

**DIAMOND SPRINGS PARKWAY
AND
MISSOURI FLAT MASTER CIRCULATION & FUNDING PLAN**

By
James R. "Jack" Sweeney

July 9, 2020

The question is whether or not to complete the Diamond Springs Parkway! The answer must be most assuredly! It will be the backbone of the congestion solution in the area. It is the MAIN connector between the South County and Highway 50. This route currently is one of the highest congested roads in the county.

The Missouri Flat Master Circulation & Funding Plan (MC&FP) was created to provide the County with a funding mechanism to offset the cost of existing circulation deficiencies in the area and, at the same time, provide an economic incentive to bring commercial growth to the area; such commercial growth would provide increased values in property and sales taxes to fund the County's share of the costs. Without the incentive of the MC&FP the generators of the increased sales and property taxes that have located in the area would not have been allowed to build and would not have been afforded the roadways that bring an expanded clientele to their doorsteps. In addition to approved projects, every new project since the inception of the MC&FP has been and any additional project within the MC&FP area will be required to join the CFD and agree to the conditions required by the MC&FP.

The approved Development Agreements and the forced subscription of any additional projects has created, and per the agreements, is a binding contract between the County and the subscribing developments.

Contract between parties: See section E of the Development Agreements.

The last paragraph thereof is as follows: **"A central purpose of this Development Agreement is to provide the mechanism whereby County and Developer agree to the implementation of the MC&FP and create the binding obligations necessary to allow it to move forward. In particular, in consideration of the County's agreement to devote a certain portion of the incremental tax revenues for these purposes, Developer agrees to assist in securing such financing by agreeing to the formation of a Community Facilities District and to the authorization of a special tax in conformance with the terms of this Development Agreement and the MC&FP.**

In or about 1988 the County was receiving many inquiries regarding the potential for commercial development in the area. The answer was always the same, no development until the interchange and the adjacent circulation can be approved. However, the circulation system in the area was already deficient. Since the County had no way to fund its fair share for existing traffic there would be too big of a burden for new development to fund. To avoid further

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overburdening the system, the County placed a series of development moratoriums on the area.

On December 15, 1998 the Board of Supervisors at Item # 80 approved the EIR for the MC&FP along with the El Dorado Villages (Safeway) and Sundance Plaza (now Crossings) projects.

See Boyer letter BOS December 5, 2000 item # 60 (see legistar 12-0643 1G) for a great summary of the purpose of the MC&FP.

To resolve all of this, it was determined that a district should be formed to allow the County to use 85% of the County General fund one cent of the sales tax and 85% of the property taxes generated by the new development within the district boundaries. This method was approved by the voters as Measure J at the November 7, 2000 election. The measure garnered 38,236 votes out of 65,008, 59

Measure J stated: **“Shall the County be authorized to use that portion of its sales tax revenues generated by new development to pay for building road capacity improvements to offset impacts to traffic generated by non-residential development as allowed under Policy 3.2.2.5 Of Measure Y, enacted by the voters on November 3, 1998?”**

The County has agreed to construct its share of the roadways within the MC&FP area. Completing the 2 lanes of the Diamond Springs bypass will certainly fulfill the County obligation created by the MC&FP.

Respectfully,

James R. Sweeney

Missouri Flat History 10-30-16 Jack Sweeney

1940 County Population 13,000

1945 Pumped gas for Perk's for a candy bar

1960 County Population 29,000

1980 County Population 86,000

1983 Big community meeting at Firehouse to discuss City of Placerville annexing and doing shopping center

1985 Sweeney as BOS dist 3 Supervisor

June 1988 began Missouri Flat Specific Plan effort after adopting Ordinances limiting Commercial Development

August 1989 Contract approved to do the new general plan

February 1990 Specific Plan and draft EIR were prepared (for info see Sundance EIR Pg 5)

October 1990 stopped work on Specific Plan in deference to the General Plan which was purported to be "a few months" from approval

1990 County Population 126,000

January 1993 Nielsen as BOS 3 Supervisor

January 1996 Board approved the General Plan

1996 & 1998 Again adopted Ordinances (4417,4420, & 4446) limiting commercial on Mo Flat until traffic resolution

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Nov 3,1998 Measure Y yes 32,847 No 20968

BEGIN MC&FP

December 15,1998 Item # 80 Board approved the Master Circulation & Funding Plan (MCFP) and, at the same meeting, approved the Development Agreement for the Sundance Project which is now the Crossings. The DA is valid for twenty years.

2000 County Population 156,000

May 9, 2000 #53 Direct preparation of measure for November 2000 ballot re use of taxes for road deficiencies countywide

November 7, 2000 Measure J approved by voters countywide

December 5,2000 #60 Move forward with MC&FP and CFD. A great explanation of all of this is in Matt Boyer's letter of 11-22-2000 which is conveniently attached to legistar # 12-0643 1G!
Item #43 5-22-12

January 2002 Borelli as BOS 3 Supervisor

July 17, 2001 item # 65letter from Lou Green containing MC&FP Writ findings

March 19,2002 Item 70 adopt Res 074-2002 & 075-2002 establishing CFD

August 2003 Sweeney as BOS 3 Supervisor

2006-2008 Economic downturn

Nov 7, 2007 Measure J approved allowing use of sales tax for Missouri Flat Roads
For 38236 58.7% No 26872 41.2 %

Aug 28, 2008 Ribbon Cutting for Phase 1-A

When complete Mo Flat Interchange Phase 1-A Interchange? How funded?

2010 County Population 185,000

May 24,2011 #39 (11-0448)

November 27, 2012 Ribbon Cutting Mo Flat Interchange Phase 1-B completion
How funded?

Measure E 6-7-16 registered voters 109479 voted 62215 56.8%
for 30340 52.15% No 27836 47.85%

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