



El Dorado Hills Area Planning Advisory Committee

Wednesday September 11, 2019

7:00PM

El Dorado Hills Community Services District Norm Rowett Pavilion

1021 Harvard Way, El Dorado Hills, CA



1. Call To Order

2019 Chair: John Davey

2019 Vice Chair: John Raslear

2019 Vice Chair Tim White

2019 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area
Planning Advisory Committee
APAC 2019 Board

John Davey, Chair jdavey@daveygroup.net
John Rasleir, Vice Chair jrazzpub@slwglobal.net
Timothy White, Vice Chair twhiteq@gmail.com
Brooke Washburn, Secretary BWashburn@murphyaustin.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: September 11, 2019, 7:00 PM

Held at:

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills CA 95762

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker: Derek Minnema, Director, Capital SouthEast Connector JPA
6. APAC Projects

a) *Notification - No Review* Finding of Consistency of the 2019 Annual Capital Improvement Program (CIP) with the General Plan

Approved at the August 22 2009 Planning Commission Hearing: Approve the Finding of Consistency of eight additional projects to be included in the Annual CIP: (EDH Area Projects) b) Latrobe Railroad Track Washout Repairs (CIP# 99455) e) Road Safety Improvement Various Location (CIP# 72195) f) US 50 / EB Bass Lake Rd - Signalization

b) *Notification - No Review* PD18-0005/TM18-1536 Serrano Village J7.

August 22, 2019 Planning Commission Hearing for changes to the previously approved 71 unit half-plex residential project to allow for a new Tentative Subdivision Map creating 65 single family residential lots. If approved development of either configuration would be allowed. Continued to the October 24, 2019 Planning Commission Meeting

c) *Notification - No Review* TM-E19-0001/TM-R19-0002/TM14-1522: Bass Lake North:

TM-R19-0002 Request to amend Condition 67 of 2017 approved Bass Lake North 90 Lot Single Family Home project. Condition 67 requires construction of 100 spaces of the 200-space Park and Ride Lot as stipulated in the Bass Lake Hills Specific Plan. Applicant cites increased PFFP Fees including improvements of \$26,237 per unit, and, being 2.6 times the PFFP, is excessive for one project. Applicant proposes Condition 67 be amended so that Bass Lake North only constructs 50-spaces in the Park and Ride Lot.
TM-E19-0001 Request for time extension to the 2017 approved subdivision tentative map.

d.) Minor Status Updates: El Dorado Hills area projects

STATUS UPDATE: Oakmont of El Dorado Hills September 5th Grand Opening event
STATUS UPDATE: TM17-1532 Sierra Sunrise Approved by Planning Commission July 25th
TIM Fee revision process
Updates on other Future Area Projects

7. Adjournment:

The Next EDH APAC meeting is:

Wednesday October 9, 2019 7PM

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills, CA 95762

Questions regarding this agenda should be addressed to John Davey at jdavey@daveygroup.net

Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762

Not Printed or Mailed at Government Expense

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

Website: <https://edhapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | Twitter: <https://twitter.com/EDHAPAC>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

Commenters:

Please Give Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

Derek Minnema

Executive Director
Capital SouthEast Connector JPA



6. APAC Matters & Projects



Finding of Consistency of the 2019 Annual Capital Improvement Program (CIP) with the General Plan

Notification - No Review



Finding of Consistency 2019 Annual Capital Improvement Program

August 8th Planning Commission Hearing:

Department of Transportation recommends that the Planning Commission:
Approve the Finding of Consistency of the 2019 Annual Capital Improvement Program (CIP) with the General Plan:

New EDH projects to be included in the 2019 CIP: US 50 / EB Bass Lake Rd – Offramp Signalization (CIP# 73367)

Counsel advised that consistency is not strict adherence, but general compliance with the goals and policies of the County General Plan – the Planning Commission finding in this matter is very narrow. A given project doesn't need to be in conformance in all aspects. A finding of consistency doesn't mean all projects are in conformance, but generally comply with the goals and policies of the General Plan



Finding of Consistency 2019 Annual Capital Improvement Program

Some Commissioners wanted to confirm that the projects were consistent with the General Plan, specifically that the HWY 50 Bass Lake Rd Signalization project being added to the CIP had identified funding sources, and was consistent with the agreements made via the Bass Lake Hills Specific Plan, its PFFP, and its subsequent Development Agreement.

There was also concern that the TIM Fee program was underfunded, due to the decline in Grant Funding, impacting TIM Fee offsets to developers.

The item was continued to the August 22nd Planning Commission Hearing.



Finding of Consistency 2019 Annual Capital Improvement Program

At the August 22nd Planning Commission Hearing – there was additional discussion regarding LOS on Bass Lake Rd, the specifics of the rural region line vs. the community region line at the new Country Club Dr signalized intersection (City Lights Dr). Concern was also expressed in regards to the degree that Phase 1A Bass Lake Hills Specific Plan Projects (Hawk View, Bell Woods, Bell Ranch) conditions of approval were funding the EB HWY50 Bass Lake Rd offramp signalization (as they were the triggers for this project), but the subsequent Development Agreement negotiation provided “flexibility” to the developers in terms of what costs they would cover.

Roughly \$250,000 in funds are contributed by BLHSP Phase 1A projects, while the County is funding over \$900,000.



Finding of Consistency 2019 Annual Capital Improvement Program

6. US 50 / EB Bass Lake Rd - Signalization (CIP# 73367):

This project includes installation of traffic signal at Highway 50/Bass Lake Road east bound off ramp. The improvement may also include utility relocations and adjustments.

Estimated Project Cost: \$1,150,000

Funding Source: TIM Fees - \$910,000, Developer Funding - \$240,000

The Planning Commission voted 3 – 1 to approve the finding of consistency of the proposed changes to the County CIP.



Finding of Consistency 2019 Annual Capital Improvement Program





Finding of Consistency 2019 Annual Capital Improvement Program





Finding of Consistency 2019 Annual Capital Improvement Program





Finding of Consistency 2019 Annual Capital Improvement Program





Finding of Consistency 2019 Annual Capital Improvement Program



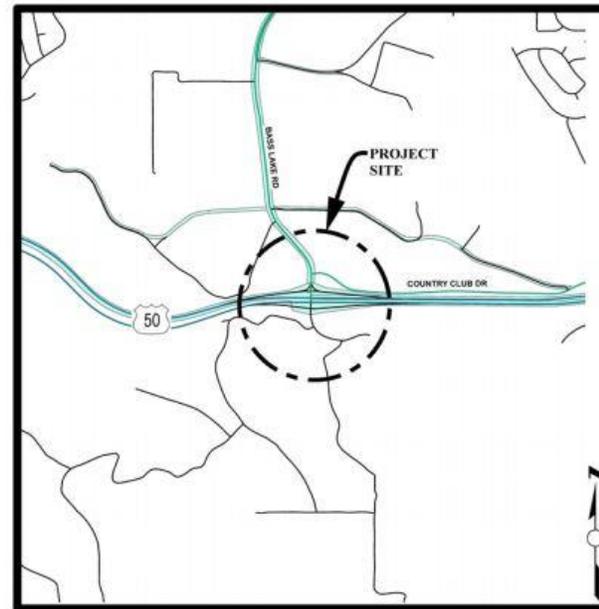
U.S. 50/Bass Lake Road Interchange Improvements

Financing Plan & Tentative Schedule

Project No: 71330 / 36104005

Type: Interchange

Supervisor District(s) 1, 2



LOCATION MAP

NOT TO SCALE

Project Description:

Phase 1 of a larger project for the complete reconstruction of the Bass Lake Road Interchange. Phase 1 of this project includes a detailed study to determine the complete improvements needed. Phase 1 is assumed to include ramp widenings, road widening and signals. Phase 2 is assumed to include additional ramp and road widenings. This project needs to coordinate with US 50 Eastbound Auxiliary Lane from Bass Lake Road Interchange to Cambridge Road Interchange (GP148/36104018).



