated County	1,296	1,296	0
Total	6,231	7,940	1,709

Employment Growth

Community Region	2023	2045	Growth
El Dorado Hills	13,232	14,621	2,008
Cameron Park	3,435	4,558	1,046
Diamond Springs	6,919	7,795	892
Shingle Springs	2,700	3,697	430
Placerville	1,959	2,148	197
Unincorporated County	9,467	10,378	911
Total	37,712	43,197	5,485







Deficiency Analysis

- Level of Service E – Community Regions
- Level of Service D – Rural Centers and Regions
 - Except those in Table TC-2
- Used new Service Volume Table
- Fewer deficiencies due to change in land use assumptions



Deficiency Analysis – County Roadway Results

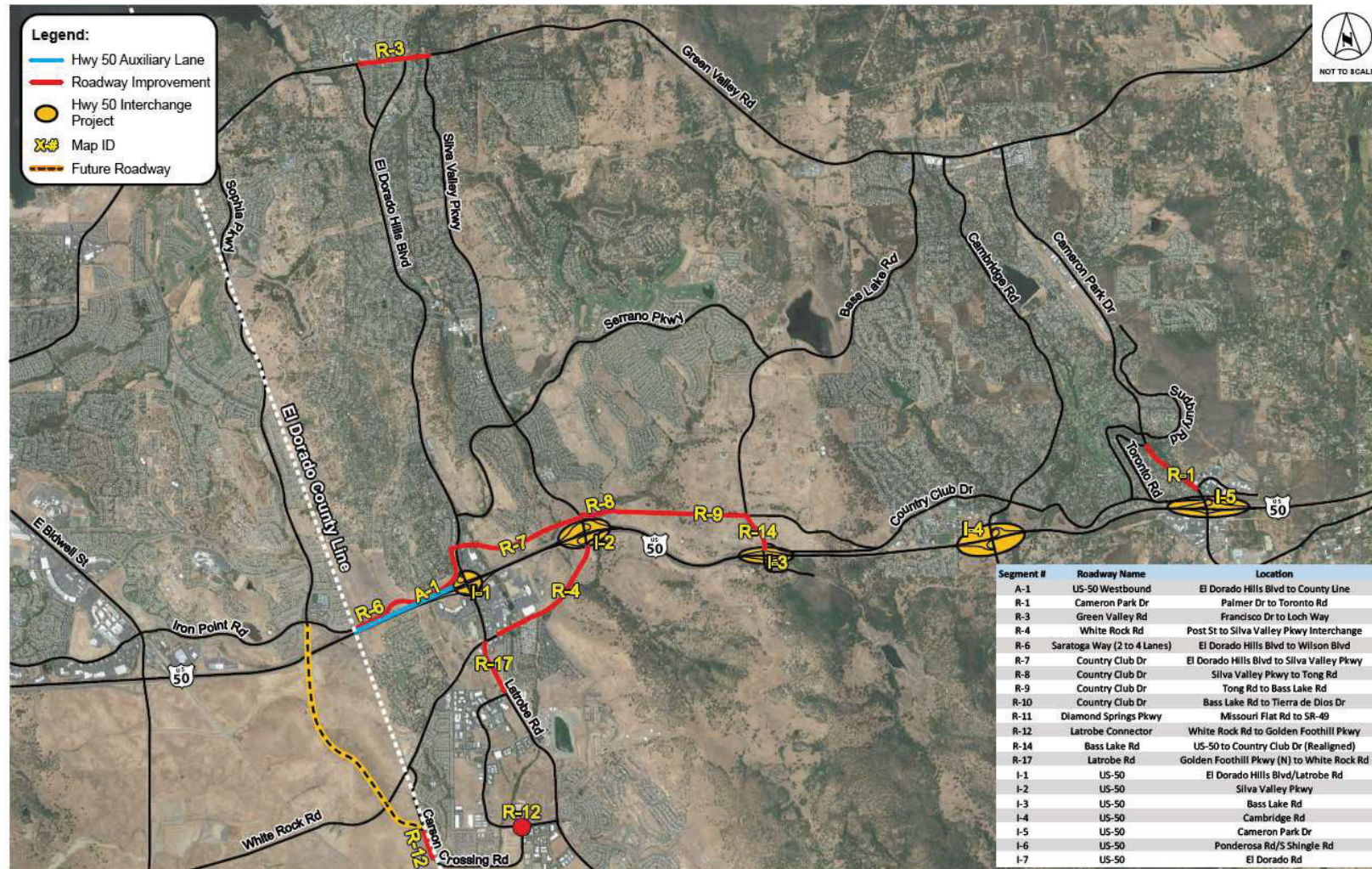
- 6 County Roadways Deficient
 - Bass Lake Road, South of Country Club Drive (New Alignment)
 - Cameron Park Drive, South of Toronto Road
 - El Dorado Hills Boulevard, North of Saratoga Way
 - Green Valley Road, Francisco Drive to Loch Way
 - Latrobe Road, North of Golden Foothill Parkway (N)
 - ~~– Latrobe Road, North of Investment Boulevard~~
 - White Rock Road, East of Post Street



