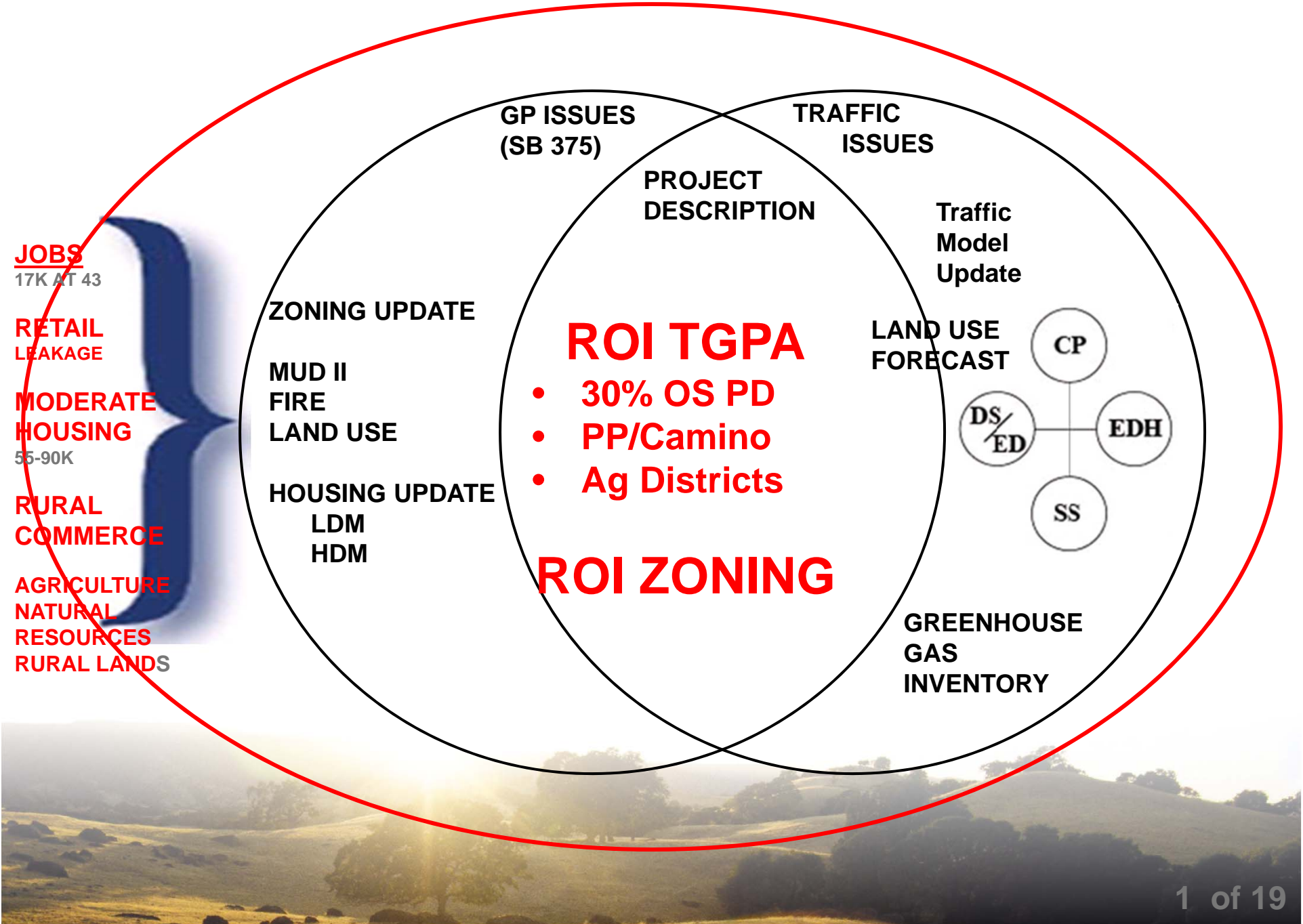


# CEQA



# Presented by DOT 12-6-10

*DOT recommends that the Board direct DOT to:*

- Leave the Fee Program as currently adopted until the following items can be completed:
  1. Update the Land Use Forecast (DSD)
    - Approximate cost: \$200K - \$400K (General Fund)
    - Estimated Time: 12 – 18 months
  2. Update the Traffic Model (DOT)
    - Approximate cost: \$250K - \$350K (TIM Fee Program)
    - Estimated Time: 16 – 24 months
  3. Calculate New Fees (DOT)
    - Approximate cost: \$100K - \$200K (TIM Fee Program)
    - Estimated Time: 8 – 12 months

# WHICH REGIONS ARE THE 12,470\* NEW DWELLING UNITS ACTUALLY BUILT?

(GP Policy 2.9.1.2)