El Dorado Hills Area Planning Advisory Committee

Finding of Consistency 2019 Annual Capital Improvement Program



U.S. 50/Bass Lake Road Interchange Improvements

CIP Project Summary

Project No: 71330 / 36104005

Type: Interchange

Supervisor District(s) 1, 2

All Figures in Thousands

Revenue by Funding Source	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Developer Advance BLHPFFP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$500
Interim Highway 50 Variable TIM Fee	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
TIM - El Dorado Hills Zn 8	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
TIM - Hwy 50	\$10	\$0	\$0	\$0	\$0	\$0	\$1,994	\$3,738	\$5,742
TIM - Zns 1-7	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Total	\$22	\$0	\$0	\$0	\$0	\$0	\$1,994	\$4,238	\$6,254

All Figures in Thousands

Expenditures	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Planning/Env - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$270	\$0	\$270
Planning/Env - Staff	\$20	\$0	\$0	\$0	\$0	\$0	\$161	\$0	\$182
Design - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$530	\$0	\$530
Design - Staff	\$1	\$0	\$0	\$0	\$0	\$0	\$333	\$0	\$334
Construction Mgmt - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$70	\$361	\$431
Construction Mgmt - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$30	\$186	\$216
Direct Construction Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$3,691	\$4,291
Total	\$22	\$0	\$0	\$0	\$0	\$0	\$1,994	\$4,238	\$6,254

Project Schedule	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38
Planning/Environmental								
Design								
Right Of Way								
Construction								
Environmental Monitoring								

*Prior FY includes actual revenue and expenditures through 06/30/17, plus amounts estimated through 6/30/18.



PD18-0005/TM18-1536
Serrano Village J7

Notification - No Review



PD18-0005 / TM18-1536 Serrano J7

August 8th Planning Commission Hearing:

Previously approved residential project of 71 attached/multiplex residential units. Project site adjacent to Serrano Village J6, and Bridlewood Canyon in the Bass Lake Area, consisting of 9.86 acres.

Request for a Development Plan with modifications to Single Unit Residential Zone District development standards, a Tentative Subdivision Map creating 65 single family residential lots ranging in size from 3,600 to 5,813 square feet and six landscape lots.

El Dorado County Department of Transportation provided the determination that Frontage Improvements along Bass Lake Rd at the project site would not be required at this time, as the final four lane alignment of Bass Lake Rd is not necessary in the lifetime of the current El Dorado County General Plan. Road Frontage improvements fees would be collected for later use to satisfy this Condition of Approval.

Planning Commissioners expressed concerns that improvements to Bass Lake Rd were not forthcoming, and questioned the status of the conditions of the Serrano Development Agreement – expired in 2009. Commissioners asked that Staff provide an audit of current state of the Development Agreement.



PD18-0005 / TM18-1536 Serrano J7

August 22nd Planning Commission Hearing:

A further discussion regarding the Development Agreement analysis revealed that all conditions of the development agreement have been met with the exception of the Village J Lot H 12.5 acre parkland dedication the El Dorado Hills Community Services District, which is believed imminent, and the El Dorado Hills Specific Plan/Serrano Open Space dedication. Dedication offer has been made to both El Dorado County, and the El Dorado Hills Community Services District – both bodies have refused the offer. Serrano Associates, via the Serrano Master Homeowners Association, is preparing the final determinations on how the Open Spaces will be funded and managed, as provided in the Development Agreement.

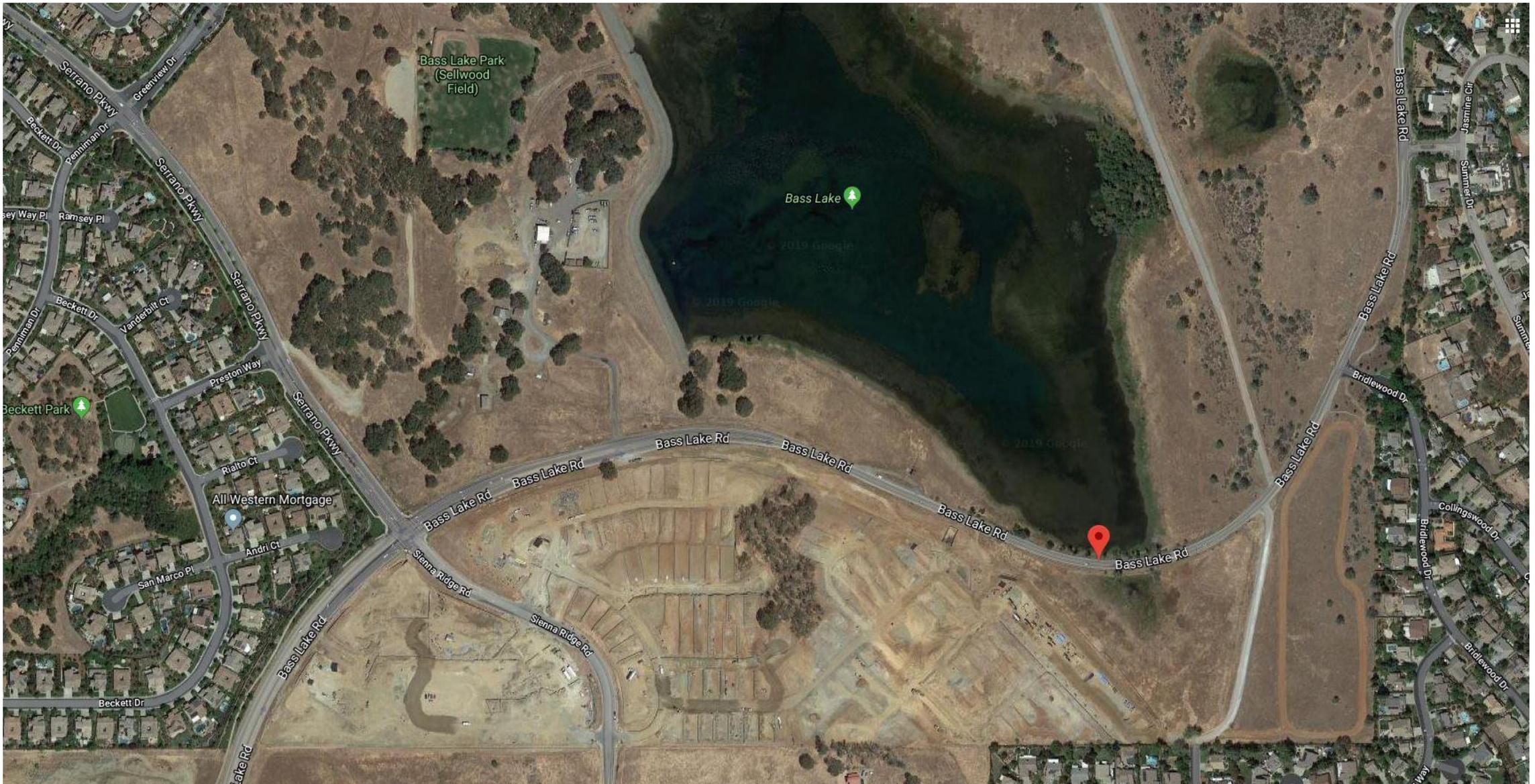
Questions about Bass Lake Rd capacity, current traffic conditions, and the ultimate alignment were discussed. County Counsel advised that a four-lane Bass Lake Rd alignment is not conditioned for either the El Dorado Hills Specific Plan, or for the Bass Lake Hills Specific Plan.

Serrano Associates will be providing a new traffic analysis for County review.

The Planning Commission voted to continue the item to their October 24, 2019 meeting to allow the applicant and staff, including the Transportation Department, time to evaluate the new traffic data from Bass Lake Road as it relates to the project.