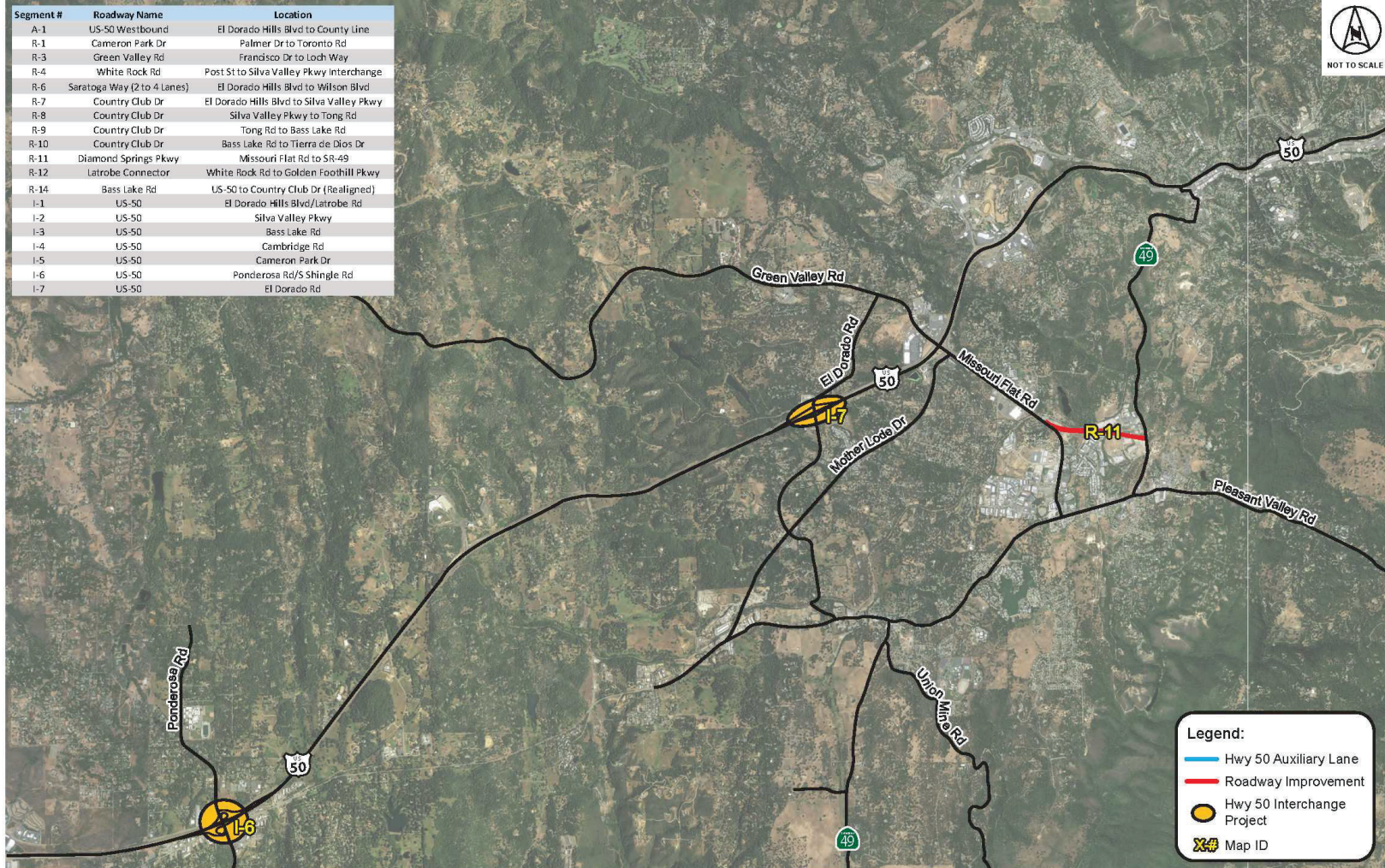
Deficiency Analysis – State Roadways

- 1 State Route Segment Deficient
 - US-50 Westbound, El Dorado Hills Boulevard to County Line



