

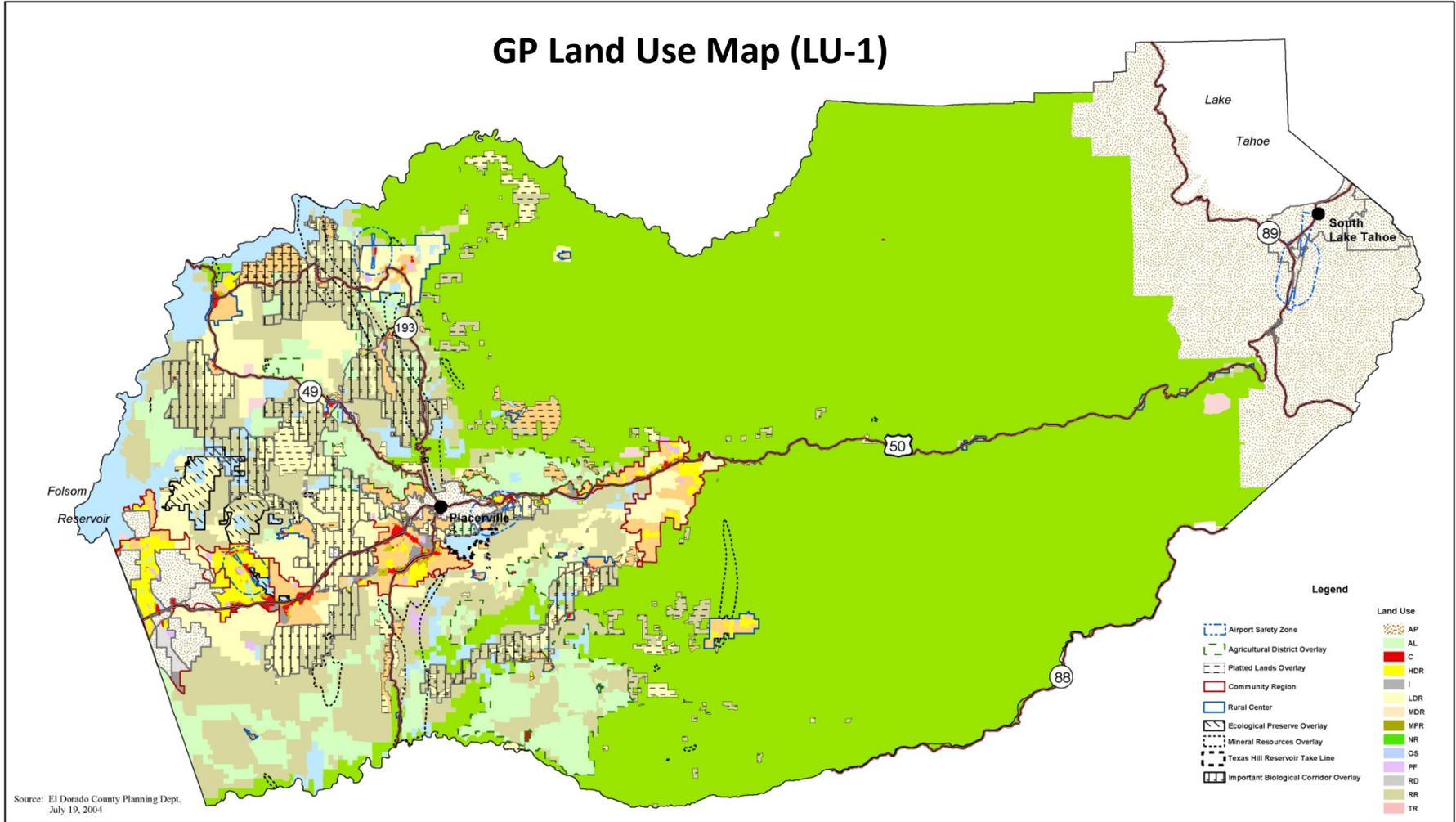
“WHAT IS” GENERAL PLAN LAND USE MAP

- “Keep It Rural”

While Accommodating 32,000 New Units and 42,000 New Jobs

How? With Community Regions and Rural Centers

GP Land Use Map (LU-1)



