

## **Attachment C**

### **Summary of Board Decisions**

September 30, 2014: The Board approved and authorized the Chair to sign Agreement for Services No. 214-S1511 with Kittelson and Associates, Inc. (KAI) to begin the Major Updates as required by General Plan Policy TC-Xb and Implementation Measures TC-A and TC-B. The Board also directed staff to return with a detailed plan for public outreach.

December 16, 2014: The Board approved the First Amendment to Agreement for Services No. 214-S1511 which provided a public outreach plan for the Major Updates.

KAI and its consultant team are very accomplished in their respective fields; they have considerable experience in the update of CIP and mitigation fee programs across the state, as well as a particularly strong knowledge, experience and historic perspective on the County's programs. The roles and expertise of the consultant team are as follows:

- KAI – Travel demand modeling, traffic operations and traffic engineering design
- Quincy Engineering – Transportation improvement cost estimates
- Rincon Consultants – Environmental review and analysis
- Urban Economics – Land use forecast update, preparation of the Nexus analysis, and computing the fee schedule for each subarea of the County
- Flint Strategies – Outreach efforts

February 10, 2015: Staff provided a comprehensive summary of what the Board could expect as part of the Major CIP and TIM Fee Update process through its scheduled adoption. The Board confirmed the following:

- 1) Project purpose and goals
  - a. Develop a legally-defensible CIP that is consistent with the General Plan and supports its implementation.
  - b. Develop a legally-defensible TIM Fee Program that supports CIP implementation and is consistent with the Mitigation Fee Act (AB 1600).
  - c. Reduce the TIM Fees to the extent possible while still achieving the goals above.
  - d. Adopt new CIP and TIM Fee Program by first quarter 2016.
  
- 2) Baseline assumptions – The baseline assumptions confirmed by the Board at the February 10, 2015 meeting were founded on the best information available at that time. Multiple projects currently in process could result in new or revised information relative to these assumptions. These projects included:
  - *Sacramento Area Council of Government's (SACOG) 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).* The MTP/SCS was adopted in early 2016.
  - *Missouri Flat Master Circulation and Financing Plan (MC&FP) Phase II.* On March 30, 2015, the Board directed staff to come back with a fiscal report/presentation demonstrating the fiscal viability of an MC&FP Phase II. The County's consultant Economic and Planning Systems, Inc. worked diligently with staff to create a preliminary fiscal report which was presented in December 2015.

The Board made a determination to proceed with the MC&FP Phase II contract. An analysis will be conducted as part of the scope of work to determine what improvements, if any, are required for the Missouri Flat Interchange as well as any other local roadway improvements which can potentially be added to the TIM Fee Program. Any improvements will be captured with the next TIM Fee and CIP minor update which will occur in 2017 for adoption.

- *Targeted General Plan Amendment/Zoning Ordinance Update (TGPA-ZOU).* The Board recently adopted this project in December 2015, of which the land use is currently taken into account with the CIP and TIM Fee Major Update.
- *Joint Power Authority (JPA) Southeast Connector.* The JPA Southeast Connector (Connector) is currently working on a CEQA analysis for White Rock Road running through the City of Folsom through El Dorado County (from Prairie City Road to Latrobe Road). If the JPA Southeast Connector project traffic studies, as well as any changes from surrounding jurisdictions change, these changes may be reflected in the 2017 minor CIP and TIM Fee updates.
- *Major Development Proposals, including Central El Dorado Hills Specific Plan, Village of Marble Valley Specific Plan, Lime Rock Valley Specific Plan, Dixon Ranch and San Stino.* Several General Plan amendment projects are moving forward and anticipate going to the Board for consideration of approval by the end of 2016. Any changes to land use will be reflected in the 2017 minor CIP and TIM Fee updates.

Approval or implementation of any of the aforementioned projects may require future updates to the Travel Demand Model (TDM), CIP and/or TIM Fee Program. The County continually updates the TDM and conducts annual CIP and TIM Fee updates to incorporate new information as necessary. If any of these projects are approved and/or result in new information, the County will update the CIP and TIM Fee as appropriate during the next annual update. Incorporating new information at this point (e.g., new forecasts per the MTP/SCS) would delay the Major CIP/TIM Fee Update project.

It is standard practice to choose a point in time and base calculations based upon best the best information available at that time. Changing baseline assumptions mid-process and/or waiting for new information that appears to be forthcoming will lead to considerable delays and cost overruns. Again, if any of these projects are approved and/or result in new information, the County will update the CIP and TIM Fee Program as appropriate during the next annual update.

- 3) Review of 4 TIM Fee zone geography options.
- 4) Approach to public outreach.
- 5) Project schedule.