PD18-0005 / TM18-1536 Serrano J7





PD18-0005 / TM18-1536 Serrano J7





PD18-0005 / TM18-1536 Serrano J7





PD18-0005 / TM18-1536 Serrano J7



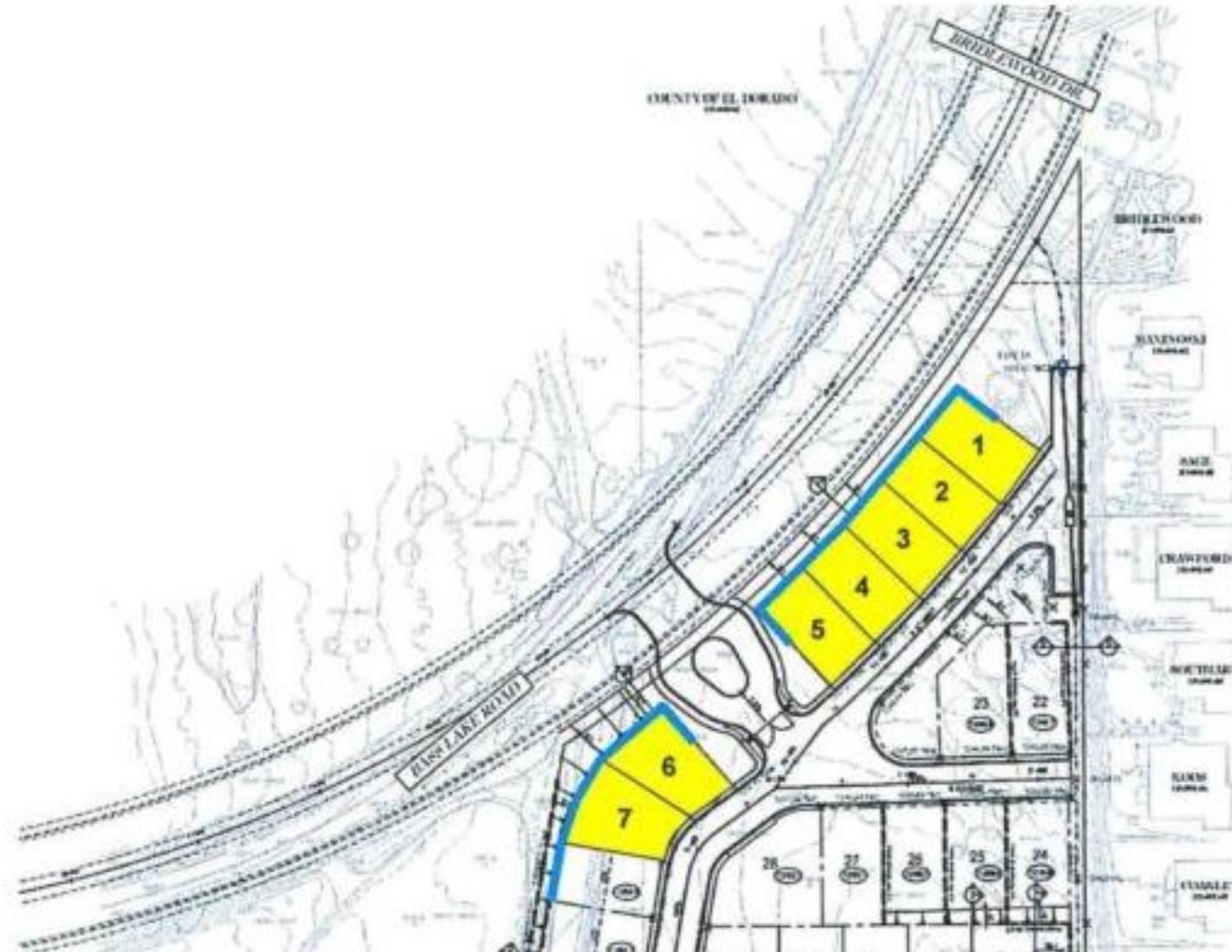


PD18-0005 / TM18-1536 Serrano J7





PD18-0005 / TM18-1536 Serrano J7





PD18-0005 / TM18-1536 Serrano J7

SOURCE: California Highway Patrol Statewide Integrated Traffic Records System (SWITRS) DATA

BASS LAKE RD: SERRANO PARKYWAY to GREEN VALLEY ROAD Collision Data 2009-2019

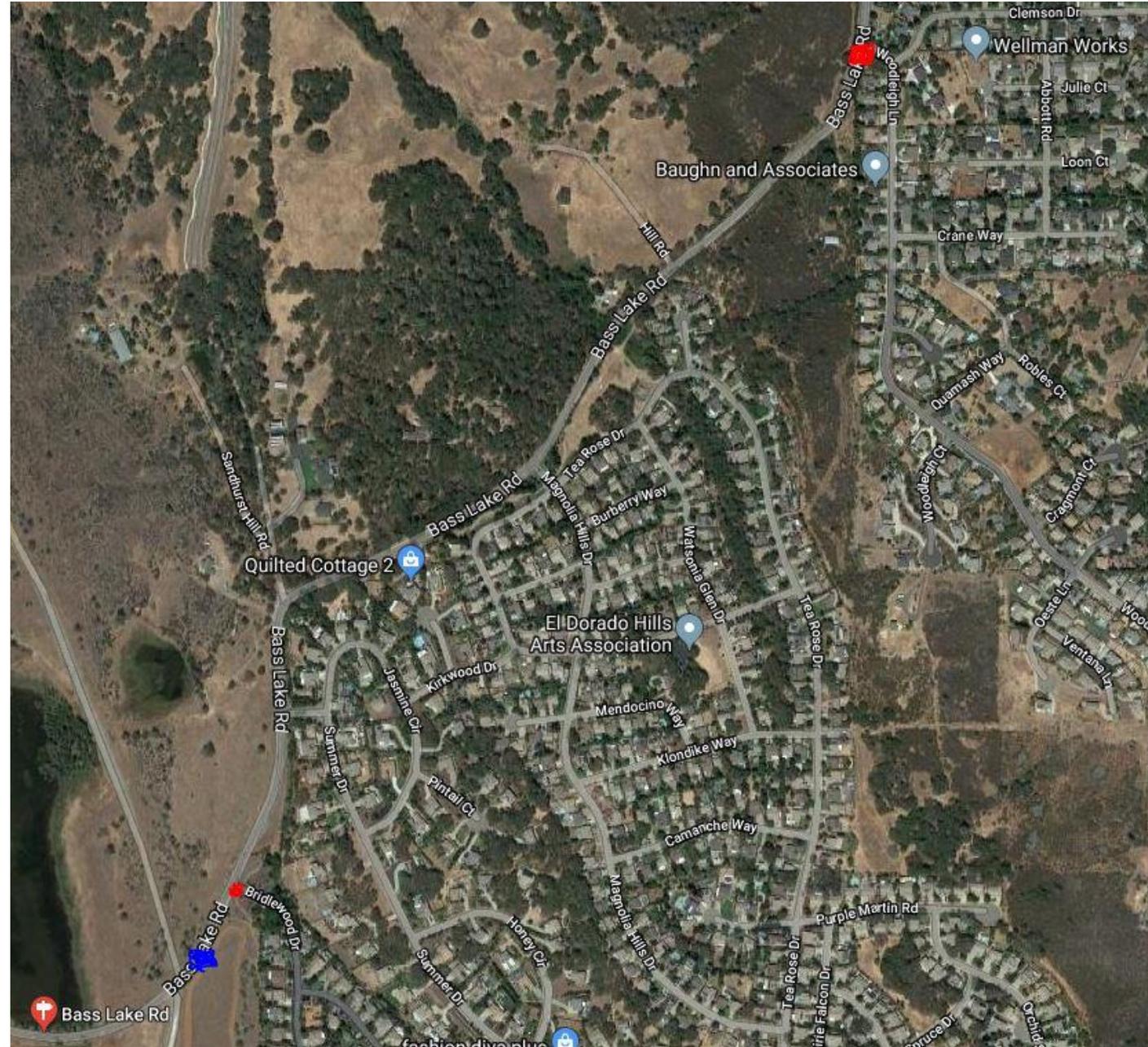
113 Reported Collisions on Bass Lake Rd

73 between Bridlewood Dr and Woodleigh Ln: Distance of 4968 feet

LOCATION	OVERTURNED	HEAD-ON	REAR-END	BROADSIDE	HIT OBJECT	SIDESWIPED
Madera Way	6	2	1	0	11	2
Hill Rd	1	1	0	0	2	0
Sandhurst Hill Rd	2	1	0	1	5	1
Magnolia Hills Dr	1	0	0	1	4	0
Bridlewood Dr	1	0	7	1	7	1
Woodleigh Lane	0	1	3	2	3	3