“WHAT IS” GENERAL PLAN LAND USE DESIGNATIONS

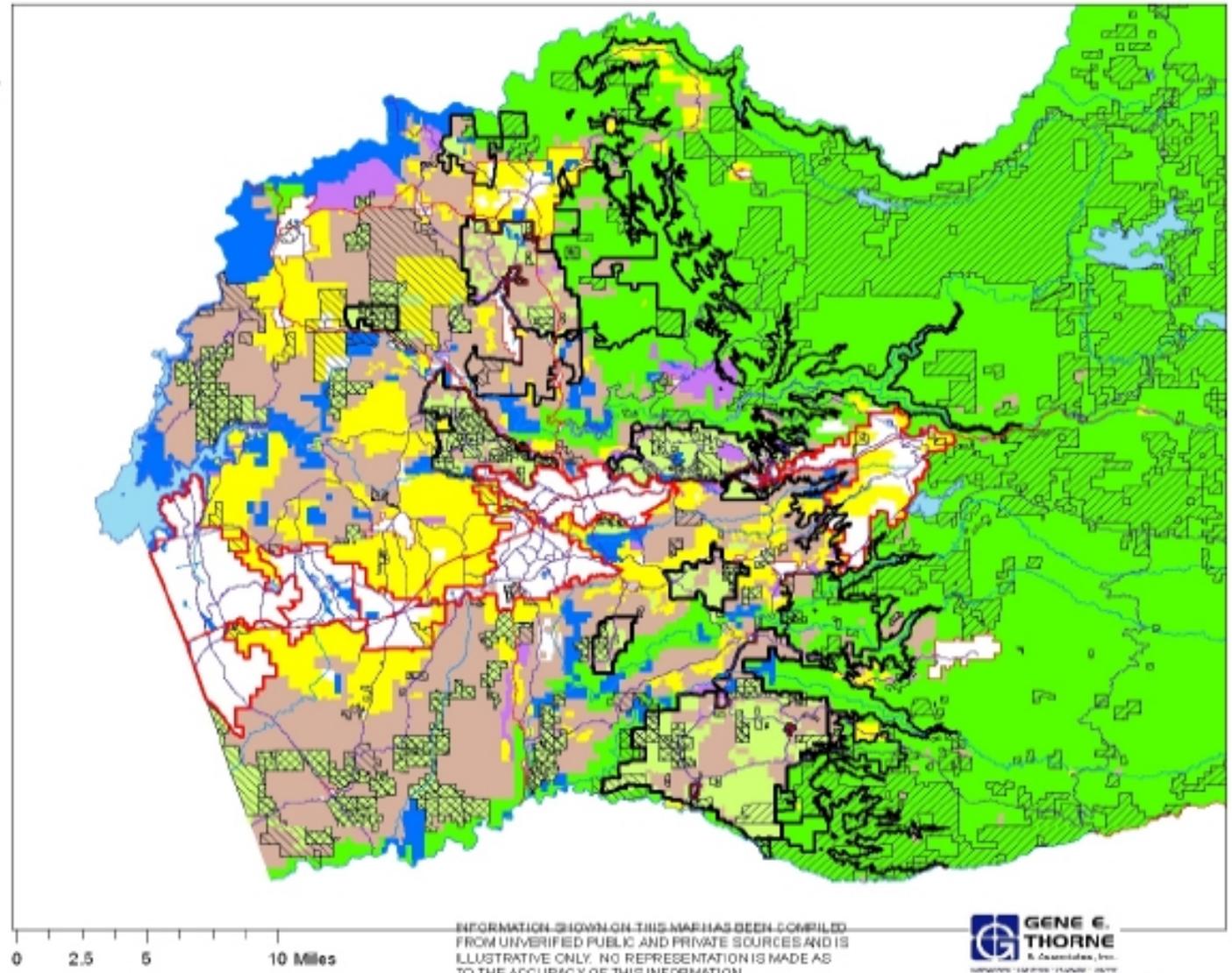
MAP 1
EL DORADO COUNTY

Legend

— 3000' Elevation

Land Use Base

- AL
- LDR
- NR
- OS
- RR
- AGRICULTURAL DISTRICTS
- PROPOSED AG DISTRICT
- WILLIAMSONACT CONTRACT
- AE
- TPZ
- PLATTED LANDS
- COMMUNITY REGIONS
- RURAL CENTERS



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& Associates, Inc.
LAND USE PLANNING • CONSULTING • DESIGN

09/03/2010

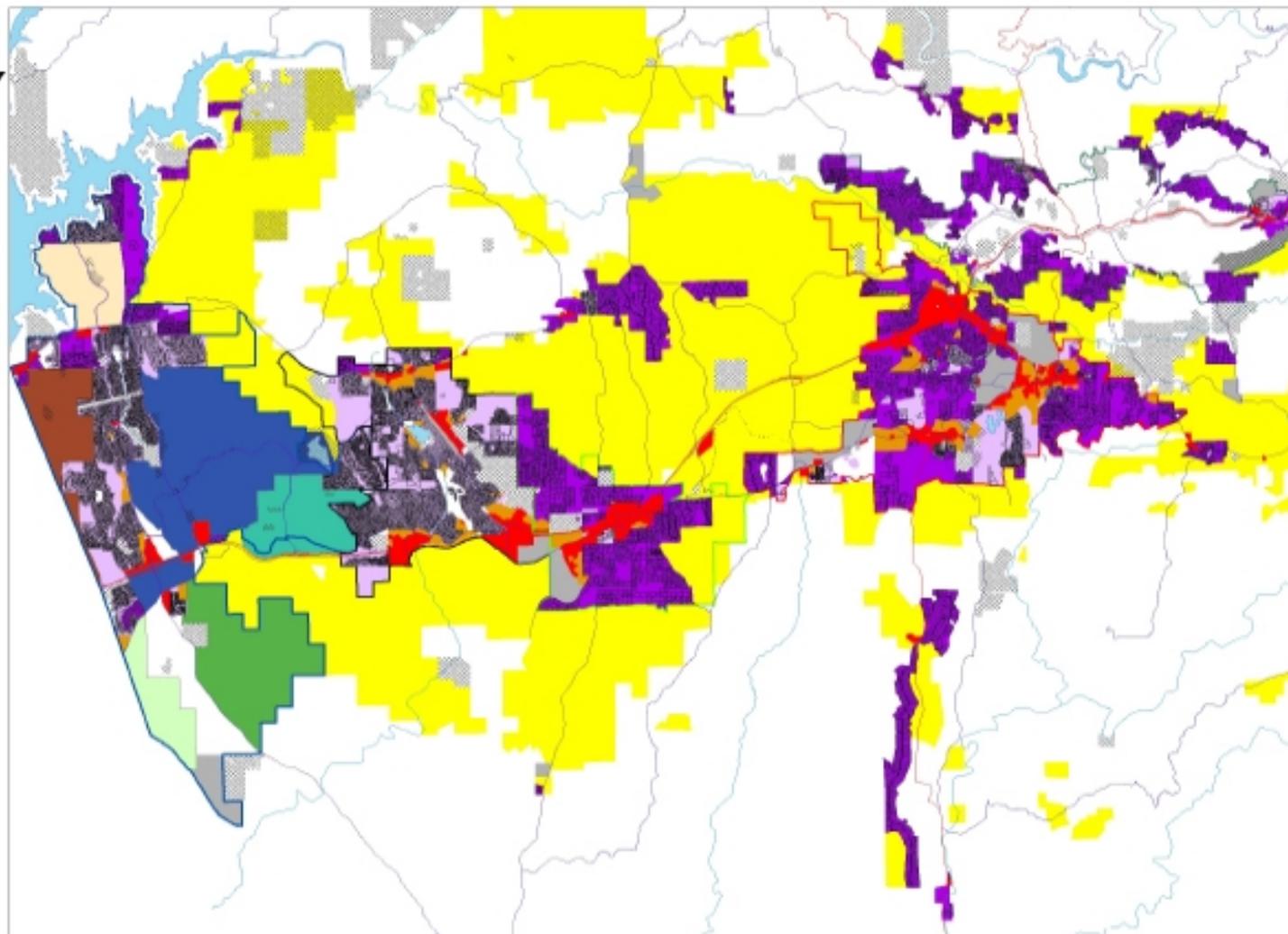
“WHAT IS” Community Regions with Sewer

MAP 9
EL DORADO COUNTY

EL DORADO HILLS
CAMERON PARK
SHINGLE SPRINGS
EL DORADO
DIAMOND SPRINGS
COMMUNITY REGIONS

Legend

- LESS THAN 5 ACRES
- COMMUNITY REGIONS**
- PLACERVILLE
- EL DORADO HILLS
- DIAMOND SPRINGS/EL DORADO
- CAMERON PARK
- SHINGLE SPRINGS
- SPECIFIC PLANS**
- BASS LAKE HILLS
- CARSON CREEK
- NORTHWEST EL DORADO HILLS
- PROMONTORY
- SERRANO
- VALLEY VIEW
- Land Use Base**
- C
- MFR
- HCR
- MDR
- LDR
- I
- PUBLIC AGENCY PROPERTY



0 5,000 10,000 20,000 Feet

INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.