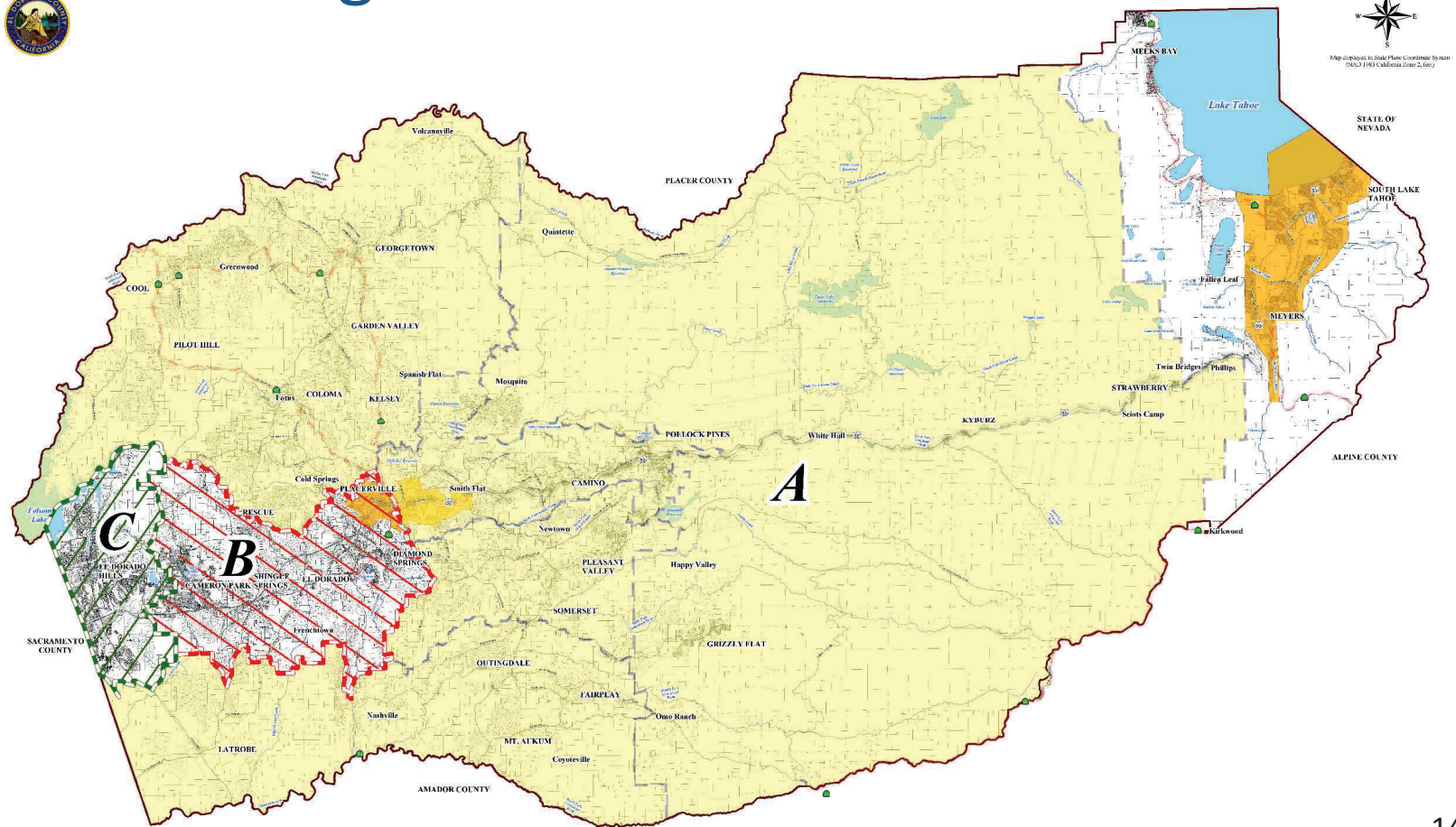


Segment #	Roadway Name	Location
A-1	US-50 Westbound	El Dorado Hills Blvd to County Line
R-1	Cameron Park Dr	Palmer Dr to Toronto Rd
R-3	Green Valley Rd	Francisco Dr to Loch Way
R-4	White Rock Rd	Post St to Silva Valley Pkwy Interchange
R-6	Saratoga Way (2 to 4 Lanes)	El Dorado Hills Blvd to Wilson Blvd
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	Tong Rd to Bass Lake Rd
R-10	Country Club Dr	Bass Lake Rd to Tierra de Dios Dr
R-11	Diamond Springs Pkwy	Missouri Flat Rd to SR-49
R-12	Latrobe Connector	White Rock Rd to Golden Foothill Pkwy
R-14	Bass Lake Rd	US-50 to Country Club Dr (Realigned)
I-1	US-50	El Dorado Hills Blvd/Latrobe Rd
I-2	US-50	Silva Valley Pkwy
I-3	US-50	Bass Lake Rd
I-4	US-50	Cambridge Rd
I-5	US-50	Cameron Park Dr
I-6	US-50	Ponderosa Rd/S Shingle Rd
I-7	US-50	El Dorado Rd