May 5, 2015: The Board took the following actions:

- 1) Received and filed information on the traffic analysis methodology, existing and future deficiency analysis results, alternative funding, and summary of initial public outreach and focus groups.
- 2) Confirmed that the four TIM Fee Zone geography options presented are appropriate for further analysis.
- 3) Directed staff to select one parcel in each existing Zone and demonstrate at a future Board meeting how the TIM Fee rate for said parcel would be affected in each Zone change scenario.
- 4) Provided input on the land use categories.
- 5) Directed staff to proceed with the 2035 General Plan Land Use Scenario for the purposes of creating a draft CIP list and preliminary TIM Fee structure.

September 22, 2015: Staff provided the following information for the Board to receive and file for further discussion in the December Board Study Session:

- 1) Proposed 2035 TIM Fee project list.
- 2) Proposed 2035 TIM Fee project component assumptions.
- 3) Status of proposed CIP project list.
- 4) Alternative funding sources.
- 5) Updated project schedule.
- 6) Draft TIM Fee structure.
- 7) Proposed California Environmental Quality Act (CEQA) document for the TIM Fee Program.

December 7, 2015: The Board took the following tentative actions:

- 1) Approved use of the Smoothed 8 Zone TIM Fee Geography with Zones 2 and 3 merged (Zones 2 and 3 to have the same fee structure).
- 2) Approved the TIM Fee Project List.
- 3) Directed staff to remove right-of-way, sidewalk, and curb and gutter from TIM Fee Projects where feasible, as shown in Attachment 13C, except include right-of-way costs for the Country Club Drive project between Bass Lake Road/Old Bass Lake Road to Terre de Dios Drive. Also, directed staff to proceed with a Frontage Improvement Ordinance.
- 4) Directed staff to return to the Board with additional analysis on the percentage allocation of EDCTC State/Federal Grant Projection.
- 5) Directed staff to return to the Board with additional analysis on the benefits of the buy down for secondary dwelling units or “granny flats” and how the fees might change.
- 6) Adopted Resolution of Intention (ROI) 204-2015 and directed staff to proceed with a General Plan Amendment, making sure the environmental document is flexible to look at all options to remove the employment cap on the El Dorado Hills Business Park.
- 7) Approved the use of “fair share” in the calculation of the TIM Fees, and directed staff to bring an item to the Board should fund transfers be required between Zones 1-7 and Zone 8.
- 8) Received and filed the Draft TIM Fee Ordinance and Resolution.
- 9) Received and filed TIM Fee Program Environmental Constraints Analysis for the TIM Fee Projects.

- 10) Approved in concept the draft CIP (non-TIM Fee Funded) project list with the inclusion of #71319 U.S. 50/Camino Area Local Road Improvements (El Dorado County Share) and #GP137 White Rock Road Widening – Manchester Drive to Sacramento County line.
- 11) Received and filed the Public Outreach Summary and Report.

February 23, 2016: The Board took the following tentative actions:

- 1) Approved apportioning 45% of forecasted future grant funding toward non-TIM Fee CIP projects and 55% toward the TIM Fee Program with the following allocation: 31% for external (pass-through trips), 9% toward affordable housing allocation, and 15% toward the Non-Residential Offset.
- 2) Approved Option 3 (100% TIM Fee offset) for secondary dwelling units.
- 3) Approved TIM Fee Intersection Improvements line item adjustment, resulting in an additional \$45,000,000 reduction to the draft TIM Fee Program.
- 4) Approved including costs to acquire right-of-way for the following County Club Drive segments: A) Between Silva Valley Parkway and Tong Road (\$2,442,000), and; B) Between El Dorado Hills Boulevard and Silva Valley Parkway (\$2,840,000).
- 5) Received and filed the Notice of Preparation (NOP) for the Programmatic EIR for the Major CIP and TIM Fee Program Update.
- 6) Received and filed a brief summary of the land use allocation process.
- 7) Received and filed the Public Outreach Summary and Report.

April 19, 2016: The Board took the following actions:

- 1) Tentatively approved the updated TIM Fee Project List (Attachment 16B) and the TIM Fee Program Nexus Report (Attachment 16C).
- 2) Tentatively approved the updated CIP (non-TIM Fee Funded and TIM Fee Funded) project list and timeline for construction (Attachment 16D) and approve the Unfunded CIP project list (Attachment 16E).
- 3) Tentatively approved the proposed General Plan Amendment to the Transportation and Circulation Element related to the update of the CIP and TIM Fee Program (Attachments 16F and 16I).
- 4) Received and filed a status report on the Programmatic EIR.
- 5) Received and filed the updated the Project Schedule.
- 6) Received and filed the responses to recent public comments.