REGIONS WITHIN EL DORADO COUNTY	TAZ MODEL FORECAST		ACTUAL NEW DWELLING UNITS PER REGION		TOTAL OF NEW DWELLING UNITS BY REGION	PERCENT OF TAZ FORECAST	PERCENT OF 12,470
	SF	MF	SF	MF			
EL DORADO HILLS	13,006	1,139	5,344	972	6,316	45%	51%
CAMERON PARK	2,966	1,373	1,913	480	2,393	55%	19%
PP / CAMINO	991	118	551	1	552	50%	4%
DIAMOND / ED	1,564	1,359	251	125	376	13%	3%
SHINGLE SPRINGS	287	46	203	23	226	68%	2%
RURAL			2,211		2,211		20%

\* October 2009 DOT Housing Analysis by TAZ's (numbers are approximate since TAZ's are not based upon Community Region Boundaries).

75% OF THE NEW DWELLING UNITS ARE IN COMMUNITY REGIONS WITH SEWER

**Jan 2011 KEEP IT RURAL - 75% of new DUs to CRs w/s**  
**COMMUNITY REGIONS WITH SEWER MAY ACCOMMODATE 75% OF**  
**THE NEW 20,000 DU'S FOR ALL HOUSEHOLDS. RURAL CENTERS AND**  
**RURAL REGIONS MAY PLAN FOR 25% OF THE NEW 20,000 DU'S.**

**ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER**

<b>EL DORADO COUNTY REGIONS</b>	<b>ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)</b>	<b>ACTUAL BELOW MODERATE (MFR)</b>	<b>MODERATE HOUSING (C/MUD &amp; MFR)</b>	<b>TOTAL</b>
EL DORADO HILLS	7,000	436	436	7,872
CAMERON PARK	2,000	1,231	1,231	4,462
DIAMOND / ED	2,500	1,230	1,230	4,960
SHINGLE SPRINGS	1,000	509	509	2,018
<b>TOTAL</b>	<b>12,500</b>	<b>3,406</b>	<b>3,406</b>	<b>19,312</b>

\* "Achievable" assumes sewer/water/fire roads

Assumes Moderate Housing accommodated in same number as Below Moderate. The allocation to CRs for Moderate is an illustration, actual allocation will be set by BOS based upon available C / MUD and MFR lands.



# JAN 2011 Preliminary Land Use Forecast 1/2011

- **Assumes 32,000 new DUs (no change)**
- Assumes 25% or 5,000 of the remaining 20,000 new DUs will be accommodated in Rural Centers and Regions (incl. PP/C)
- Assumes 75% of new 20,000 DUs accommodated in CRs w/ sewer
  - Low Density Residential (HDR, MDR, LDR) within CRs will accommodate 12,500 above moderate new DUs
  - MFR will accommodate 3,406 on RHNA identified sites
  - C/MUD and some MFR will accommodate 3,406 moderate DUs
- **Assumes 42,000 new Jobs (no change) If Review Addresses:**
  - Identification of Commercial Opportunities for C/MUD, Large Retail and neighborhood and increase Commercial from 500 acres in CR/sewer with 450 C/MUD acres accommodating moderate DUs.
  - Regulatory Shelf Ready Status for C/I/R&D opportunities
  - Form Based Codes for C/MUD and MFR for predictability
  - Measure Y/ CIP opportunities.
- **Assumes Expansion of Agricultural Districts as proposed.**