Development Capacity (Buildout)



Total Units to be built per General Plan 2000-20025		32,491
Units Built 2000-2006		-11,976
	Total Units to be built 2007-2025	=20,515
	Units tied up in Development Agreements (Das)	-6,025
	Total to be built 2007-2005 (no Das)	=14,490

IN WHICH REGIONS ARE THE 12,470 BUILT?

REGIONS WITHIN EL DORADO COUNTY	TAZ MODEL FORECAST		ACTUAL NEW DWELLING UNITS PER REGION		TOTAL OF NEW DWELLING UNITS BY REGION	PERCENT OF TAZ FORECAST	PERCENT OF 12,470
	SF	MF	SF	MF			
EL DORADO HILLS	13,006	1,139	5,344	972	6,316	45%	51%
CAMERON PARK	2,966	1,373	1,913	480	2,393	55%	19%
PP / CAMINO	991	118	551	1	552	50%	4%
DIAMOND / ED	1,564	1,359	251	125	376	13%	3%
SHINGLE SPRINGS	287	46	203	23	226	68%	2%
RURAL			2,211		2,211		20%

*October 2009 DOT Housing Analysis by TAZ's (numbers are approximate since TAZ's are not based upon Community Region boundaries)

(GP Policy 2.9.1.2)

75% OF THE NEW DWELLING UNITS ARE IN
COMMUNITY REGIONS WITH SEWER

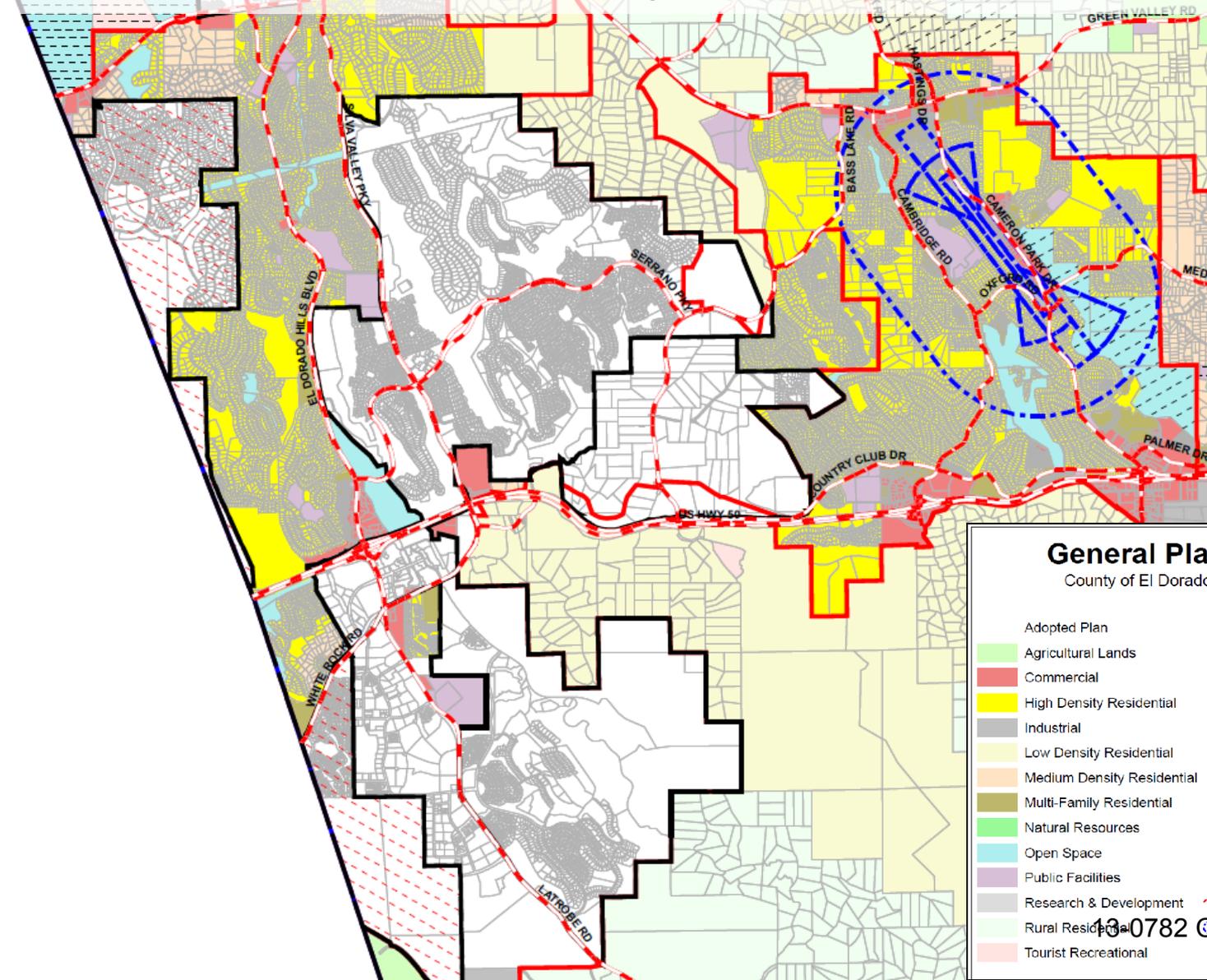
“KEEP IT RURAL” - 75% of New DUs to CRs with Sewer
COMMUNITY REGIONS WITH SEWER MAY ACCOMMODATE 75% OF
THE NEW 20,000 DU’S FOR ALL HOUSEHOLDS. RURAL CENTERS AND
RURAL REGIONS MAY PLAN FOR 25% OF THE NEW 20,000 DU’S.

ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER

EL DORADO COUNTY REGIONS	ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)	ACTUAL BELOW MODERATE (MFR)	MODERATE HOUSING (C/MUD & MFR)	TOTAL
EL DORADO HILLS	7,000	436	436	7,872
CAMERON PARK	2,000	1,231	1,231	4,462
DIAMOND / ED	2,500	1,230	1,230	4,960
SHINGLE SPRINGS	1,000	509	509	2,018
TOTAL	12,500	3,406	3,406	19,312

“Achievable” assumes sewer/water/fire roads
 Assumes: Moderate Housing accommodated in same numbers as Below Moderate to CRs. Moderate is for illustration purposes only: Actual allocation will be set by BOS based upon available C/MUD and MFR lands. LDR within Community Regions is assumed at 5 acre parcels. **Projections as of 1/2011**

“WHAT IS” EXISTING plus 7,872 ACHIEVABLE in EDH With 5,382 ENTITLED plus 570 Vacant Parcels



General Plan Land Use
County of El Dorado, State of California

Adopted Plan	Non-Jurisdictional Lands
Agricultural Lands	Agricultural District
Commercial	Platted Lands
High Density Residential	Planned Communities
Industrial	Ecological Preserves
Low Density Residential	Mineral Resources
Medium Density Residential	Specific Plans
Multi-Family Residential	Community Regions
Natural Resources	Rural Centers
Open Space	Texas Hill Reservoir Take Line
Public Facilities	Assessors Parcel Base
Research & Development	Major Roads
Rural Residential	Special Safety Zones
Tourist Recreational	

RHNA MANDATED

Regional Housing Needs Allocation (Government Code Section 65588)

Regional Housing Needs Assessment – Western Slope Only

<u>Income Category</u>	<u>2006-2013</u>	<u>2013-2021</u>
Very Low (0-50% of AMI)	2,242	954
Low (51-80% of AMI)	1,466	669
Moderate (81-120% of AMI)	1,412	734
Above Moderate (over 120% of AMI)	<u>2,354</u>	<u>1,591</u>
TOTAL UNITS	7,474	3,948

2012 Annual Median Income (AMI) for a family of 4 is \$76,100

http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP_092012.pdf

(50)

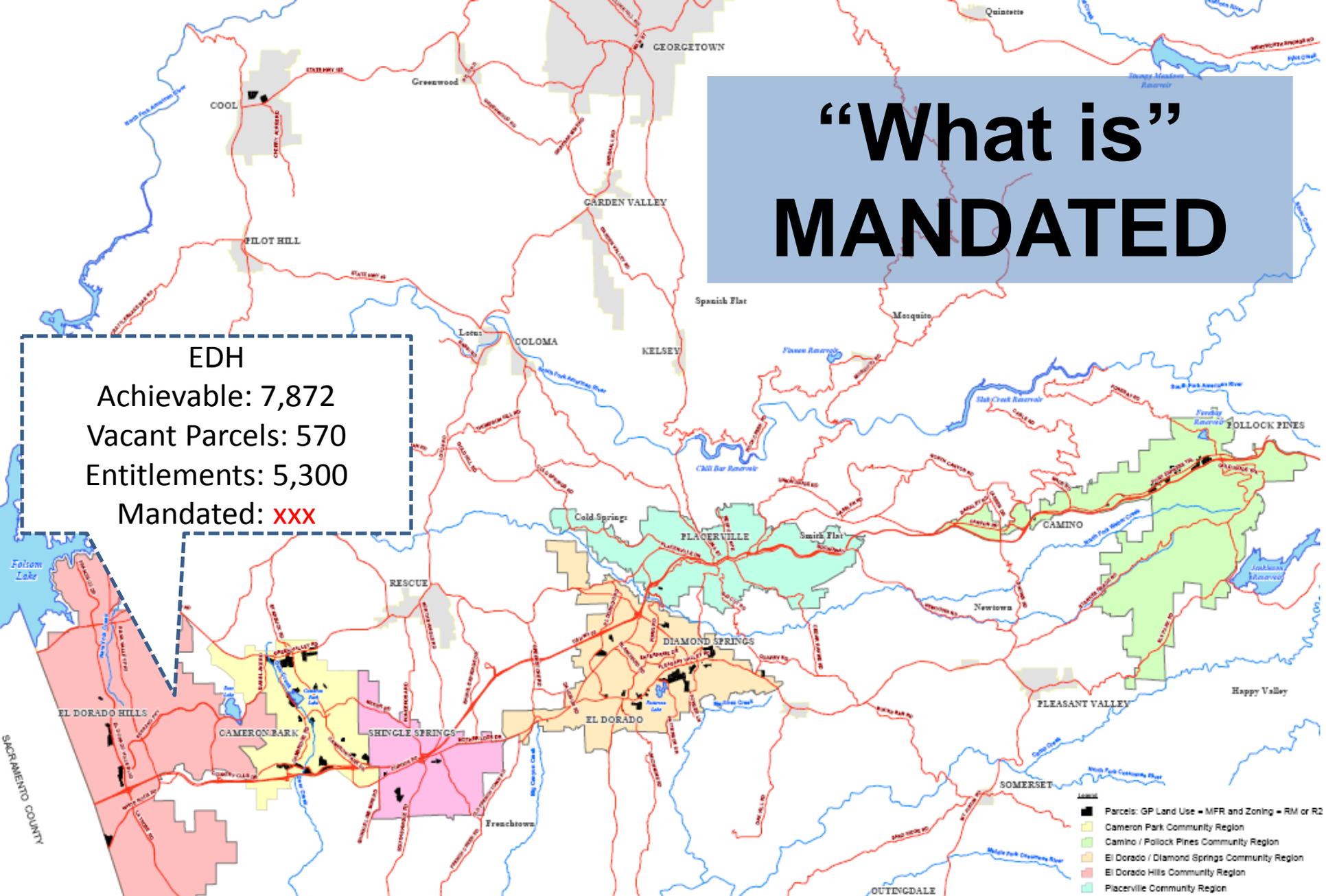
12-0267 12A 50 of 56

13-0782 C 8 of 32

“What is” MANDATED

EDH

Achievable: 7,872
 Vacant Parcels: 570
 Entitlements: 5,300
 Mandated: **xxx**



SELECTED PARCELS
 (Parcels: GP Land Use = MFR and Zoning = RM or R2)
 County of El Dorado