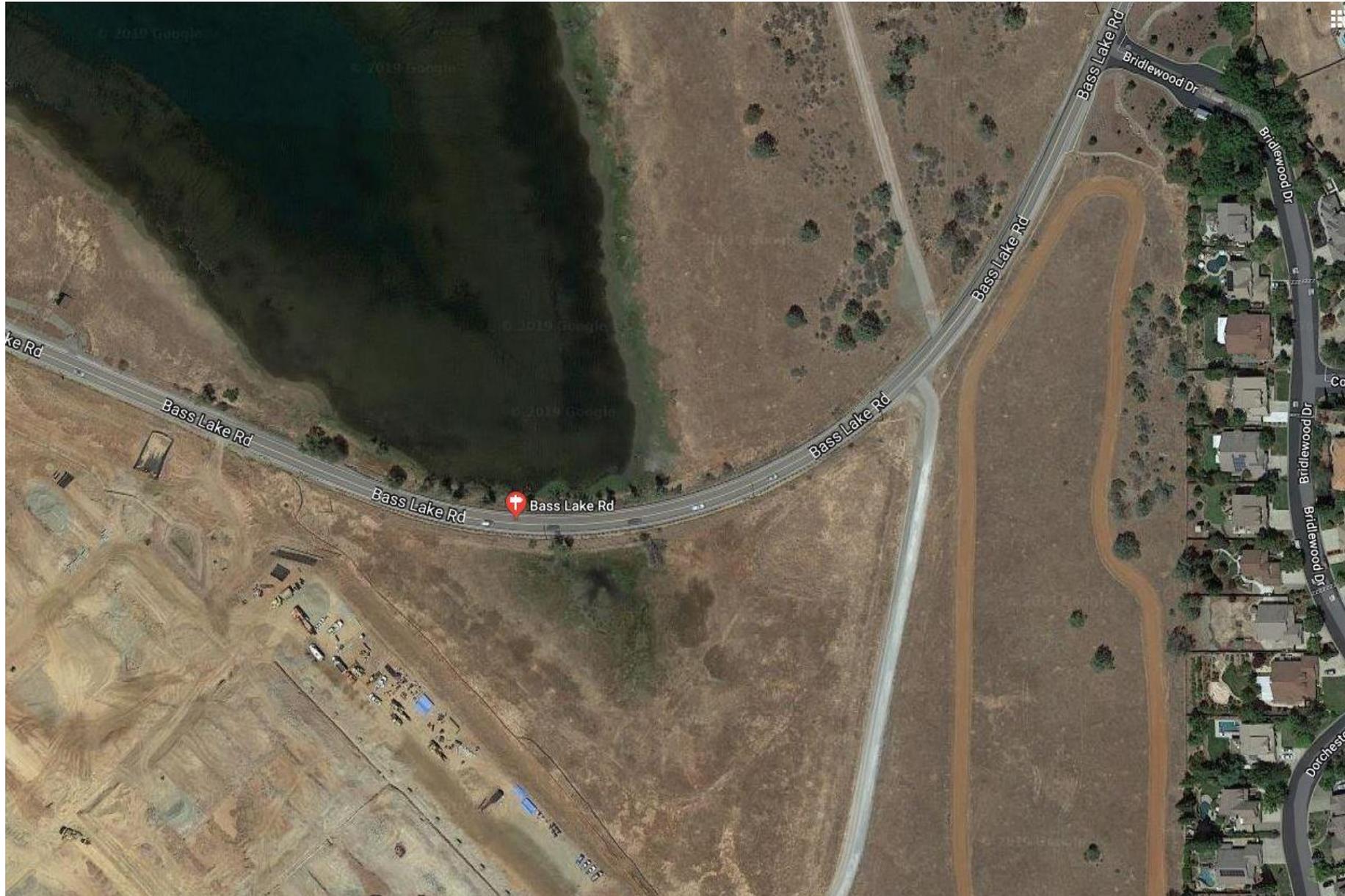


PD18-0005 / TM18-1536 Serrano J7





PD18-0005 / TM18-1536 Serrano J7





TM-E19-0001 TM-R19-0002

TM14-1522

Bass Lake North

Notification - No Review



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

90 Single Family Residential Lots

Ranging in size from 7,204 SQFT to 25,186 SQFT. Average Lot size is 10,808 SQFT

Includes six open space lots, and 1 roadway lot.

Located off of Sienna Ridge Road in the Bass Lake Hills Specific Plan area

Approved in 2017



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

TM-R19-0002 is seeking to modify Condition of approval #67 – requiring construction of 100 spaces in a 200 space park and ride lot.

TM-E19-0001 is seeking a Tentative Map Time Extension – Applicant cites a two year delay for annexation into the El Dorado Irrigation District. Current Tentative map expires in February 2020



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

TENTATIVE MAP BASS LAKE NORTH

COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'



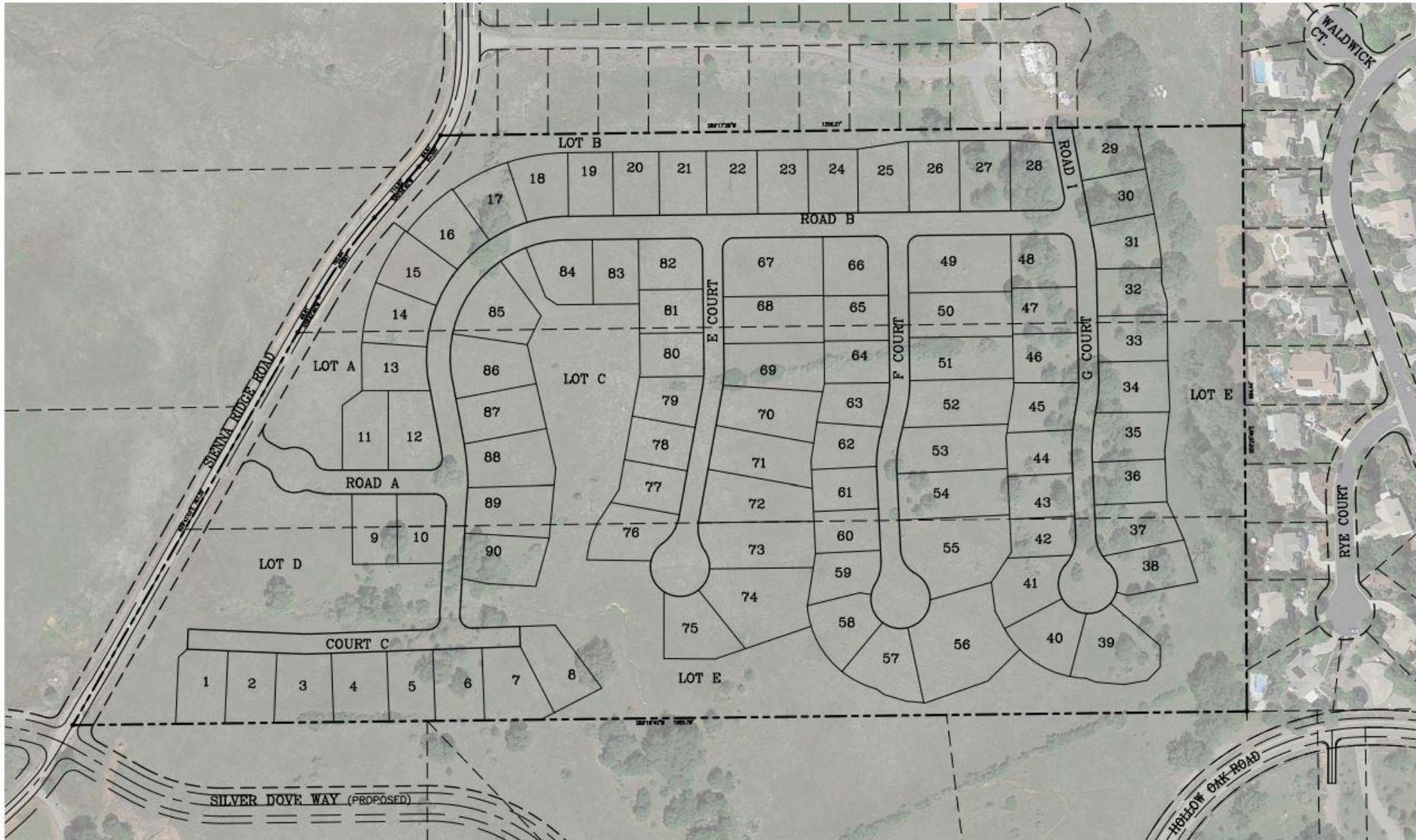
VICINITY MAP
NOT TO SCALE

Y
RANGE
E. M.D.M.
MBERS
NING





TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North





TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

Bass Lake TM14-1522 North Condition of Approval #67

67. **Park & Ride Lot Construction:** The applicant shall cause to be constructed, before the 45th building permit, at least 100 spaces in the Park and Ride Lot located on Country Club Drive near the intersection of Bass Lake Road. The applicant may enter into a reimbursement agreement with the County providing for reimbursement of the funds provided by the applicant and used for the construction, or construction-related, activities (including land acquisition if required) for these improvements to the extent they are included in the Bass Lake Hills Public Facilities Financing Plan Fee Account. Applicant shall be granted a credit against their PFFP fee for such improvements.

It is anticipated that the Bass Lake Hills Phase 1A projects will acquire the land for the Park and Ride Lot. If it has not been acquired then applicant shall be responsible for the land acquisition unless other arrangements are made with the El Dorado County Transportation Division.