DSD Proposed April 11, 2011 a

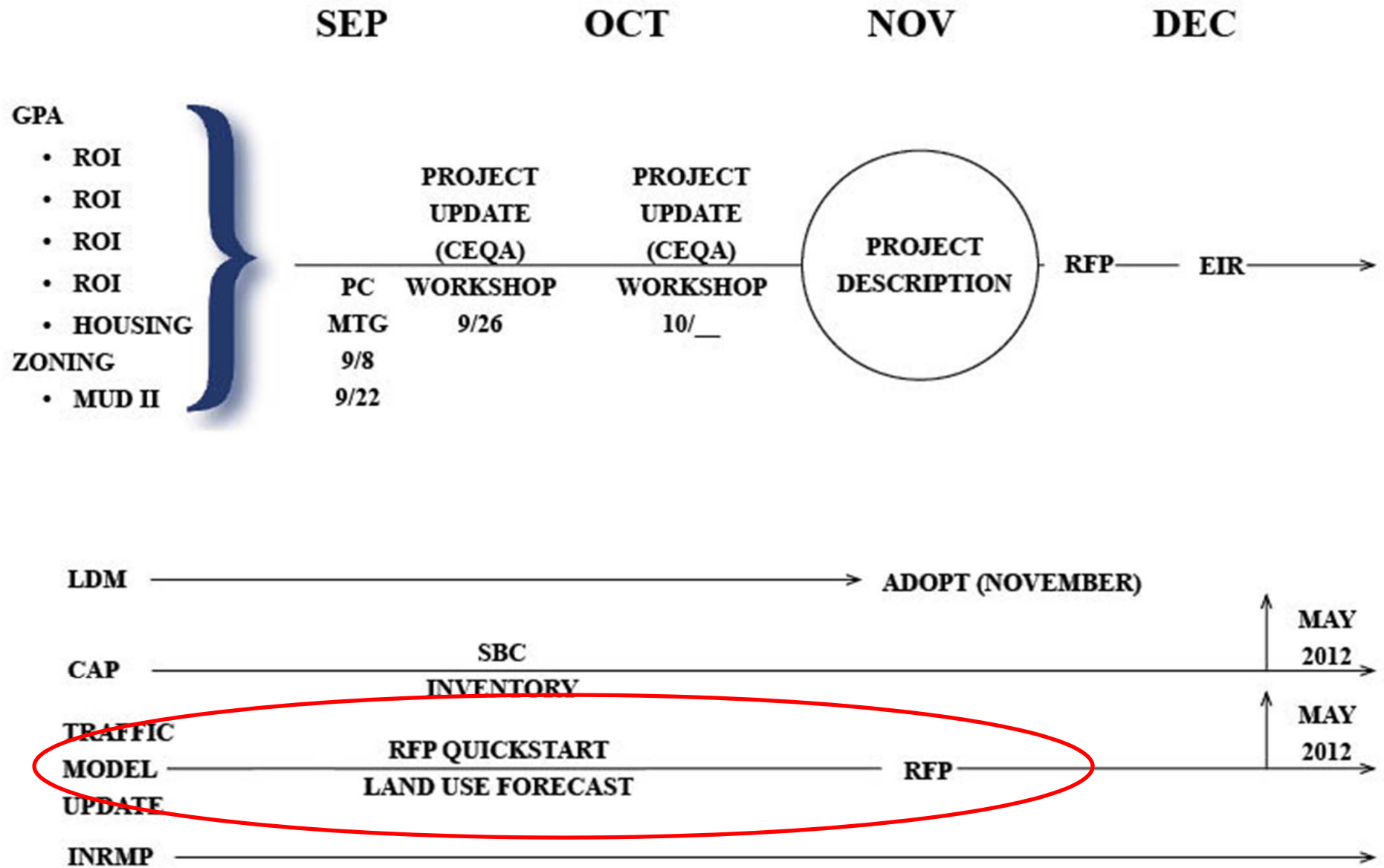


## Year 2-3 Action Plan

Without additional funding these items may be postponed to 2012-2013 or later.

7. Amendment PD policies for 30 percent open space and requirement for PD when creating 50+ parcels. (ROI 274-2008, adopted 10/7/2010).
8. Historical Design Overlay for historical town sites of El Dorado and Diamond Springs (ROI 179-2010 adopted 12/7/10).
9. Agriculture District Boundary Amendment Update (ROI adopted 013-2011 adopted on 1/25/11).
10. Completion of INRMP Phase I
11. Community region boundary change for Camino/Pollock Pines (ROI 110-2009 adopted 5/19/2009).
12. TIM Fee Program Update – Revised Land Use Forecast.
13. INRMP Phase II.
14. Targeted General Plan Amendment