13-0782 C 9 of 32



“WHAT IS” HOUSING IN MFR C/MUD IN CR WITH SEWER

Very little vacant C/MF land

- Legend
- COMMUNITY REGIONS
 - RURAL CENTERS
 - LAND USE BASE
 - MFR
 - C



0 2.5 5 10 Miles

10 of 32 0,000 40,000 Feet

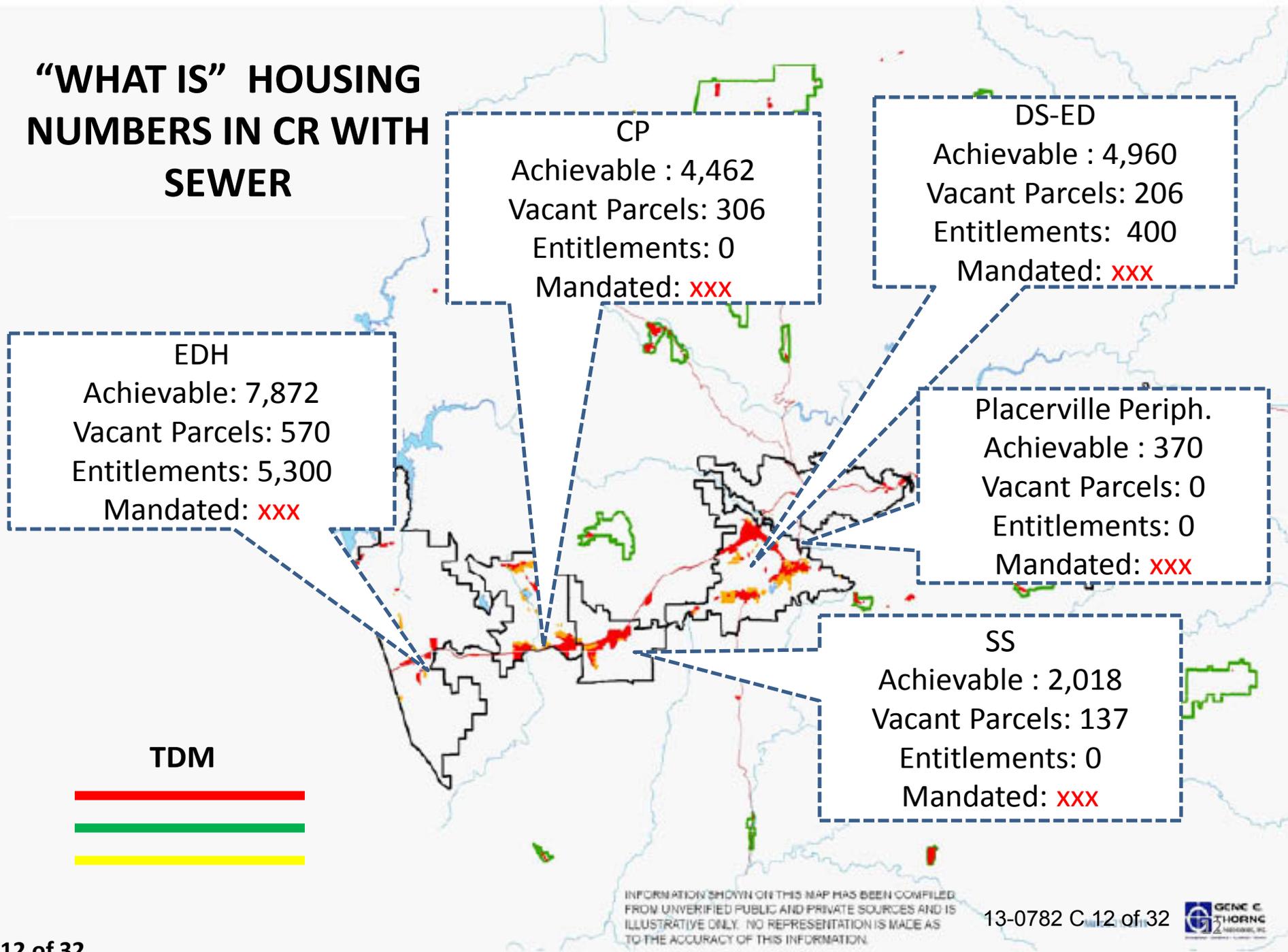
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13-0782 C.10 of 32

“What is” HOUSING SUMMARY

TOTAL UNITS TO BE ACCOMMODATED	32,000
Units Built to Date	12,000
Total Units Remaining to be Accommodated	20,000
25% Accommodated in Rural Regions/Centers	5,000
75% Accommodated in Community Regions with Sewer + Pville	15,000
-	
Already Entitled (Specific Plans Mainly)	- 5,700
Mandated	- 2,347
Existing Vacant Residential Parcels	- 2,811
Mixed Use (Apartments Allowed by Right or MUD)	-1,500
2nd Units (2% of 15,000)	- 300
SUB TOTAL OF FORECAST DUs in CR W/Sewer	12,658
19,682 Achievable or Realistic Capacity in CR W/Sewer - 12,658 forecast leaves AVAILABLE for Forecast/Allocation	7,024
Assume 65% in Community Regions with Sewer or 13,000.	
The 12,658 entitled, existing, and mandated exceeds the 65%	

“WHAT IS” HOUSING NUMBERS IN CR WITH SEWER



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“What is” Housing Summary by Community Region with Sewer

	Community Region with Sewer					TOTAL
	EDH	CP	SS	ED/DS	PV	
Est. Achievable Density Based on Realistic Capacity	7,872	4,462	2,018	4,960	370	19,682
Entitlements (lots)*	5,300	--		400		5,700
Mandated Affordable Units (Moderate and below)	xxx	xxx	xxx	xxx	xxx	2,347
Vacant Existing Single Family Residential Lots **	1,966	306	137	206	196	2,811
Estimate Commercial Mixed Use						1,500
Potential Second Units***						300
Subtotal	7,266	306	137	606	196	12,658
75% of GP 20,000 new DU in CR W/Sewer						15,000
65% of GP 20,000 new DU in CR w/sewer						13,000
Source: El Dorado County GIS, Transportation and Planning Department Documents <ul style="list-style-type: none"> • Includes Approved Specific Plans, Tentative and Parcel Maps West Slope Only ** Includes All Existing Lots including those in Bass Lake Hills, Carson Creek, NW El Dorado Hills, The Promontory, Serrano, and Valley View Specific Plans *** Estimated 2% of Total Remaining GP Growth (15,000) 						

“What Is” Housing Recap

- General Plan Works
- 75% in Community Regions with sewer is “Doable”
- Entitled, Mandated, Existing parcels within Community Regions W/Sewer already forecast
- Additional forecasts within Community Regions W/Sewer to consider existing capacity
- Less than 10% of forecast parcels within Community Regions W/Sewer exist
- Community Regions look to future