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

From the Applicant's request letter:

Condition #67 of the approved conditions for Bass Lake North (BLN) requires the construction of 100 spaces of the ultimately 200-space Park and Ride lot. The Park and Ride lot is to be constructed before the 45th building permit is issued (halfway through the project).

At the time the Conditions of Approval are prepared, the El Dorado County Planning staff, along with DOT, assign various components of the Bass Lake Hills Public Facility Financing Plan (PFPP) to the proposed projects. The assignments are to comply with the PFPP and in theory distribute the cost of offsite improvements equitably throughout the BLHSP.

BLN was approved by the Planning Commission, on a 5-0 vote, on January 26, 2017. The following month, on February 28, 2107, the project was approved by the Board of Supervisors also with a 5-0 vote. At the hearing before the Board of Supervisors, Supervisor Frentzen requested that the Bass Lake Road Bike Trail (BLRBT) be added to the project as one of the conditions of approval. This became Condition #68.

Supervisor Frentzen's request makes sense and is beneficial for the community. The construction of the BLRBT between Hollow Oak and Highway 50 will connect El Dorado Hills to Cameron Park. This section of bike trail is the 'missing link' for the region. Unfortunately, since the suggestion was made at the Board hearing it did not have the benefit of any staff review and input.



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

The recently submitted Draft BLHSP PFFP Update has proposed a PFFP Fee of \$11,573 per unit. With the addition of the BLRBT and the other PFFP improvements placed on BLN, the estimated PFFP improvements for BLN come to \$26,237 per unit. (See cost breakdown attached.) This is 2.3 times the PFFP fee. We are certainly willing to front an increased burden on our project to deliver community assets. However, we believe that the current burden is excessive for one project. The extra cost is \$1,320,000. Therefore, we are requesting that

Condition 67 be amended so that we construct only 50 spaces, rather than the 100 spaces as conditioned. The remaining units can be completed by another project within the BLHSP. We are not abandoning the project, just requesting that the cost burden be brought closer to the intent of the PFFP. (Attached is an Exhibit for the improvements which amount to 53 spaces.)

Attached I have prepared a separate review of the BLHSP environmental documents which specifically deal with the Park & Ride. The Park & Ride lot is discussed in the original Bass Lake Road Study Area (BLRSA) Program EIR as a 'Planning Consideration'. There was never any connection or nexus between the need for the Park & Ride and the BLHSP. It was just a good idea, without a nexus. As I recall, the only reason it was included in the Public Facilities Financing Plan was at one of the hearings to approve the EIR Addendum for the BLH PFFP, then Supervisor Charlie Paine, requested that the 100-lot Park & Ride be included. (Similar to Supervisor Frentzen's request.)

The engineer's estimate for the 53-space design is \$857,525; the 100-space layout is estimated by the same engineer to be \$1,520,953. They are both about \$16,000 per parking space. The difference in costs reduces the BLN PFFP expenditure for Bass Lake North to \$18,865 per unit. This is still 1.6 times the updated PFFP fee, but a manageable number.

Our proposal is not to eliminate the Park & Ride, it is just to reduce it in size to 50 spaces. The property for the Park & Ride has been acquired and dedicated to the El Dorado County Transportation Commission. There are still many units within the BLHSP that can build the additional spaces later. After the three remaining Phase I projects (Lennar) and BLN are built out there are 988 units left in the BLHSP. Also after these projects most of the major infrastructure will have been completed.



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

According to the BLHSP PFFP the Phase 2 projects are to construct the “Northern School Access”, the 8.7-acre sports park and the 100-space Park & Ride lot. Buckeye School District has no plans to construct a school on their property. The only reason they would, would be if the BLHSP builds out quickly. If that were to occur then there would be many units to pay for it. It is now envisioned that the Northern School Access will be built by the properties that are served by the road, whenever they develop.

The ‘8.7-acre sports park’ will be built by the El Dorado Hills CSD. The CSD has already acquired the property and will use impact fees to construct the park. A Master LLD has been formed to have BLHSP landowners fund the park maintenance. Therefore, the Park & Ride lot is the only Phase 2 project to be built.

The second request of this letter is simply to extend the BLN Tentative Map. The tentative map was approved by the Board of Supervisors on February 29, 2017.



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

From the Applicant's submitted supporting documents

The BLHSP Park & Ride was first mentioned in the Bass Lake Road Study Area Program EIR that was dated June 14, 1991. It was not a recommended Mitigation Measure. However, it was mentioned as a “**PLANNING CONSIDERATION**”. Specifically, the Program EIR states:

“Development of a ‘Park and Ride’ facility near the intersection of Bass Lake Road and Country Club Drive should be required in conjunction with development of the area. Such a facility should be identified early in the planning process to ensure adequate space is reserved prior to development. Individual projects could be assessed a pro-rated portion of the costs associated with establishment of this facility.”

There is no further discussion of the Park and Ride and it is not included in the Bass Lake Road Study Area Final Program EIR, January 24, 1992; neither in the discussion as a comment, nor as a Mitigation Measure. (The only Mitigation Measures are J01 and J02 which do not include the Park and Ride.)

The Park and Ride was not listed in the adopted BLHSP, November 7, 1995. The BLHSP contained a Public Facilities Financing Plan Concept. The Park and Ride was not in the discussion, Section 9.5, nor was it included in Table 9-1 which listed the major public improvements.

During the hearings for the BLHSP Public Facility Financing Plan (PFFP) and its EIR Addendum as I recall, Supervisor Charlie Paine requested that 100 spaces of the ultimate 200 space Park and Ride be constructed by BLHSP projects. The Park and Ride was then included in the Final Report of the BLHSP PFFP.



TM-E19-0001 TM-R19-0002 TM14-1522 Bass Lake North

In the PFFP the Park and Ride is identified as a Phase II project. On page 53 the PFFP states:

“Phases 2 and 3 – Remaining Units to Buildout at 600 Units

Construct Silver Dove Northern Access to School Site at 482 units
Complete Construction of 8.7-acre sports park
Construct 100 parking spaces in park-and-ride lot.”

The Park and Ride is subsequently identified in the **Draft Program EIR Addendum for the Bass Lake Hills Specific Plan, October 1995**. The EIR Addendum states on page 47:

“3.9.3 Summary of Specific Plan Mitigation

The Plan includes a circulation plan which describes the location and sizes of all major streets (arterial and local collectors), describes the location and extent of pedestrian and bicyclist facilities, and describes the location of a park-and-ride lot. Financing of all circulation improvements is also addressed in the Plan.”

Additionally, on page 48 the EIR Addendum stipulates:

“Specific Plan Section 4.13, General Circulation and Trail Standard

#13 In accordance with CalTrans requirements, a park-and-ride lot capable of accommodating 100 vehicles, expandable to 200 (approximately 2.0 acres) shall be provided in the approximate location shown in Figure 3-1, Specific Plan Land Use Diagram and Figure 4-2, Circulation Plan, beyond the ultimate right-of-way of the Bass Lake Road / Highway 50 interchange.”

There is no explanation of what “*In accordance with CalTrans requirements*” means or what the genesis of this reference is. The only CalTrans comments within the CEQA documentation and/or related studies are in the BLRSA Final Program EIR. The Final EIR responded to comments from CalTrans by Robert M. O’Loughlin, Chief Planning Branch C, District 3. CalTrans’ comments to the BLRSA Draft Program EIR dealt with the Highway 50 / Bass Lake Road Interchange and there were no comments regarding a park-and-ride lot.

The Bass Lake North CEQA Addendum and Initial Study of Environmental Significance, September 2016, addresses the Park-and-Ride on page 105 under the heading of ‘Discussion’. This discussion simply states that the Park-and-Ride lot is required to be constructed and has been addressed in previous environmental documents. Specifically, it states:

“Impacts associated with build-out of the Park-and-Ride facility have already been addressed in the *Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance*. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with transportation / traffic.”

“Prior CEQA Mitigation Measures:”

The Park-and-Ride is not listed as a Mitigation Measure; however, it does list it as a “Planning Consideration” and quotes the BLHSP Addendum, as written above in the second paragraph on page one.

