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Title: Department of Transportation recommending the Planning Commission receive and file the information on the future land use allocation pertaining to the Major Update of the Traffic Impact Fee (TIF) Program and the Capital Improvement Program (CIP).

FUNDING: TIF Program

Sponsors:

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Attachments: 1. A - Memorandum 02-09-24 PC 03-14-24, 2. B - Consultant's Presentation, 3. B - REVISED Consultant's Presentation, 4. Public Comment Rcvd 03-14-24 PC 03-14-24

Date	Ver.	Action By	Action	Result
3/14/2024	1	Planning Commission	No Action Taken.	

Department of Transportation recommending the Planning Commission receive and file the information on the future land use allocation pertaining to the Major Update of the Traffic Impact Fee (TIF) Program and the Capital Improvement Program (CIP).

FUNDING: TIF Program

DISCUSSION / BACKGROUND

The Department of Transportation has begun the Major Update to the TIF Program and the CIP. This informational workshop is to provide the Planning Commission the draft growth projections and subcounty growth allocations through the year 2045 on the West Slope of the County (excluding the City of Placerville). This is a receive and file informational item only.

The information presented in the attached memorandum and presentation is based on new growth rates recently adopted by the Board of Supervisors at its meeting on January 9, 2024 (Item 43, Legistar 23-2241). The data and information supporting the adoption of lower growth rates was first presented to the Board on December 5, 2023 (Item 37, 23-2051). Ultimately, the Board adopted residential and non-residential growth rates of 0.62% for use in the Major Update to the TIF Program.

Following the Board's direction, Transportation staff and its consultants continued their work to update baseline data related to the actual residential and non-residential growth that has occurred since the most recent Major Update was completed in 2020. This was done by reviewing the baseline data from 2018 (which was the base year for the 2020 Major Update) and building permit activity on vacant parcels in the time since.

Utilizing the recently adopted growth rates, growth projections were prepared based on the anticipated demand within the individual Community Regions and rural regions on the West Slope. A

separate analysis was also prepared to determine the available land capacity within each of the Community Regions before allocating the projected growth to the individual Community Regions. If a Community Region did not have the available land capacity to accommodate the anticipated housing demand, the excess growth was re-allocated to neighboring Community Regions.

This information will be presented to the Board of Supervisors on April 2, 2024, for final adoption. Following adoption, it will be used to inform updates to the Travel Demand Model to identify improvement projects for inclusion into the TIF Program and CIP that will address level of service failures related to anticipated new growth within West Slope of the County.

PRIOR BOARD ACTION

On December 5, 2023 (Item 37), the Board received a presentation and information to assist in determining the appropriate residential and non-residential growth rates that should be used to forecast growth for the TIF Program Major Update through the year 2045. Staff returned to the Board on January 9, 2024 (Item 43), where the Board formally adopted the growth rates mentioned previously.

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