Board Directed Action

Resolutions of Intention November 2011

Resolution of Intention #182-2011

Targeted General Plan Amendment to address issues identified in the five year review



Resolution of Intention to Amend the General Plan

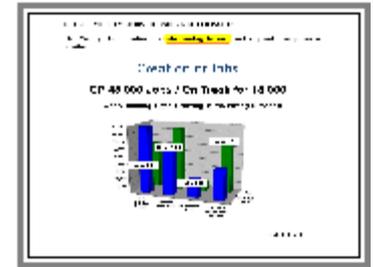
Resolutions of Intention #183-2011 and #184-2011

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
 - Above the line below the line

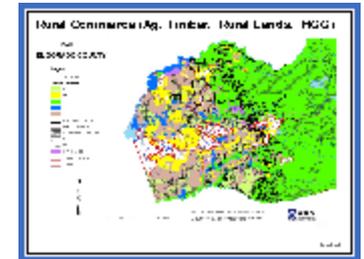


12-0837 K 16 of 49

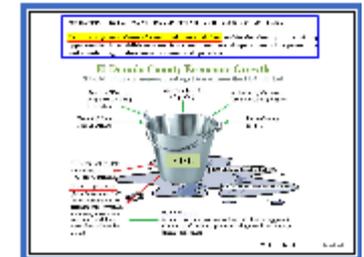
Jobs & Jobs/Housing Balance



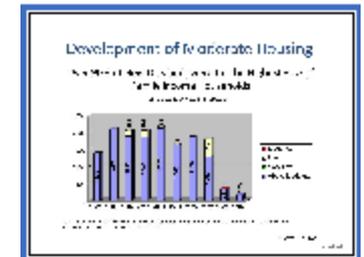
Preserve Ag/Nat'l Resource Lands (Rural Lands/Rural Commerce)



Sales Tax Leakage



Moderate Housing



CEQA



JOBS
17K AT 43

RETAIL LEAKAGE

MODERATE HOUSING
55-90K

RURAL COMMERCE

AGRICULTURE
NATURAL RESOURCES
RURAL LANDS



ZONING UPDATE

MUD II
FIRE
LAND USE

HOUSING UPDATE

LDM
HDM

GP ISSUES
(SB 375)