TIF Program Zone Structure



TIF Program Zone Structure

- Zone C: El Dorado Hills
- Zone B: Cameron Park, Shingle Springs, Diamond Springs
- Zone A: Remainder of Unincorporated County
(West Slope Only)



Fair Share Results

- Based on growth of volumes
 - Future deficiency
 - Fee % =
 - Growth of trips within zone
 - PLUS ½ of growth of trips from Zone A to Zones B/C
 - PLUS ½ of growth of trips from Zones B/C to Zone A
 - DIVIDED by total trips from/to Zone A
 - Existing deficiency
 - Fee % is calculated as above
 - Only applied to growth attributable to new development

Fair Share Tables

County Roadways

Deficient County Road	Zone A	Zone B	Zone C	External	Total
Bass Lake Road, US-50 to Country Club Dr (Realigned)	0.88%	45.27%	53.85%	0.00%	100%
Cameron Park Dr, South of Hacienda Rd	1.57%	92.44%	5.98%	0.02%	100%
El Dorado Hills Blvd, North of Saratoga Way	3.98%	3.28%	92.69%	0.05%	100%
Green Valley Rd, Francisco Dr to Loch Way	7.79%	34.61%	57.58%	0.02%	100%
Latrobe Rd, North of Golden Foothill Parkway (N)	3.43%	3.78%	82.88%	9.91%	100%
White Rock Rd, East of Post St	2.53%	19.39%	77.28%	0.80%	100%

County Intersections

Deficient County Intersection	Zone A	Zone B	Zone C	External	Total
Cameron Park Drive at Hacienda Road	1.57%	92.44%	5.98%	0.02%	100%
Green Valley Road at Loch Way	5.32%	43.02%	51.63%	0.03%	100%
Forni Road at Pleasant Valley Road/Highway 49	16.31%	74.92%	1.35%	7.42%	100%
Hollow Oak Drive At Bass Lake Road	0.91%	37.20%	61.89%	0.00%	100%
Robert J Mathews Drive at Golden Foothill Parkway	1.77%	3.18%	93.50%	1.55%	100%

Parallel Facilities

Deficient County Road	Zone A	Zone B	Zone C	External	Total
Saratoga Way, East of Wilson Way	3.10%	0.82%	95.72%	0.36%	100%
Diamond Springs Parkway	27.01%	69.25%	3.50%	0.24%	100%
Latrobe Connector	9.32%	0.00%	77.85%	12.83%	100%
Headington Connector	1.80%	94.62%	3.59%	0.00%	100%
Country Club Drive, El Dorado Hills Blvd to Silva Valley Parkway	1.64%	21.24%	77.12%	0.00%	100%
Country Club Drive, East of Silva Valley Parkway	0.57%	34.98%	64.45%	0.00%	100%
Country Club Drive, East of Tong Road	0.34%	12.00%	87.66%	0.00%	100%
Country Club Drive, East of Bass Lakes Road	0.14%	70.14%	29.72%	0.00%	100%

Interchanges

Deficient Interchange	Zone A	Zone B	Zone C	External	Total
El Dorado Hills Boulevard/Latrobe Road	4.80%	9.82%	78.32%	7.06%	100%
Silva Valley Parkway	3.03%	18.03%	78.64%	0.30%	100%
Bass Lake Road	0.78%	42.83%	56.39%	0.00%	100%
Cambridge Road	0.87%	86.32%	12.81%	0.00%	100%
Cameron Park Drive	1.80%	90.17%	8.01%	0.01%	100%
Ponderosa Road	16.82%	75.56%	6.95%	0.67%	100%
El Dorado Road	6.63%	89.01%	3.81%	0.55%	100%