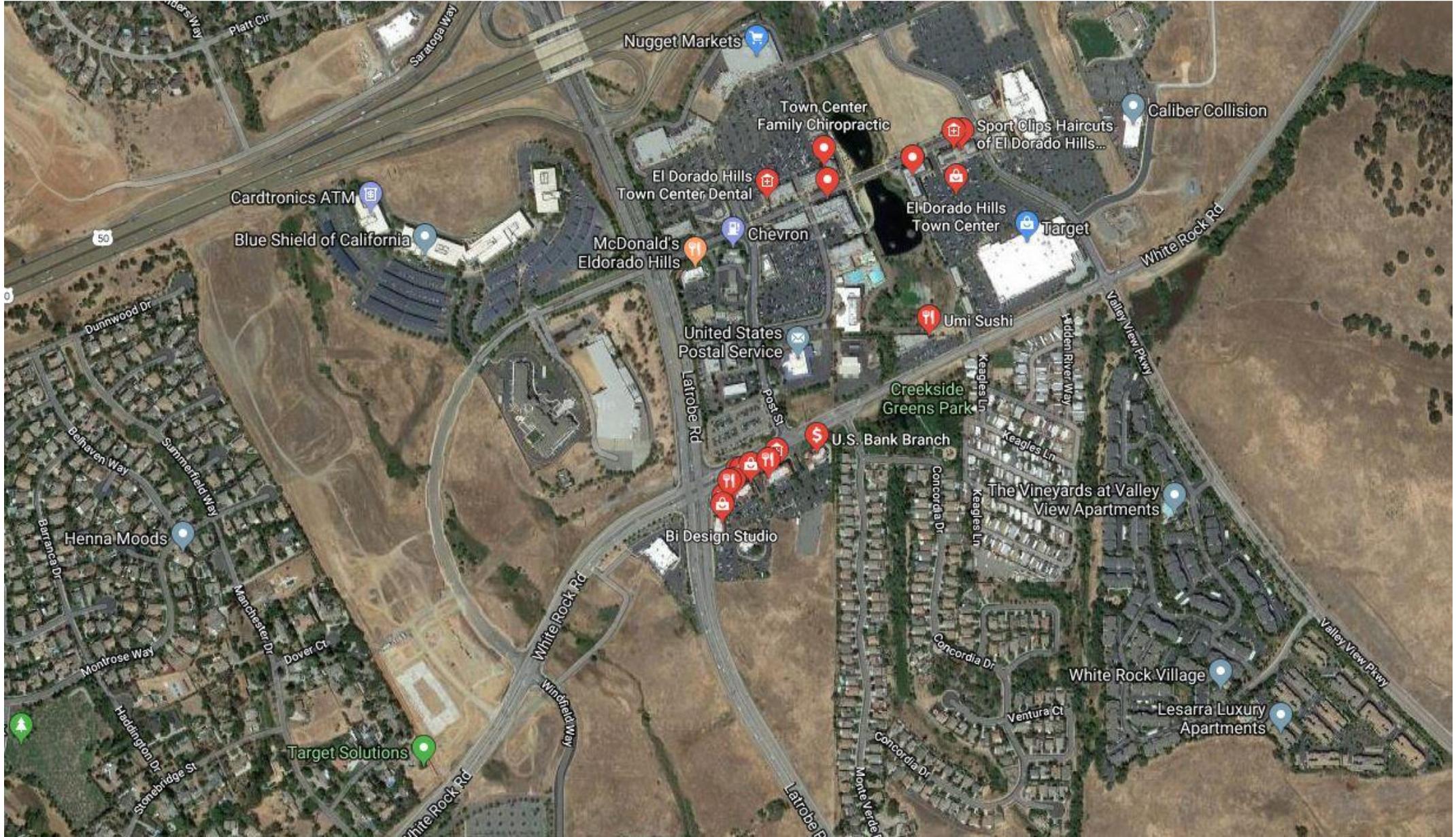


Minor Status Updates EDH Area Projects

Oakmont of El Dorado Hills
September 2019 Grand Opening

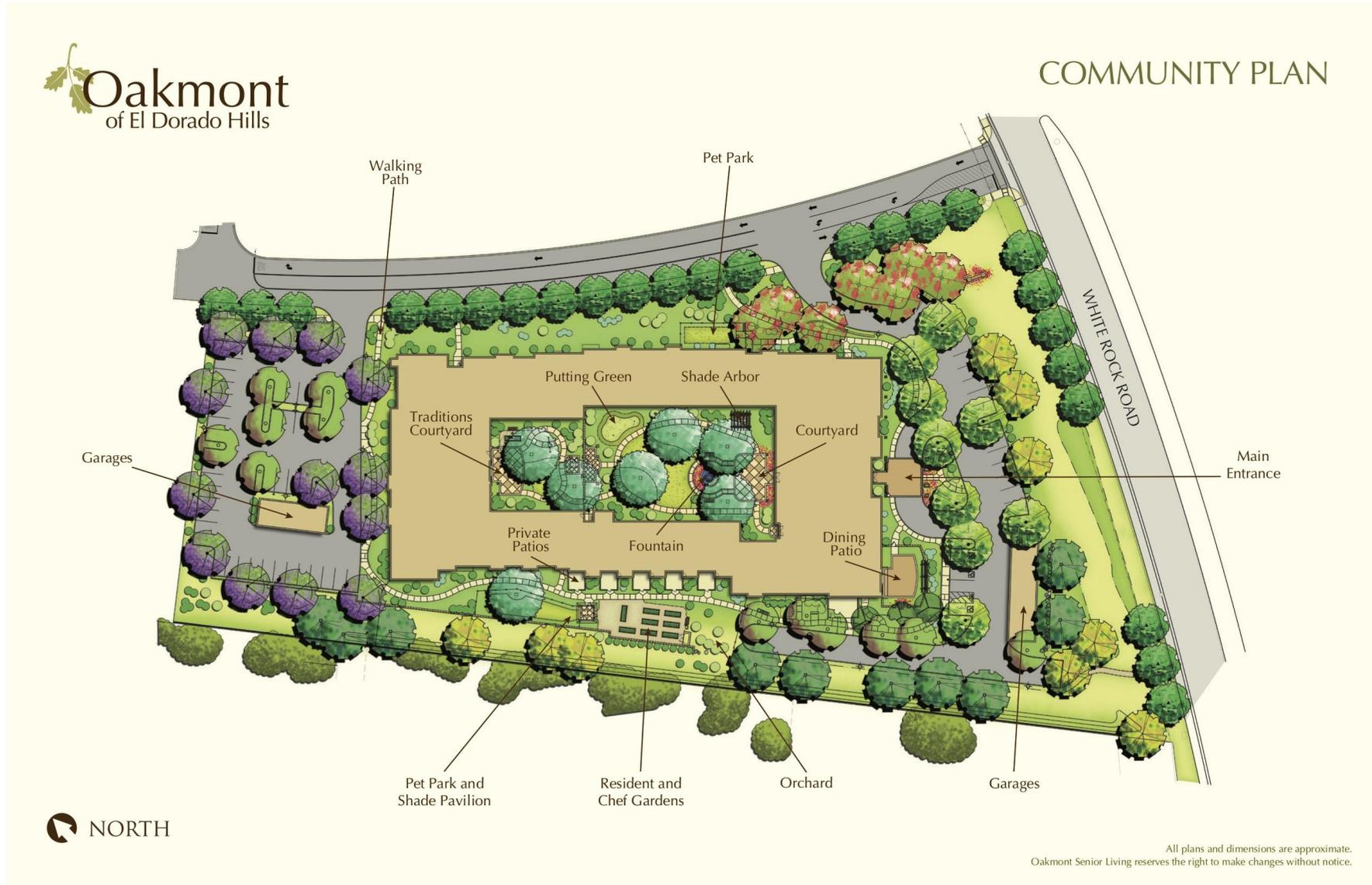


Oakmont of El Dorado Hills





Oakmont of El Dorado Hills



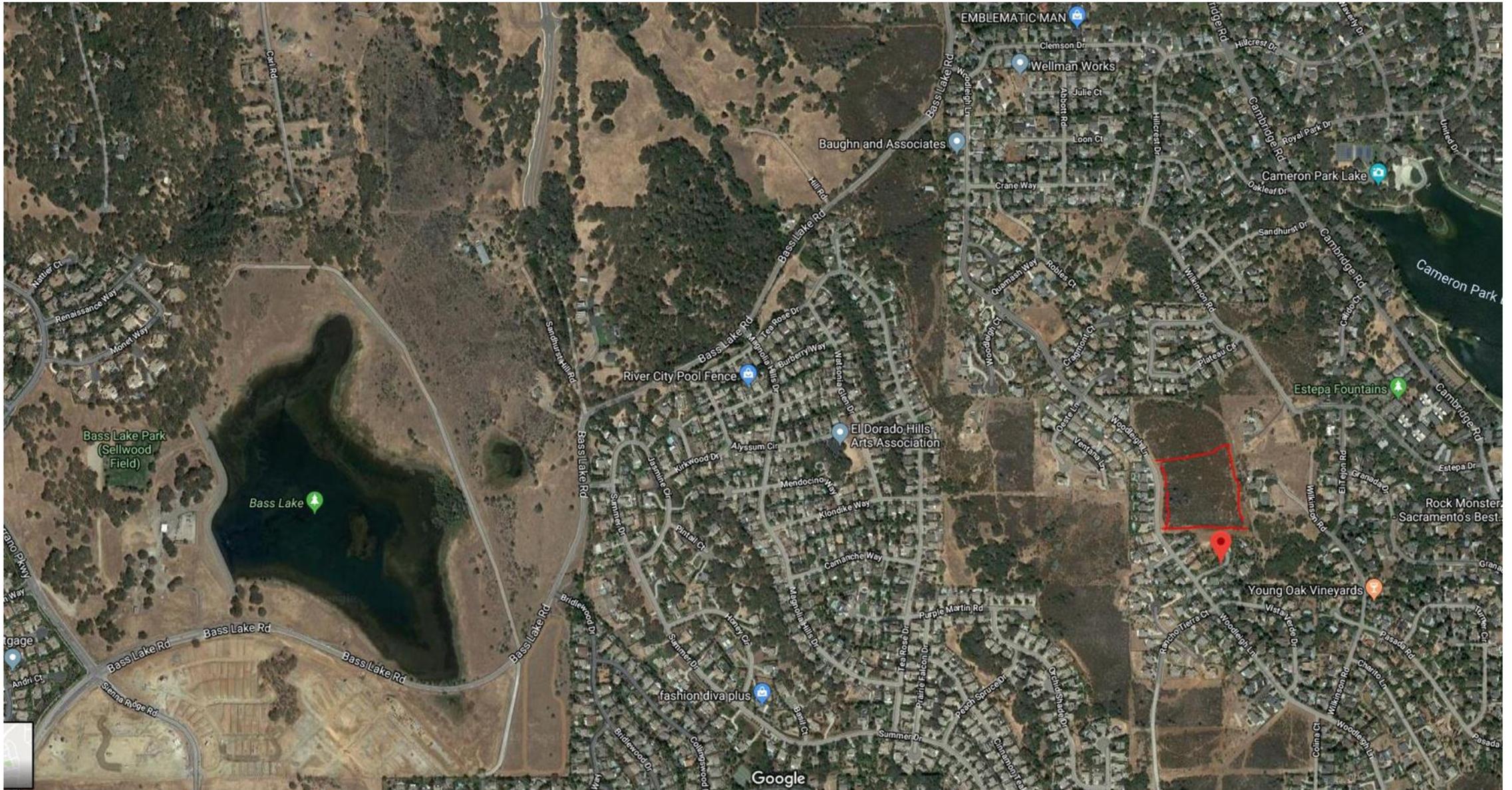


Minor Status Updates EDH Area Projects

TM17-1532 Sierra Sunrise



Minor Status Updates EDH Area Projects TM17-1532 Sierra Sunrise





El Dorado Hills Area Planning Advisory Committee

Minor Status Updates EDH Area Projects TM17-1532 Sierra Sunrise





Tentative Subdivision Map to create:

- Seven single-family lots ranging in size from 17,329 to 21,779 square feet
- One single-family lot of approximately 261,280 square feet
- One roadway lettered lot
- A waiver of El Dorado County Design and Improvement Standard Manual to include the following modifications of subdivision road improvement Standard Plan 101B: (a) Flag Lot 8-increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length; ~~and (b) Asphalt Dike allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage.~~



Minor Status Updates EDH Area Projects

TIM FEE Revision Process



TIM FEE Revision Process

Board of Supervisors hearings regarding TIM Fee program August 6th, and August 18th.

The BOS directed DOT to begin a Major Update of the TIM Fee program in April 2019

In May 2019 the County had an interim TIM Fee adjustment

TIM Fee schedules were modified in 2015-2016 based on Grant Funding assumptions, which have evaporated. Therefore the TIM Fee Program is structurally underfunded.

In the 2016 Major Update, the BOS identified these areas to take advantage of Grant Funding:

- Affordable Housing Offset
- External Trips: In the county to out of the county, out of the county into the county, and trips outside the county that pass through
- Non-residential Offset

2015 Grant Funding was estimated at \$11 million – 2018/19 looks like \$4 million.

The Major update is estimated to take between 18 to 24 months.

The matter was continued to the September 17, 2019 BOS meeting to allow staff to evaluate expediting the Major Traffic Impact Mitigation (TIM) fee update



Minor Status Updates EDH Area Projects

Country Club Drive Realignment:
Tierra De Dios to Bass Lake Rd
Signalized Intersection



Country Club Drive Realignment: Tierra De Dios to Bass Lake Rd Signalized Intersection

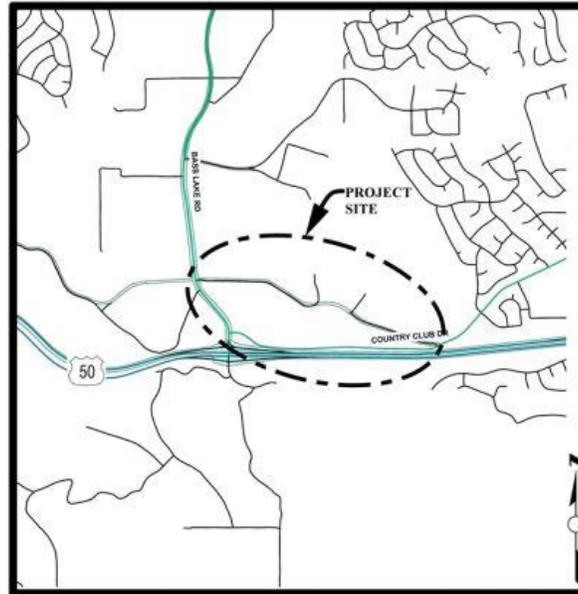


Country Club Drive Realignment - Bass Lake Road to Tierra de Dios Drive CIP Project Summary