# PROGRAMMATIC WORK PLAN

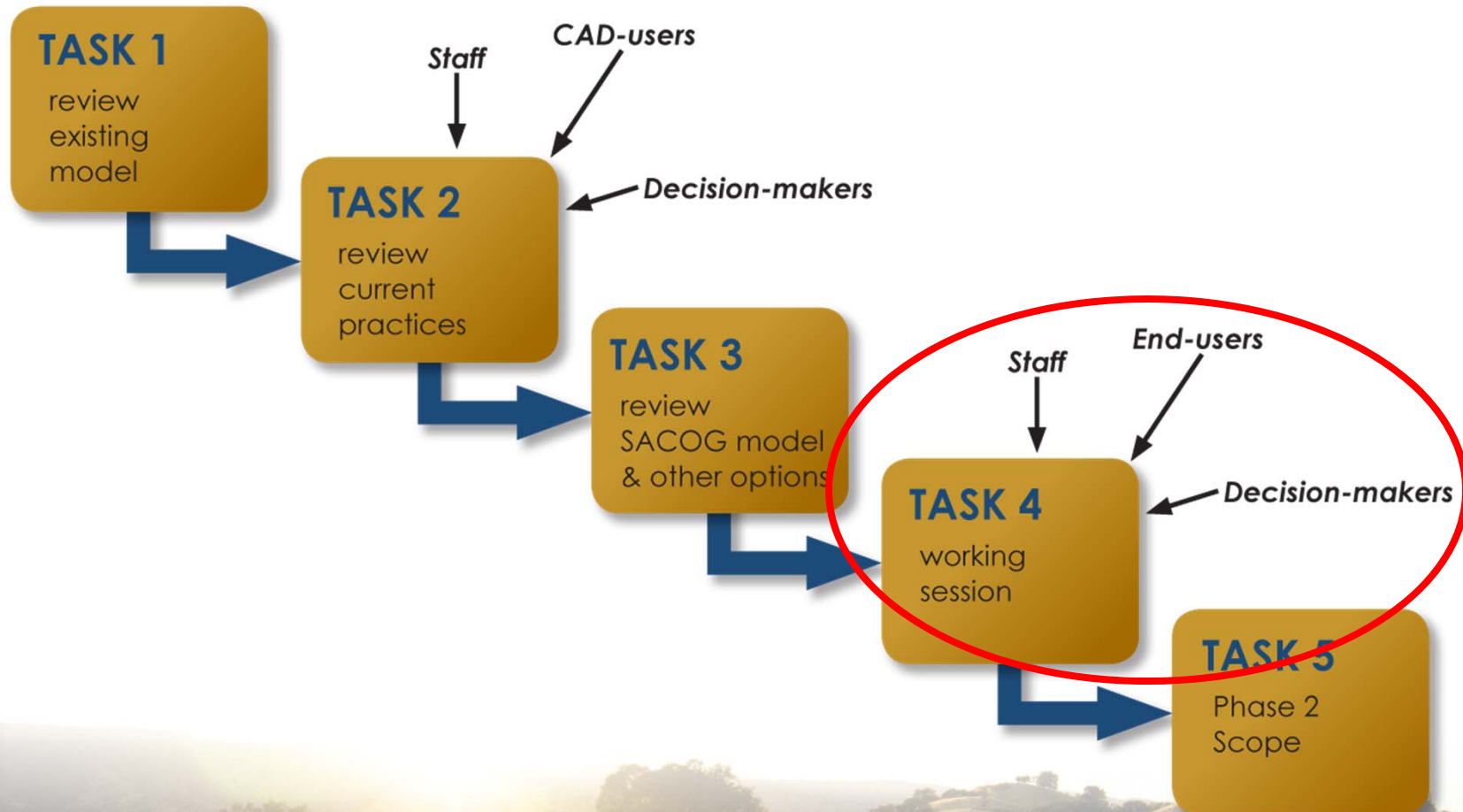


## Short vs Long Term Needs- Why?

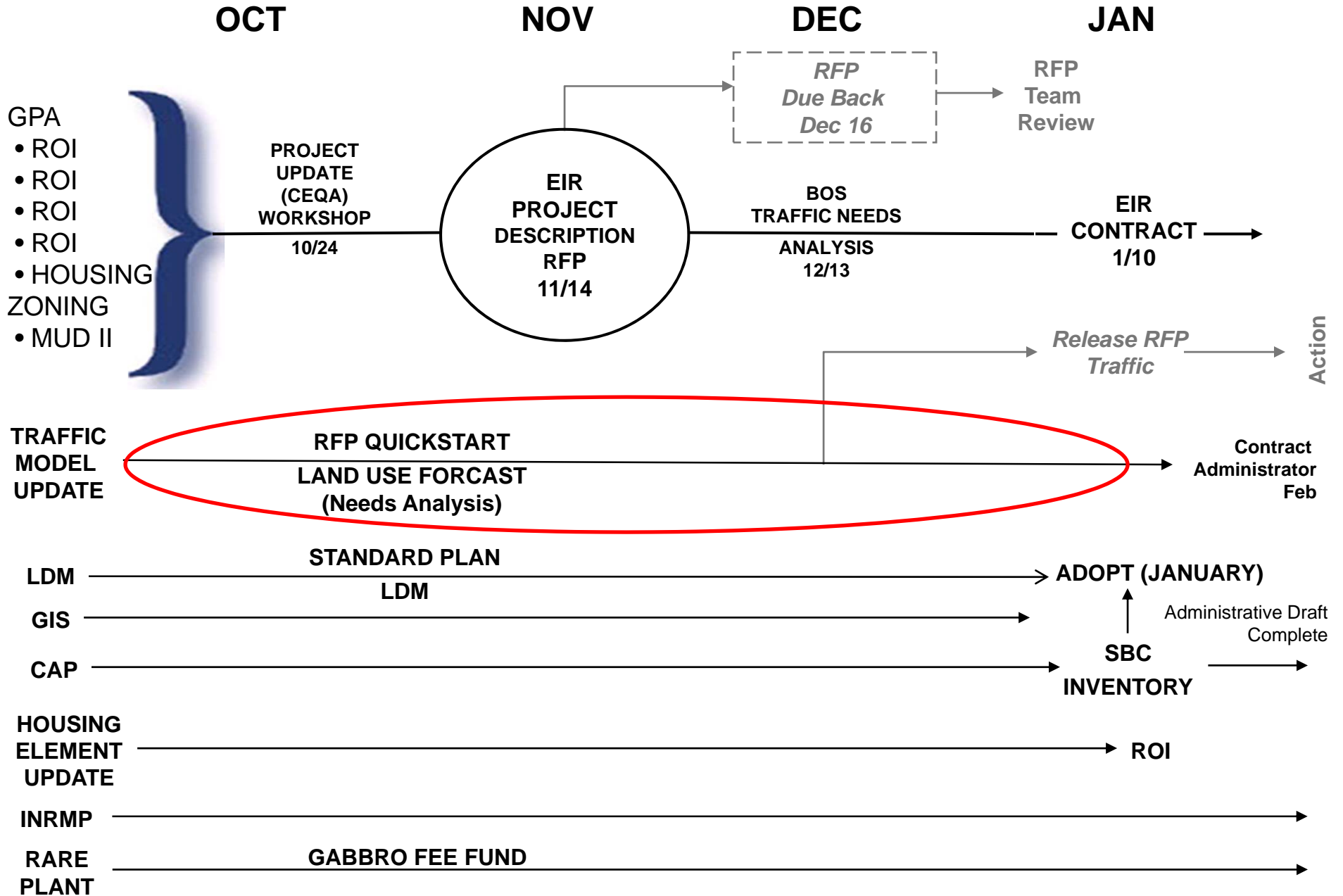
- Given needs we may have to identify two approaches
- Specifically we want to try to avoid having traffic forecast bog down planning process
- A new model could take 6 months or longer to develop
- Technical studies in support of EIR for the TGPA will require input prior to April (in particular air quality)
- Beyond April updates to the TIM fee and CAP and ongoing planning will require and update



# Proposed Phase 1 Approach - HOW



# PROGRAMMATIC WORK FLOW



# Beyond November 14th

- **Return to the Board with Traffic Needs Analysis December 20, 2011 and TGPA Update**
  - Discuss next steps for CIP and TIM Fee Update
- Review EIR Lead Consultant Responses the week of December 20<sup>th</sup>.
- Refine Scope of Work, Timeline and Sub Consultants 12/23/11 – 1/4/12
- Report on Programmatic: INRMPII/ GIS / CAP
- **Return to the Board January 10th or 24th, 2012** with Lead consultant contract, final scope of work and project timeline.

## Awards and Accolades

Kimley-Horn has been honored repeatedly for its outstanding work and for its quality as a workplace. A sampling of recent recognitions follows.