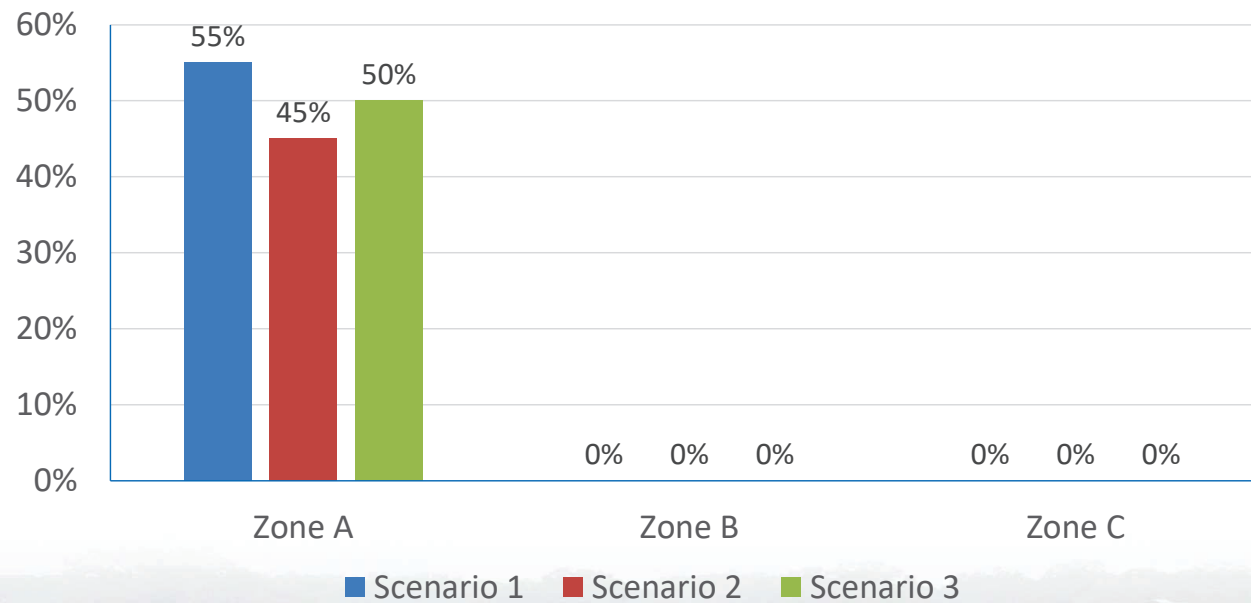
Auxiliary Lanes

Deficient County Road	Zone A	Zone B	Zone C	External	Total
US-50 WB (Aux Lane), El Dorado Hills Blvd to County Line	13.11%	43.25%	37.47%	6.17%	100%