PROJECT DESCRIPTION

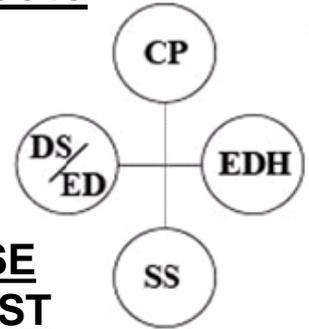
ROI TGPA



ROI ZONING

TRAFFIC ISSUES

Traffic Model Update



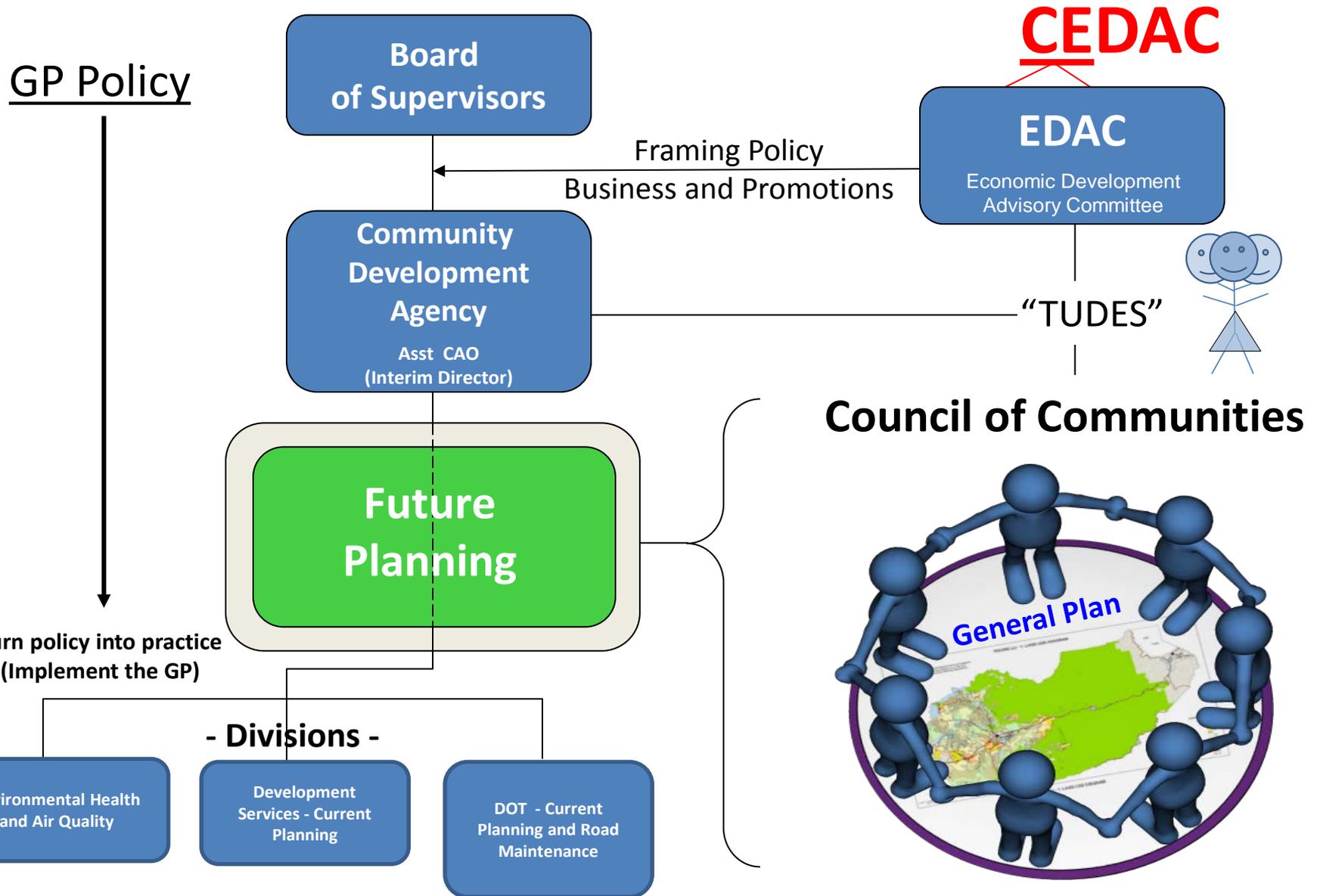
LAND USE FORECAST

GREENHOUSE GAS INVENTORY

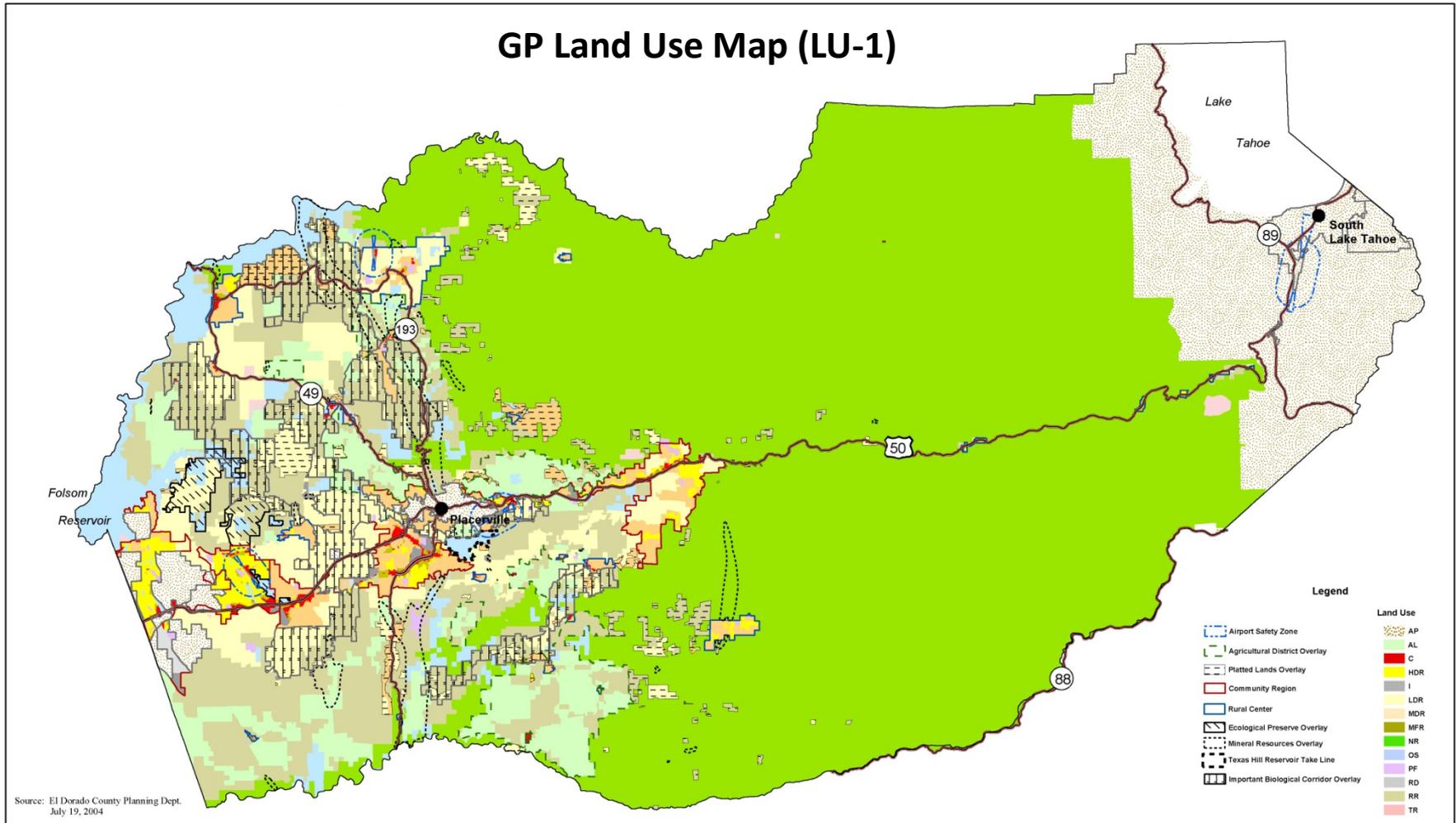
LUPPU DID NOT:

- Analyze General Plan Land Use Changes
 - Considered but not included...
 - Camino example
 - Cameron Park example
 - LDR example
 - Analyze effect of removing lands with sewer and water from Community Regions - College
 - Analyze specific projects
- Exceptions Included: Ag District Expansion and PP/Camino ROIs, staff administrative corrections

