

AGENDA ITEM 2 A
Action Item

MEMORANDUM

DATE: February 2, 2017

TO: El Dorado County Transit Authority

FROM: Mindy Jackson, Executive Director
Matt Boyer, Planning Consultant

SUBJECT: Preservation of a Parcel for a Larger El Dorado Hills Transit Facility

REQUESTED ACTION:
BY MOTION,

Receive and file this staff report and direct staff to return at the June 1, 2017 Board meeting with further recommendations and a comprehensive presentation that includes an evaluation of the candidate parcels, a draft of the appropriate California Environmental Quality Act document for an option-to-purchase agreement, the results of discussions with representatives of property owners regarding possible option-to-purchase agreements, and the potential financing mechanisms.

BACKGROUND

At the El Dorado County Transit Authority (El Dorado Transit) Board meeting on February 2, 2017 staff described the urgent need to protect a parcel that is suitable for a larger, replacement facility for the overcrowded El Dorado Hills Multimodal Transfer Facility, located at the corner of White Rock Road and Latrobe Road. There are geographic constraints on the location of the facility and there are three or fewer areas of land that would be potentially suitable. The location of these three areas are shown in Attachment 1.

Also at the February 2, 2017 meeting your Board accepted the *White Paper: El Dorado Hills Transit Facility* for planning purposes, and directed staff to return at the March 2, 2017 Board meeting with recommendations to ensure that a suitable parcel for a new Park-and-Ride facility can be acquired or preserved through an option-to-purchase agreement, or other means, as quickly as possible.

DISCUSSION

Staff met with our consultant and developed the following strategy.

1. Prepare a simple evaluation report identifying the relative benefits of each candidate parcel. Include criteria regarding size, potential costs, potential parcel-specific environmental and utility issues, access/egress for all modes of transportation, compatibility of adjacent uses, cost to design and construct a Park-and-Ride facility, and other standard planning factors. Summarize the evaluation in a simple matrix and rank the properties in order of suitability.
2. Based upon the completed evaluation report, prepare a draft of an appropriate California Environmental Quality Act (CEQA) document that is sufficient to allow El Dorado Transit to enter into an option-to-purchase agreement.
3. Meet with representatives of each property to discuss possible option-to-purchase agreement terms. El Dorado Transit would need at least a 3-year option period to have sufficient time to develop additional studies and financing.
4. Develop a list of potential financing mechanisms and strategies to purchase the property, as well as a list of steps to pursue each funding source.
5. Return to the June 1, 2017 El Dorado Transit Board meeting with further recommendations and a comprehensive presentation that includes the evaluation of the candidate parcels, the appropriate CEQA document for an option-to-purchase agreement, the results of discussions with representatives of property owners regarding possible option-to-purchase agreements, and the potential financing mechanisms.

Attachment 1

ATTACHMENT 1



Source: El Dorado County Transportation Commission, Google Earth