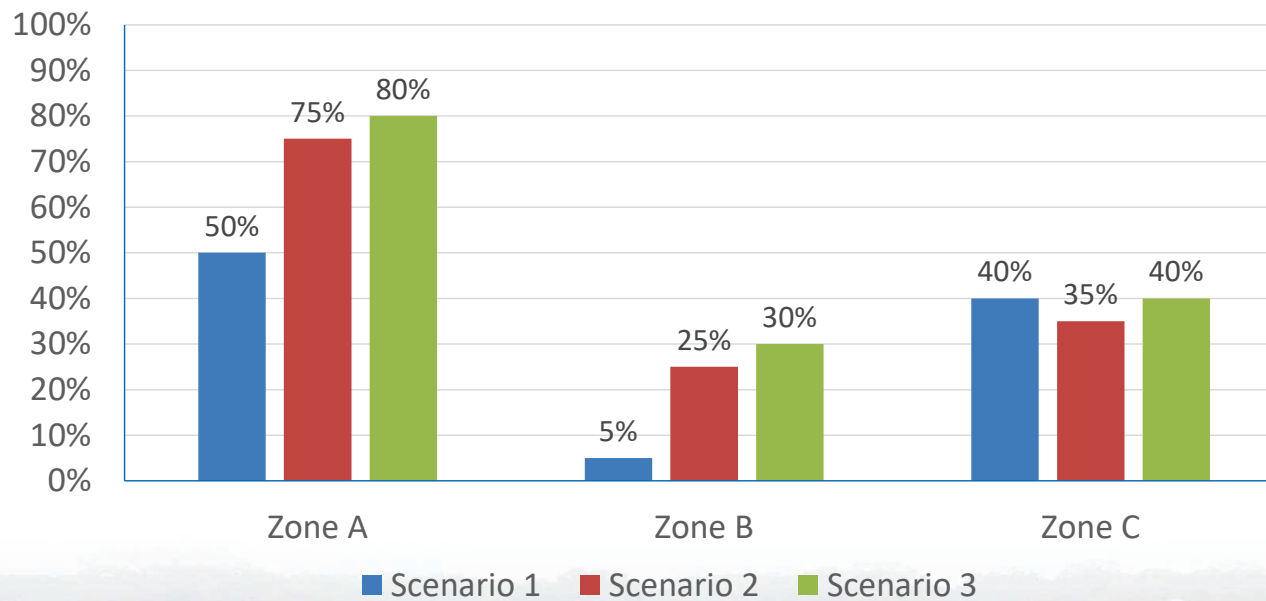
Offset Scenarios

- **Scenario 1**
 - Utilizes the offset percentages approved by the Board on October 22, 2024, that were used to calculate the current fee schedule
- **Scenario 2 (*recommended*)**
 - Applies residential offset to fees in rural areas but also applies significant offsets to non-residential uses in all three TIF Zones. Fees end up being slightly increased from levels prior to adoption of Major Update. This scenario is more fiscally conservative and keeps a larger percentage of assumed grant funding in reserves for project cost increases and inflationary adjustments.
- **Scenario 3**
 - Increases offsets and decreases fees across the West Slope for residential and non-residential uses. This is the least fiscally conservative scenario and utilizes the most assumed grant funding to reduce fees even more than what they were prior to the adoption of the 2024 Major Update.

