

EDC DEVELOPMENT PROJECTS / MISSOURI FLAT

Program Summaries

EDC Development Projects

Missouri Flat

Positions: 0.0 FTE

Total Appropriations: \$0
General Fund Contribution: \$0

The Missouri Flat Master Circulation and Funding Plan (MC&FP) was developed pursuant to Policy 2.1.4.8 contained in the General Plan adopted by the Board of Supervisors in January 1996. The MC&FP was approved by the Board of Supervisors in December 1998. The purpose of the MC&FP was to address then existing roadway capacity deficiencies and to mitigate impacts created from traffic generated by new commercial development planned for this area.

The Board of Supervisors adopted Chapter 17.19 of Title 19 of the County Zoning Ordinance, entitled "Missouri Flat Planning Cost Reimbursement Fee" authorizing a reimbursement fee. The intent of the fee is to establish equity among future developers who derive benefit from the MC&FP and its supporting documents (including California Environmental Quality Act compliance), by reimbursing El Dorado County for the costs incurred in the preparation and adoption of the MC&FP and related activities. El Dorado County, in turn, may use fees collected to reimburse initial participating developers for their financial contributions toward adoption of the MC&FP. The reimbursement fee is applicable to all non-residential development requiring a building permit within the Missouri Flat Area (excluding public parks, buildings and utilities).

EDC Development Projects

Missouri Flat Project Management

Positions: 0.0 FTE

Total Appropriations: \$90,000
General Fund Contribution: \$90,000

Chief Administrative Office Comments

Missouri Flat Reimbursement Fee Program

The Development Services Department (Planning) is responsible for the administration of the Missouri Flat Master Circulation and Funding Plan reimbursement fee program (not to be confused with the administration of the MC&FP construction trust fund that is administered by the Auditor's Office). Revenues received in this program are to be disbursed pursuant to reimbursement commitments documented in written agreements between the County of El Dorado and the specific developers.

Missouri Flat Corridor Project Management

The County has an opportunity to coordinate future development in the Missouri Flat corridor so that the area becomes a retail and commercial destination point. To this end, the Board of Supervisors established this program with the purpose of updating and implementing a comprehensive development and traffic circulation plan within the Missouri Flat corridor. A Deputy Director of Transportation is leading a multi-department team comprised of Transportation, Development Services, and Economic Development. The goals of the team include reducing traffic congestion to meet level of service standards, fostering economic development through encouraging retail development and job growth, and creating a "sense of place" through the development of design standards.

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This activity is consistent with General Plan Policy 2.4.1.2 that calls for the County to develop community design guidelines. These guidelines would include but are not limited to:

- General Uses - including possible mixed use opportunities
- General circulation standards including bike and pedestrian
- Parking
- Architectural character
- Landscape concepts
- Public Art Displays
- Lighting concepts/design
- Signage

\$90,000 has been appropriated to fund a contract for services for project management for Missouri Flat.

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Financial Information by Fund Type

FUND TYPE: 12 SPECIAL REVENUE: BOS GOVERNED DISTRICTS
DEPARTMENT: 74 EL DORADO COUNTY DEVELOPMENT PROJECTS

		PRIOR YR	CURRENT YR	DEPARTMENT	CAO	
		ACTUAL	APPROVED	REQUEST	RECOMMENDED	DIFFERENCE
			BUDGET		BUDGET	
TYPE: R REVENUE						
CLASS	CLASS TITLE					
02	REV: LICENSE, PERMIT, & FRANCHISES	2,628	0	0	0	0
04	REV: USE OF MONEY & PROPERTY	4,803	0	0	0	0
20	REV: OTHER FINANCING SOURCES	43,988	90,000	0	90,000	0
TYPE: R SUBTOTAL		51,419	90,000	0	90,000	0
TYPE: E EXPENDITURE						
CLASS	CLASS TITLE					
40	SERVICE & SUPPLIES	43,988	90,000	0	90,000	0
TYPE: E SUBTOTAL		43,988	90,000	0	90,000	0
FUND TYPE:	12 SUBTOTAL	-7,430	0	0	0	0
DEPARTMENT:	74 SUBTOTAL	-7,430	0	0	0	0