

DEVELOPMENT SERVICES DEPARTMENT

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TO: Planning Commission

Agenda of: April 9, 2009

Item #: 8

FROM: Tom Dougherty, Associate Planner, Planning
Eileen Crawford, Supervising Civil Engineer, Department of Transportation
(DOT)

DATE: March 23, 2009

RE: Presentation: El Dorado and Diamond Springs Circulation Plan

Purpose: The purpose of this workshop item is to hold a publically noticed workshop before the Planning Commission about the circulation plan and to receive comments from the public and the Planning Commission prior to bringing and affected projects forward. This workshop is for information only, to inform the Planning Commission on how the Development Services Department and DOT will condition future development proposals in the El Dorado – Diamond Springs area.

Background: In the El Dorado – Diamond Springs area there are currently 19 projects with applications in progress or contemplated. A map was created entitled *El Dorado and Diamond Springs Area Proposed Projects*, included as **Attachment 1**. The purpose of this map is to locate all the current projects and circulate it to concerned agencies for their early review for potential cumulative impacts. County staff has evaluated tentative circulation plan options and potential funding mechanisms for proposed road connections to provide secondary accesses and traffic dispersal within the map area.

Discussion: The *El Dorado and Diamond Springs Area Proposed Projects* map includes 19 proposed projects that either have an application submitted with the County or are known to be contemplating one. In May of 2008 this map, along with project descriptions, was distributed to Caltrans, El Dorado County DOT, El Dorado Irrigation District, El Dorado County Water Agency, El Dorado County Transportation Commission, El Dorado County General Services Department, and the El Dorado County Parks and Recreation Commission. The map led to the development of a tentative traffic circulation plan for the project vicinity. There are eight projects on that map that have the potential to directly contribute to cumulative impacts within the area bound by Fowler Lane on the east, Pleasant Valley Road / State Route (SR) 49 on the north, SR 49 south to Union Mine Road to Truscott Lane on the west, and Truscott Lane east to Solstice Circle on the south. These eight projects are listed in **Table 2 in Attachment 2**, and are labeled with the number related to said map. **Attachment 7** shows those projects on a map as

well, but includes the General Plan Land Use Designations and Community Center Boundary for the purpose analyzing the potential cumulative impacts of those parcels currently vacant and/or without a known proposed or contemplated project.

Circulation Plan and Implementation: A first option was to form an Assessment District and the proposed *Diamond Springs Circulation and Funding Program* was tentatively developed. DOT staff developed the road system needed to provide secondary access and relieve some of the SR 49 traffic load. Each of the “new” roads were broken down into the sections shown in **Attachment 3**. DOT created a list of improvements needed for the roads within the proposed plan area as shown in **Attachment 4**. The idea was that each applicant would estimate the projected improvement costs and jointly develop a common funding mechanism.

The applicants felt that there was not a sufficient nexus to share the costs of the roads cumulatively affected by the projects. County staff also found this method to potentially impose so much financial burden on a single project that no improvements to remedy the current circulation problems could feasibly occur. Subsequently, a second option was analyzed. This option breaks down the road segments into lettered sections and each of the identified projects would be responsible for the particular listed road segments as shown in **Attachments 3 and 4**.

It is proposed that the first subdivision to get approved would form a Zone of Benefit for the maintenance of the shared roadways. Each subsequent subdivision would then join the Zone of Benefit, whether the subdivision is adjoining or not. This is the preferred option.

The roads listed in the table in **Attachment 4** are all related to the cumulative impacts to traffic and pedestrian circulation for the area boundary. The information in the Table in **Attachment 4** contains the DOT proposed road improvements for the plan area.

In addition to their respective road segments, all the projects would be required to pay their fair share for three major improvements in the plan area to include:

- 1) Installation of an additional approach lane for southbound traffic on Forni Road at the intersection with Pleasant Valley Road;
- 2) Installation of a traffic signal at Pleasant Valley and Patterson (included in the Capital Improvement Program); and
- 3) Installing a traffic signal at Pleasant Valley and SR 49 West.

Additionally, all the project applicants would be required to pay Traffic Impact Mitigation (TIM) fees.

Attachment 5 includes a map prepared by El Dorado County Transportation Commission staff that recommends the locations and class sizes for bike lanes intended to relieve some of the motorized commuter traffic. Bike lanes are also encouraged by General Plan Objective 9.1.2, and Policy 9.1.2.8. El Dorado Union High School District and the Mother Lode Union School District staff recommendations, as well as General Plan Policies TC – 1p, TC – 5a, and TC – 5c, recommend the incorporation of sidewalks and bike paths for safe non-motorized transportation passage to school and other local destinations. General Plan Policies and Objectives that support bike lanes and sidewalks are included in **Attachment 6**.

Following this workshop, staff will consider public input and comments from the Planning Commission, and move forward with incorporating the circulation plan into the current projects as they are processed.

Recommendation: Staff recommends that the Planning Commission receive and file this report, receive public comment, and provide staff with any comments to the same.

Attachments:

Attachment 1: *El Dorado and Diamond Springs Area Proposed Projects* map

Attachment 2: Summary of *El Dorado and Diamond Springs Area Proposed Projects* map details (two pages)

Attachment 3: *El Dorado and Diamond Springs Area Proposed Projects – Road Connection Vision Map*

Attachment 4: Diamond Springs Circulation and Financing Plan – Recommended Road Improvements (three pages)

Attachment 5: *El Dorado and Diamond Springs Area Proposed Projects Map – Proposed Bike Lanes*

Attachment 6: General Plan Definitions, Objectives, and Policies; in support of bike lanes and sidewalks (two pages)

Attachment 7: *El Dorado and Diamond Springs Area Proposed Projects* map with General Plan land use designations for parcels greater than five acres in size and located within the El Dorado – Diamond Springs Community Region.

cc: El Dorado County Board of Supervisors
El Dorado County Transportation Commission
Caltrans District 3