



Legislation Text

File #: 11-0808, **Version:** 3

Department of Transportation recommending the Board:

- 1) Receive and file the proposed Diamond Springs-El Dorado Circulation Exhibit (Exhibit A) to be used as a circulation guideline for all proposed development in the areas effected; and
- 2) Provide direction to staff based on the new information from recent EIR and traffic studies, on whether to require a focused EIR or proceed with individual applications, subject to compliance with the Diamond Springs-El Dorado Circulation Exhibit (Exhibit A).

Fiscal Impact/Change to Net County Cost: No fiscal impact or net county cost.

Background:

On May 11, 2010, Agenda Item #09-0906 went before the Board of Supervisors to consider the recommendation of the Planning Commission on Rezone Z07-0033 / Planned Development PD07-0020 / Tentative Map TM07-1448 on property identified by APN 331-420-12, consisting of 24.3 acres in the El Dorado area (McCann Tentative Map). A motion was made by Supervisor Sweeney, seconded by Supervisor Briggs, as follows:

- 1) Direct the applicant to submit a revised map to Development Services that deletes the requests for design waivers, eliminates the three flag lots and shows how the other lots will be configured to meet the 60 foot required width at the road setback line;
- 2) If the applicant fails to submit the revised map to Development Services within 120 days, direct staff to place the item on the Board of Supervisor's calendar for denial;
- 3) Direct staff to analyze the revised map with a focused Environmental Impact Report (EIR); utilizing the 2004 General Plan EIR and the various studies prepared for the McCann Mitigated Negative Declaration to the extent feasible, but doing a complete analysis of the cumulative traffic and circulation impacts that arise from this project and the other reasonably foreseeable projects in the area and especially as to its effects on Union Mine Road and Patterson Road.

The motion was approved by the Board 5-0.

Reason for Recommendation:

The Development Services Department (DSD), in cooperation with the applicants, have completed the first two items listed above. Item 3 is being brought back by the Department of Transportation (DOT) and DSD for further discussion and request for direction.

The Department of Transportation, Development Services, Planning Commission, El Dorado County Transportation Commission (EDCTC), along with members of the Diamond Springs and El Dorado communities have worked together to create the circulation plan for the El Dorado/Diamond Springs area that coordinates traffic circulation in the area (Exhibit A). This plan also coordinates pedestrian and bicycle circulation.

Since May 11, 2010, the County has certified an EIR for the Diamond Springs Parkway (DSP) (May 24, 2011) which addressed cumulative impacts in the Diamond Springs-El Dorado area. There were no significant and unavoidable environmental impacts that resulted from the proposed project.

Traffic studies for other projects in the area have also been recently received, reviewed and approved by DOT and traffic consultant Dowling Associates. These studies show that cumulative impacts to-date have been mitigated to a less than significant level. If the circulation plan (Exhibit A) is implemented, the total projected trips would be less than the assumed 2025 trips in the General Plan. Therefore, a focused EIR should not be required for the transportation component. The County can proceed with individual application, without an EIR needed for traffic issues. Other issues may trigger the need for EIR's on some larger projects. The McCann Tentative Map is a relatively small project that can be approved with a mitigated negative declaration, however, a focused EIR could still be required if the Board desires.

In addressing the concerns with the Patterson Road/Pleasant Valley Road intersection, it is in the County's Capital Improvements Program (CIP). DOT believes this improvement will alleviate any traffic concerns at said intersection. Additionally, several projects have completed a cumulative traffic analysis in the area of concern encompassing several intersections and recommending mitigation measures along Patterson Road and Pleasant Valley Road. A non-residential project in the Diamond Springs-El Dorado area has been conditioned to provide a 4-way signal at the Patterson Road/Pleasant Valley Road intersection if the County does not build it first with the CIP project.

Union Mine Road is currently shown on Exhibit A to be constructed to a 40-foot wide road when required by a development. Union Mine Road is west of all the currently proposed development projects. None of the proposed projects are being conditioned to improve Union Mine Road.

The El Dorado County Transportation Commission (EDCTC), along with CalTrans have been successful in obtaining a \$250,000 grant to fund a traffic study for the Highway 49 Corridor south of Highway 50 in the Diamond Springs-El Dorado area as shown on Exhibit D. The purpose for this study is to analyze existing mobility issues within the Highway 49 Corridor. When funding becomes available, the EDCTC will choose a consultant from their Request for Proposal (RFP) list, which was recently completed. The study would take approximately sixteen (16) months to complete. EDCTC is projecting completion of the study by June of 2013.

Staff recommends the Board provide further direction based on the new information from recent EIR and traffic studies, on whether to require a focused EIR or proceed with individual applications, subject to compliance with the Diamond Springs-El Dorado Circulation Exhibit (Exhibit A).

Action to be taken following Board approval:

- 1) The Clerk of the Board to receive and file the proposed Diamond Springs-El Dorado Circulation Exhibit (Exhibit A) to be used as a circulation guideline for all proposed development in the areas effected.

Contact:

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