Residential Offsets

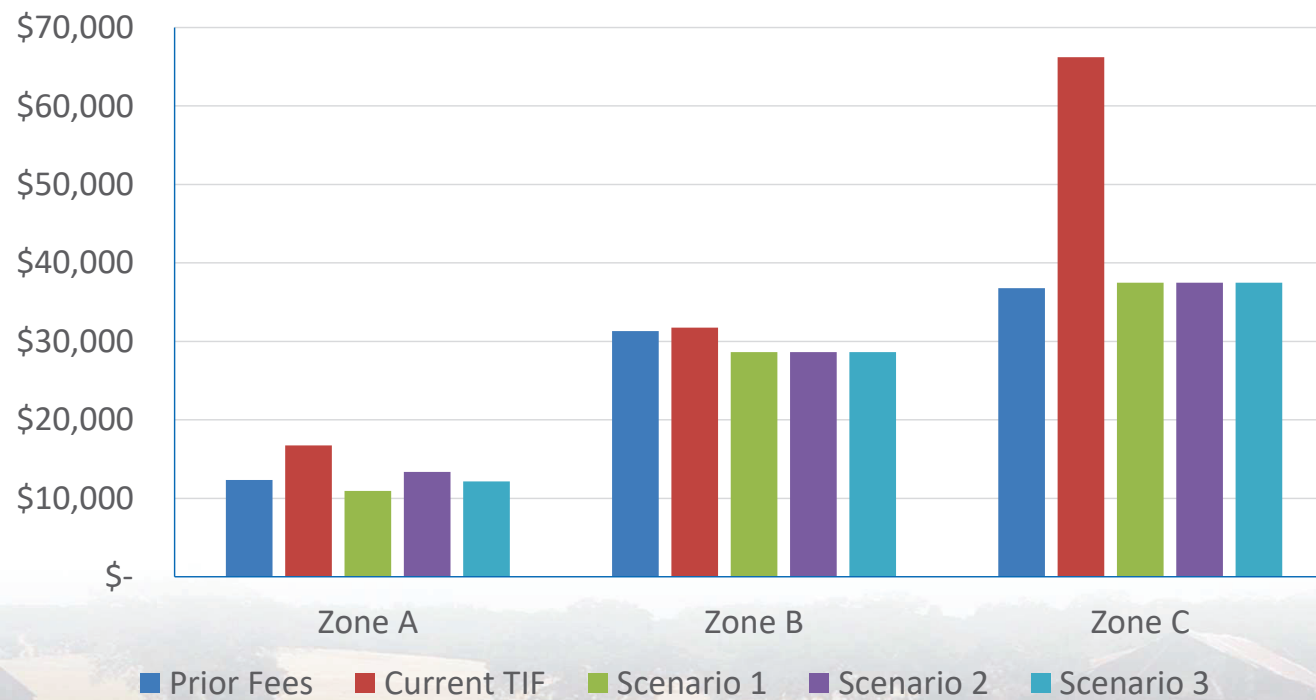


Non-Residential Offsets



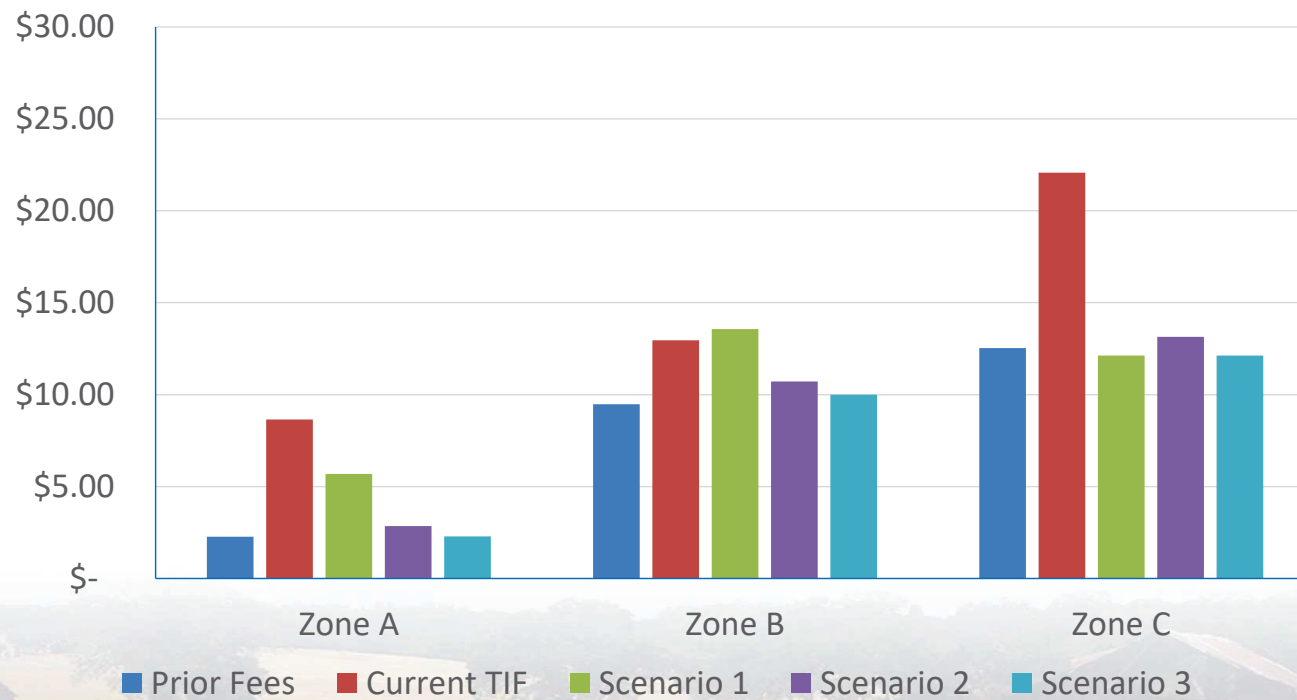
Single Family TIF

(Fee per Dwelling Unit)