### 2011 ENR Design Firm Rankings Released

AWARDS 19 SEPTEMBER, 2011

### City of La Mesa Wins WalkSanDiego's Golden Footprint Award for KHA's Allison Avenue Project

AWARDS 24 AUGUST, 2011

### Lahon Receives ITE 2011 Past Presidents' Award of Merit in Transportation

AWARDS 12 JULY, 2011

### The 2011 Engineering Excellence, Grand Award Presented to Kimley-Horn

AWARDS 3 JUNE, 2011

### Kimley-Horn Wins 2011 National Scenic Byway Award

AWARDS 3 JUNE, 2011

### Kimley-Horn Receives 2011 IPI Award of Excellence

AWARDS 25 MAY, 2011

### Kimley-Horn Receives Corporate Award of Excellence from AAAE

AWARDS 30 SEPTEMBER, 2010

### The ASMP Wins ECT Community Stewardship Award

AWARDS 24 MAY, 2011

### Burns Named Parking Professional of the Year

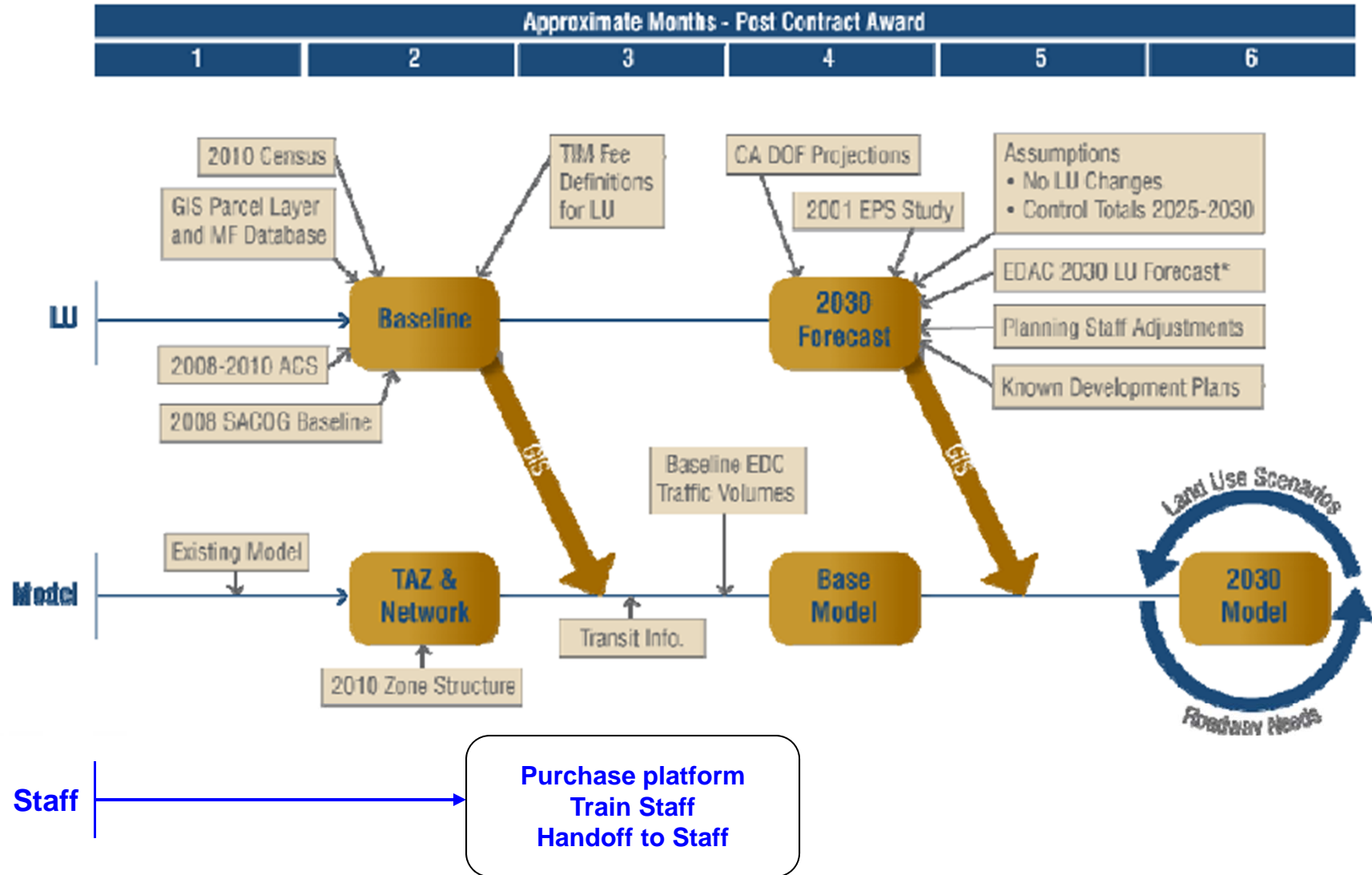
AWARDS 15 NOVEMBER, 2010

### Kimley-Horn Named to FORTUNE's Best Places to Work

AWARDS 1 FEBRUARY, 2010



# Programmatic Traffic Model Update



## DSD TASKS 4/11 WORKPLAN

## COST


## PROGRAMMATIC PROJECT DESCRIPTION

2012 - 2015

1. ZONING	\$220,000
3. HOUSING UPDATE	<u>\$175,000</u>
7. ROI 30% OS	}
8. ROI HIST DIST	
9. ROI AG DISTRICT	
11. ROI CAMINO / PP	
12. LAND USE FORECAST	\$175,000
14. GPA	\$750,000
	<hr/>
	\$1,470,000
MUD II (future)	<u>\$ 75,000</u>
CLIMATE ACTION (future)	<u>\$150,000</u>
GABBRO FEE (future)	<u>\$ 75,000</u>
	<hr/>
	\$300,000
	<hr/>
	\$1,770,000