Project No: 71360 / 36105010

Type: Roadway

Supervisor District(s) 1



LOCATION MAP

NOT TO SCALE

Project Description:

Realign Country Club Drive from Bass Lake Road/Old Bass Lake Road to Tierra de Dios Drive. Work includes constructing a two-lane road with 8-foot paved shoulders, sidewalk, curb and gutter. Part of the Bass Lake Hills Public Facilities Financing Plan (PFFP). Sidewalk, curb and gutter are not TIM Fee funded. Includes necessary improvements at Bass Lake Road Intersection to accommodate realignment.

Expenditures thru 6/30/2017: \$17,165

Project Initiation Date: 08/22/06



El Dorado Hills Area Planning Advisory Committee

Country Club Drive Realignment: Tierra De Dios to Bass Lake Rd Signalized Intersection



Country Club Drive Realignment - Bass Lake Road to Tierra de Dios Drive Financing Plan & Tentative Schedule

Project No: 71360 / 36105010

Type: Roadway

Supervisor District(s) 1

All Figures in Thousands

Revenue by Funding Source	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Developer Advance - EDH TIM	\$3,242	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$3,976
Developer Advance TIM	\$3,242	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$3,976
TIM - El Dorado Hills Zn 8	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Total	\$6,500	\$1,469	\$0	\$0	\$0	\$0	\$0	\$0	\$7,969

All Figures in Thousands

Expenditures	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Planning/Env - Staff	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Design - Staff	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Developer Advanced Design	\$4,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,188
Developer Advanced Right Of Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Right of Way - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Mgmt - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Mgmt - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Built	\$2,295	\$1,469	\$0	\$0	\$0	\$0	\$0	\$0	\$3,764
Direct Construction Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$6,500	\$1,469	\$0	\$0	\$0	\$0	\$0	\$0	\$7,969

Project Schedule	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38
Planning/Environmental								
Design								
Right Of Way								
Construction								
Environmental Monitoring								

*Prior FY includes actual revenue and expenditures through 06/30/17, plus amounts estimated through 6/30/18.