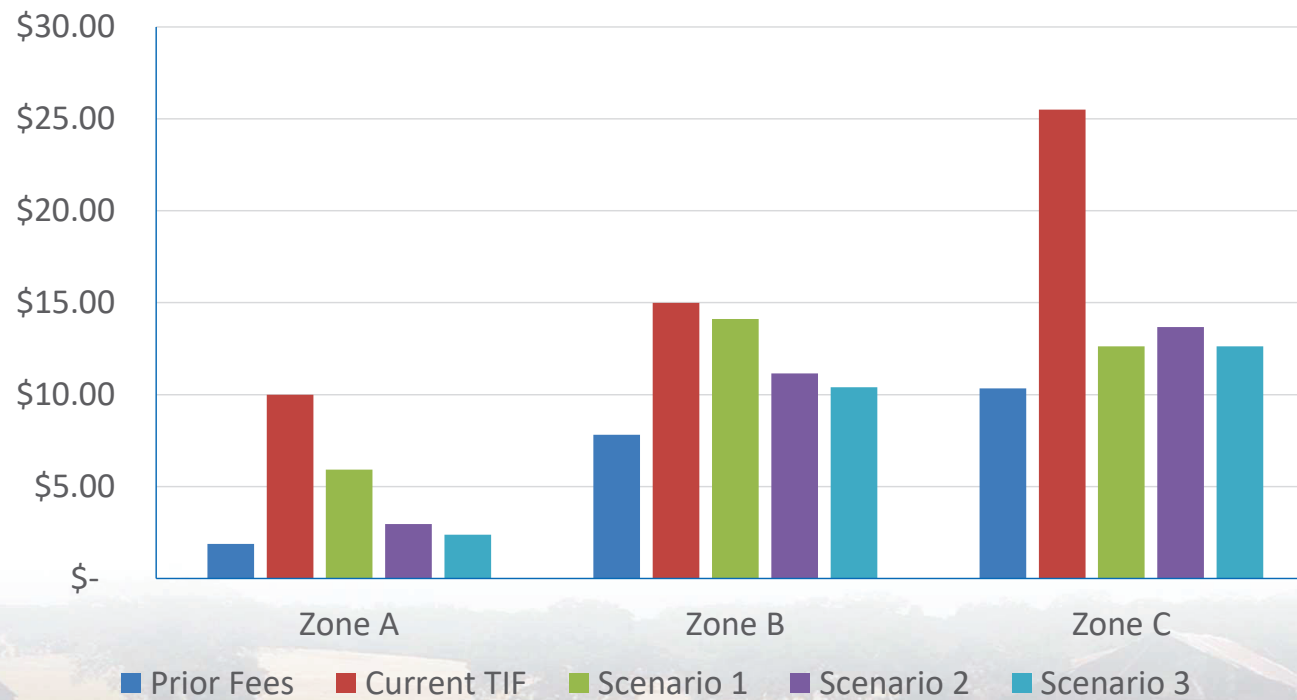
General Commercial

(Fee per Square Foot)



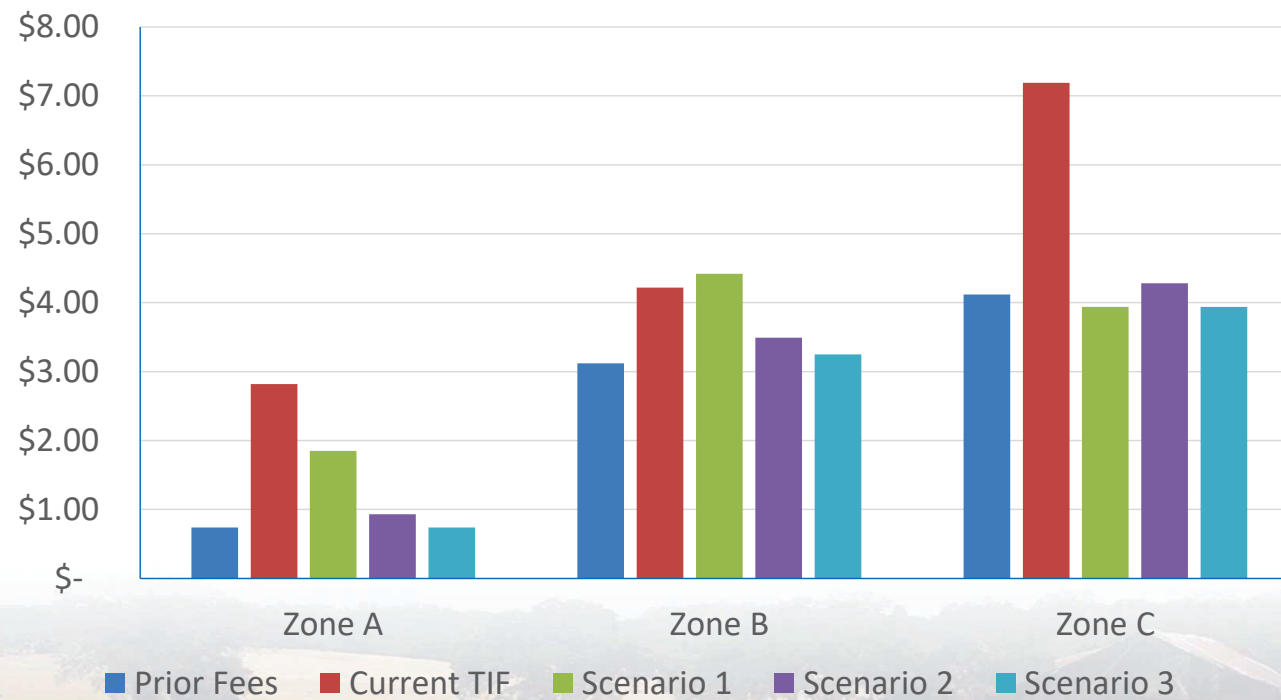
Office/Medical

(Fee per Square Foot)



Industrial/Warehouse

(Fee per Square Foot)



Department of Transportation recommending the Board consider the following:

- 1) Receive the adjusted El Dorado Countywide 2045 Housing and Employment Projections Memorandum, dated April 17, 2025;
- 2) Receive information on changes to the list of roadway deficiency projects resulting from approved growth rates, adjusted growth allocations, and updates to the Travel Demand Model;
- 3) Direct staff to adjust the residential and non-residential offset percentages to the proposed Traffic Impact Fees using the proposed Scenario 2; and
- 4) Direct staff to return on June 10, 2025, with the appropriate resolution for adoption of the Revised TIF Update, and to incorporate the changes to the CIP with the 2025 Annual Update.