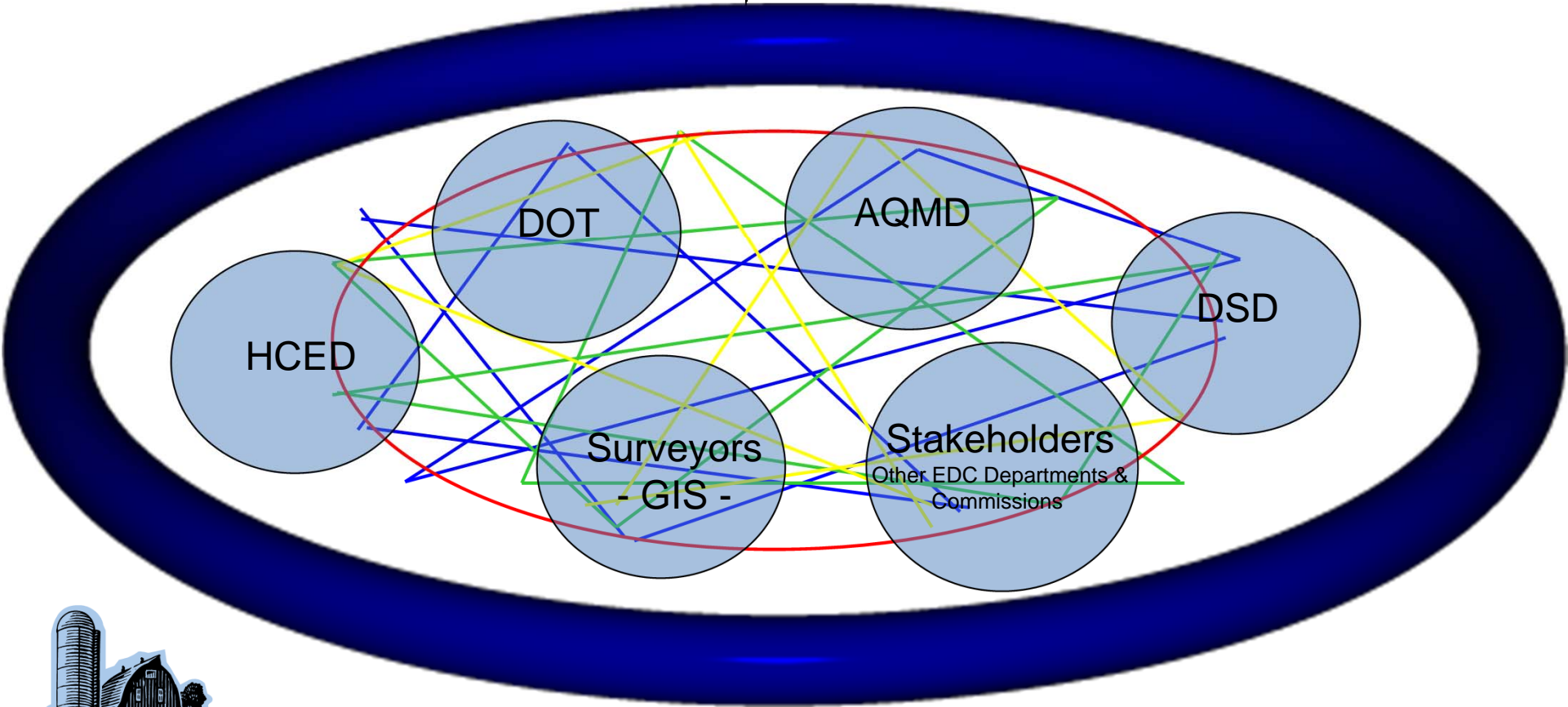
TGPA	\$750,000
ZONING	\$220,000
MUDII	\$ 75,000
HOUSING UPDATE TIER	\$100,000
<hr/>	
ROI (Camino/PP)	\$150,000
ROI (Ag Districts)	
ROI (ED/D)	
ROI (30% Open Space)	
Land Use Forecast (TGPA)	\$100,000
Climate Inventory	\$ 50,000
	<hr/>
	<u>\$1.495M</u>
EIR	<u>\$300,000</u>
-Extra Staff vs. EDAC Work Scope	
 <u>Remaining Work:</u>	
INRMP II	
Gabbro Soils	
Housing Element Update	