Country Club Drive Realignment: Tierra De Dios to Bass Lake Rd Signalized Intersection





Country Club Drive Realignment: Tierra De Dios to Bass Lake Rd Signalized Intersection





Country Club Drive Realignment: Tierra De Dios to Bass Lake Rd Signalized Intersection





Country Club Drive Realignment: Tierra De Dios to Bass Lake Rd Signalized Intersection



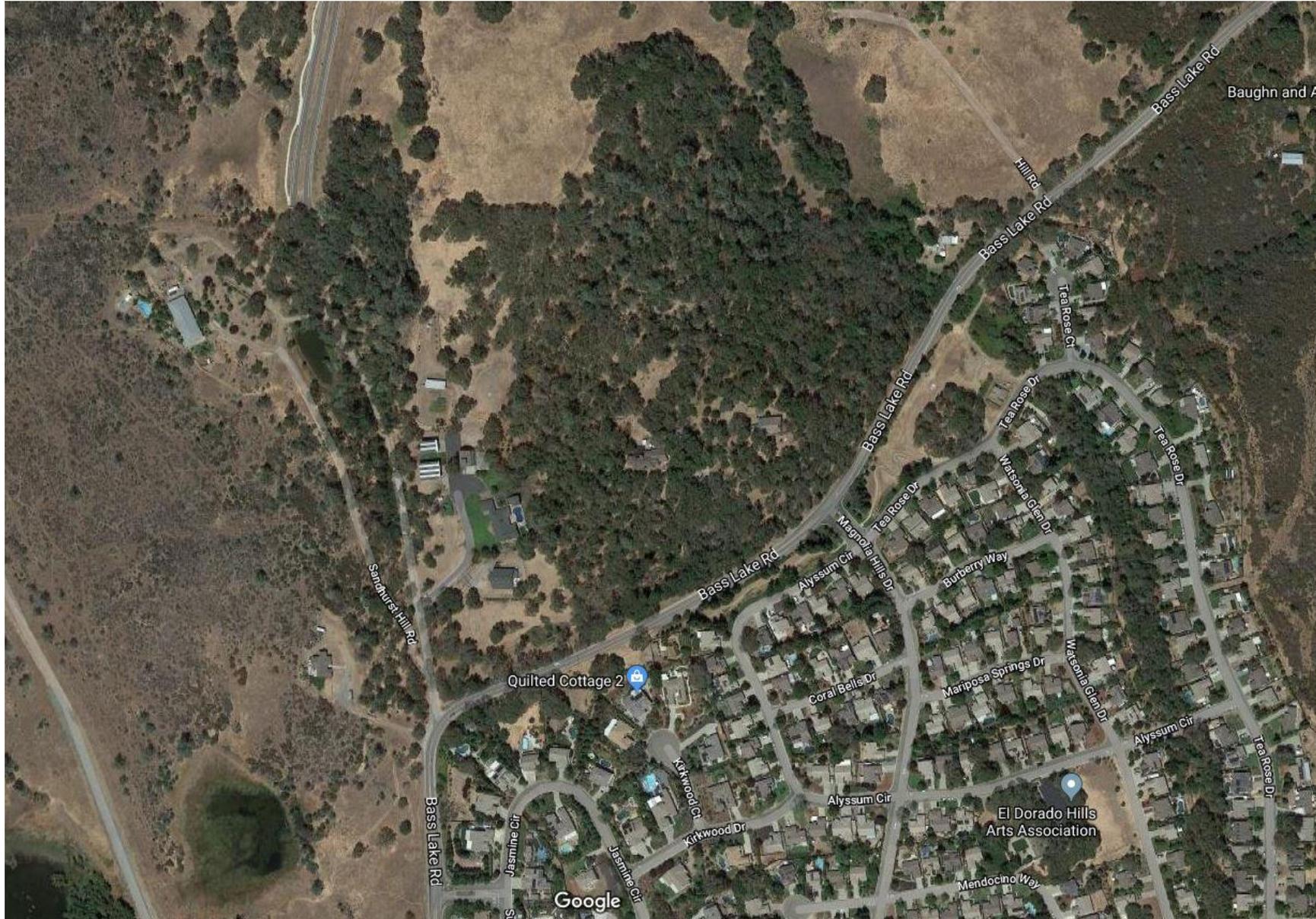


Minor Status Updates EDH Area Projects

Silver Springs Pkwy
Southern Extension to Bass Lake Rd
(At Sandhurst Hill Rd)



Silver Springs Pkwy Southern Extension to Bass Lake Rd





Silver Springs Pkwy Southern Extension to Bass Lake Rd





Silver Springs Pkwy Southern Extension to Bass Lake Rd



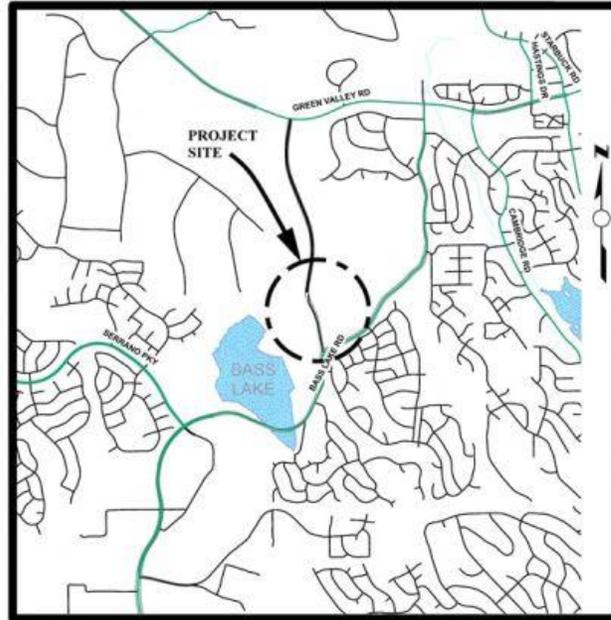
Silver Springs Pkwy to Bass Lake Rd (south segment)

Financing Plan & Tentative Schedule

Project No: 76108 / 36105039

Type: Roadway

Supervisor District(s) 1



LOCATION MAP

NOT TO SCALE

Project Description:

Realign Bass Lake Road south of Green Valley Road through the proposed Silver Springs Subdivision, which is west of the existing Bass Lake Road. The new road is named Silver Springs Parkway. The Silver Springs Subdivision is responsible for building Silver Springs Parkway through the Subdivision. Silver Springs Parkway will be a two-lane standard divided roadway with shoulders.

Expenditures thru 6/30/2017: \$1,825,397

Project Initiation Date: 05/05/09



Silver Springs Pkwy Southern Extension to Bass Lake Rd



Silver Springs Pkwy to Bass Lake Rd (south segment)

CIP Project Summary

Project No: 76108 / 36105039

Type: Roadway

Supervisor District(s) 1

All Figures in Thousands

Revenue by Funding Source	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Developer Advance TIM	\$274	\$823	\$2,949	\$0	\$0	\$0	\$0	\$0	\$4,046
Developer Advance TIM	\$937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$937
Developer Funded	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Developer Funded	\$785	\$772	\$1,461	\$0	\$0	\$0	\$0	\$0	\$3,018
Road Fund/Discretionary	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34
TIM - Zns 1-7	\$960	\$100	\$58	\$0	\$0	\$0	\$0	\$0	\$1,117
Traffic Impact Mitigation Fee (West Slope)	\$289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289
Total	\$3,297	\$1,695	\$4,468	\$0	\$0	\$0	\$0	\$0	\$9,459

All Figures in Thousands

Expenditures	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Planning/Env - Consultant	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Planning/Env - Staff	\$213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213
Design - Consultant	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
Design - Staff	\$316	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$416
Developer Advanced Design	\$1,102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,102
Right of Way - Acquisition	\$762	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$1,062
Right of Way - Consultant	\$283	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$295
Right of Way - Staff	\$205	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$245
ROW Utility Relocation	\$0	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$140
Construction Mgmt - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Mgmt - Staff	\$3	\$166	\$663	\$0	\$0	\$0	\$0	\$0	\$832
Direct Construction Costs	\$0	\$937	\$3,747	\$0	\$0	\$0	\$0	\$0	\$4,684
Env Monitoring - Consultant	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$10
Env Monitoring - Staff	\$0	\$0	\$48	\$0	\$0	\$0	\$0	\$0	\$48
Total	\$3,297	\$1,695	\$4,468	\$0	\$0	\$0	\$0	\$0	\$9,459

Project Schedule	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38
Planning/Environmental	█							
Design	█	█						
Right Of Way	█	█						
Construction	█	█	█					
Environmental Monitoring			█					

*Prior FY includes actual revenue and expenditures through 06/30/17, plus amounts estimated through 6/30/18.



Minor Status Updates EDH Area Projects

Central El Dorado Hills Specific Plan



7. Adjournment

Next EDH APAC Meeting

Wednesday August 14, 2019 7PM

El Dorado Hills CSD Pavilion

El Dorado Hills CA