 = EDAC ESTIMATE

# Board of Supervisors

**CAO**  
Coordination  
Team

EDAC



# Lessons Learned - Again

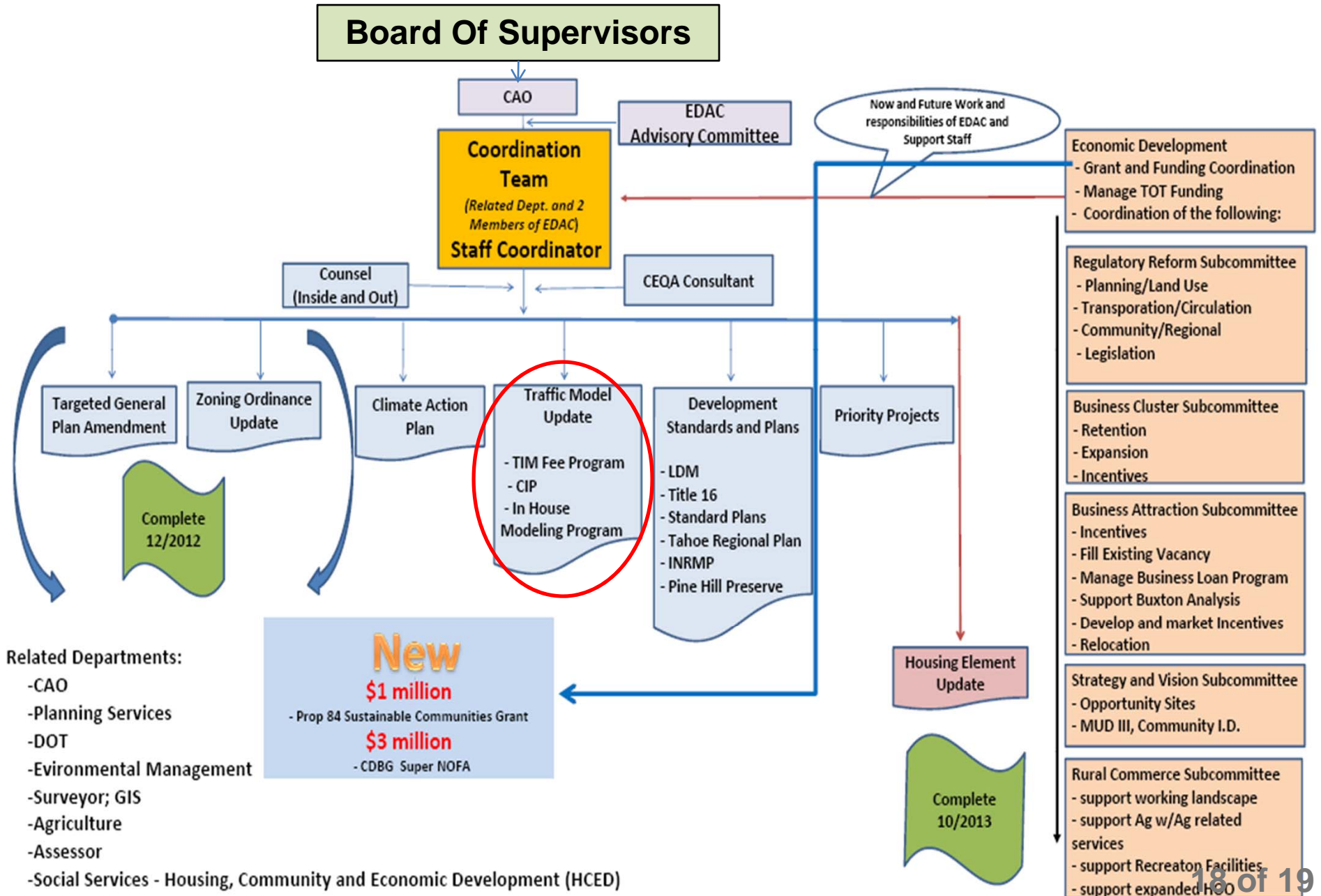
- **NEED PROGRAMMATIC APPROACH**
  - 2008 BOS Directs TIM Update
    - LAND USE NOT ON DSD or DOT 2011 WORK PLAN
  - Zoning only EIR \$ 220,000 4/11
- **Coordinate Departments for Special Projects** **CAO**
  - Do we need an outside Coordinator? NO
  - There are a lot of qualified folks in and out of Government
  - **Coordination Team formed by CAO**
- **Management of Contract**
  - Single Point of Contact for Consultants – CAO's Office
- **Streamline Contract Process (Quick ? Start)**



# November 14th

- **Direct all related County Departments to work under the management of the CAO's Office to achieve "Programmatic Approach"**
- Adopt the following:
  1. Resolution of Intention to Amend the General Plan **ROI TGPA**
  2. Resolution of Intention to Adopt a Comprehensive Zoning Ordinance Update **ROI ZO**
  3. Approve the Scope of work and a Request for Proposal to prepare an Environmental Impact Report for both and assign CAO as Contract Administrator for Programmatic Approach
  4. Direct the Chief Administrative Officer to establish an Executive Advisory Team as proposed by staff
  5. Direct staff to create an agricultural zone opt-in process to provide land-owner's input regarding the appropriate zoning for rural property

# Programmatic Work Plan Management



# Next Steps

1. Continue to support the CAO in the formation of a Coordination Team to undertake the overall Programmatic Work Plan to be delivered under the direction of the CAO.
2. Develop a Scope of Work for the Traffic Model Update RFP that is within the Programmatic Work Program under the direction of the CAO.
3. Bring back on January 24<sup>th</sup> a draft Scope of Work and action plan for the Traffic Model Update for Board review and next steps.