Inclusive Interactive Process



GENERAL PLAN LU-A REQUIRES ZONING CODE BE CONSISTENT WITH LU-1 AND 2.2.1.2 by 2005



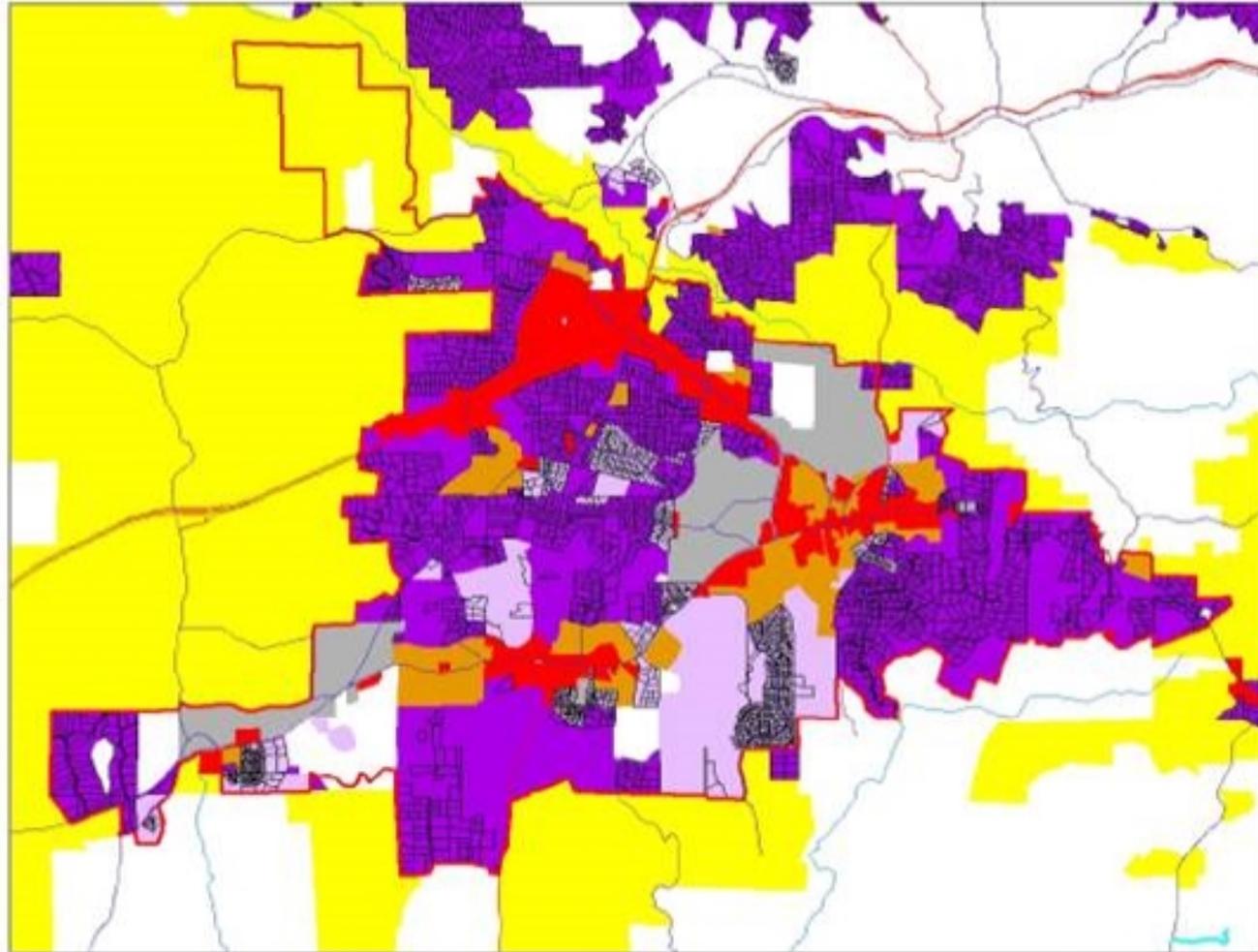
Diamond Springs – El Dorado

Legend

-  DIAMOND SPRINGS/EL DORADO
-  PARCELS LESS THAN 5 AC IN MDR AND HDR

Land Use Base

-  C
-  MFR
-  HDR
-  MDR
-  LDR
-  I



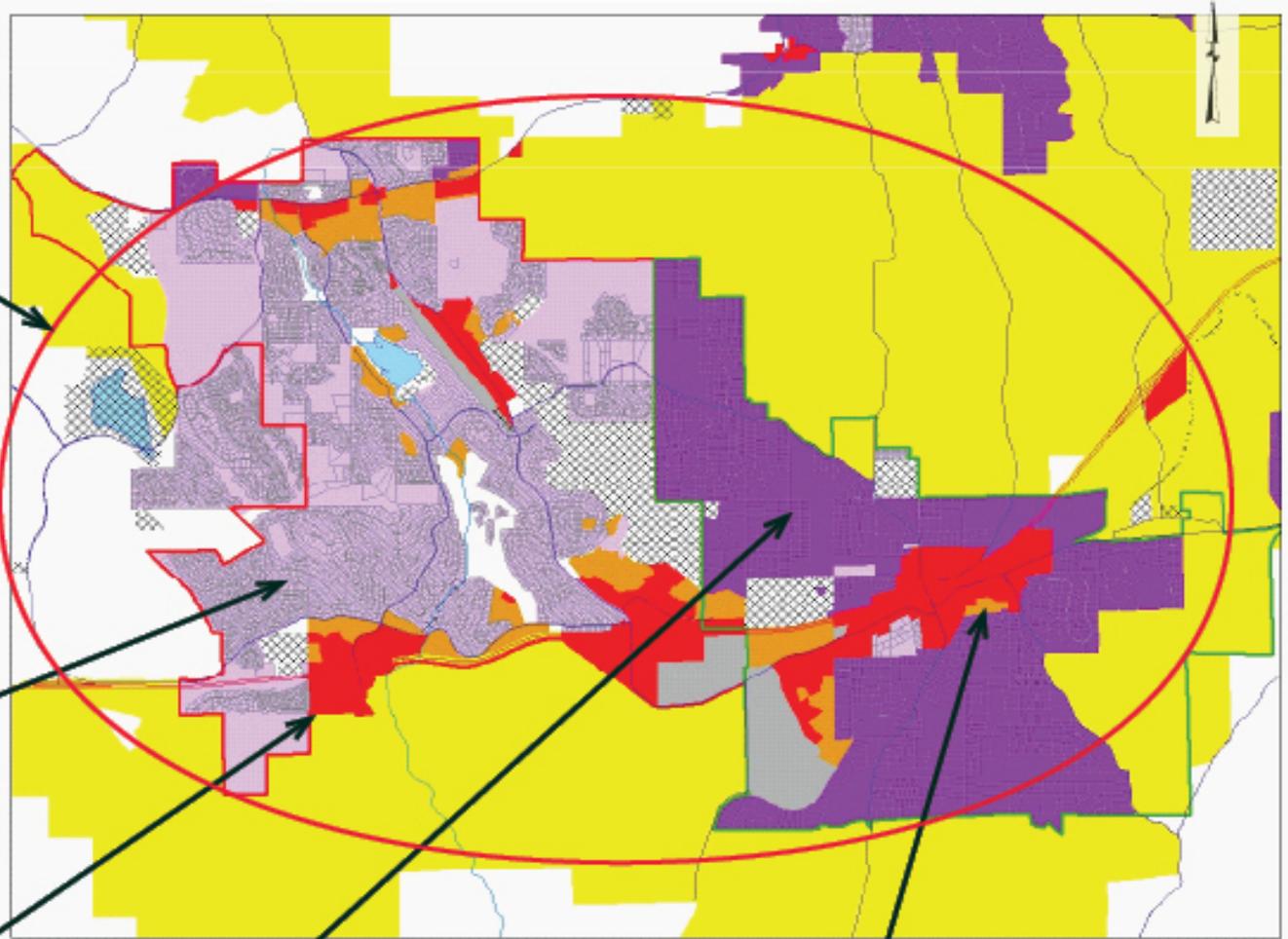
0 0.2 0.4 0.8 Miles

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Serving Central Oregon Since 1978

Community Region Zoning Issues

ACHIEVABLE DENSITY?



HDR
1 TO 5 DWELLING
UNITS PER ACRE

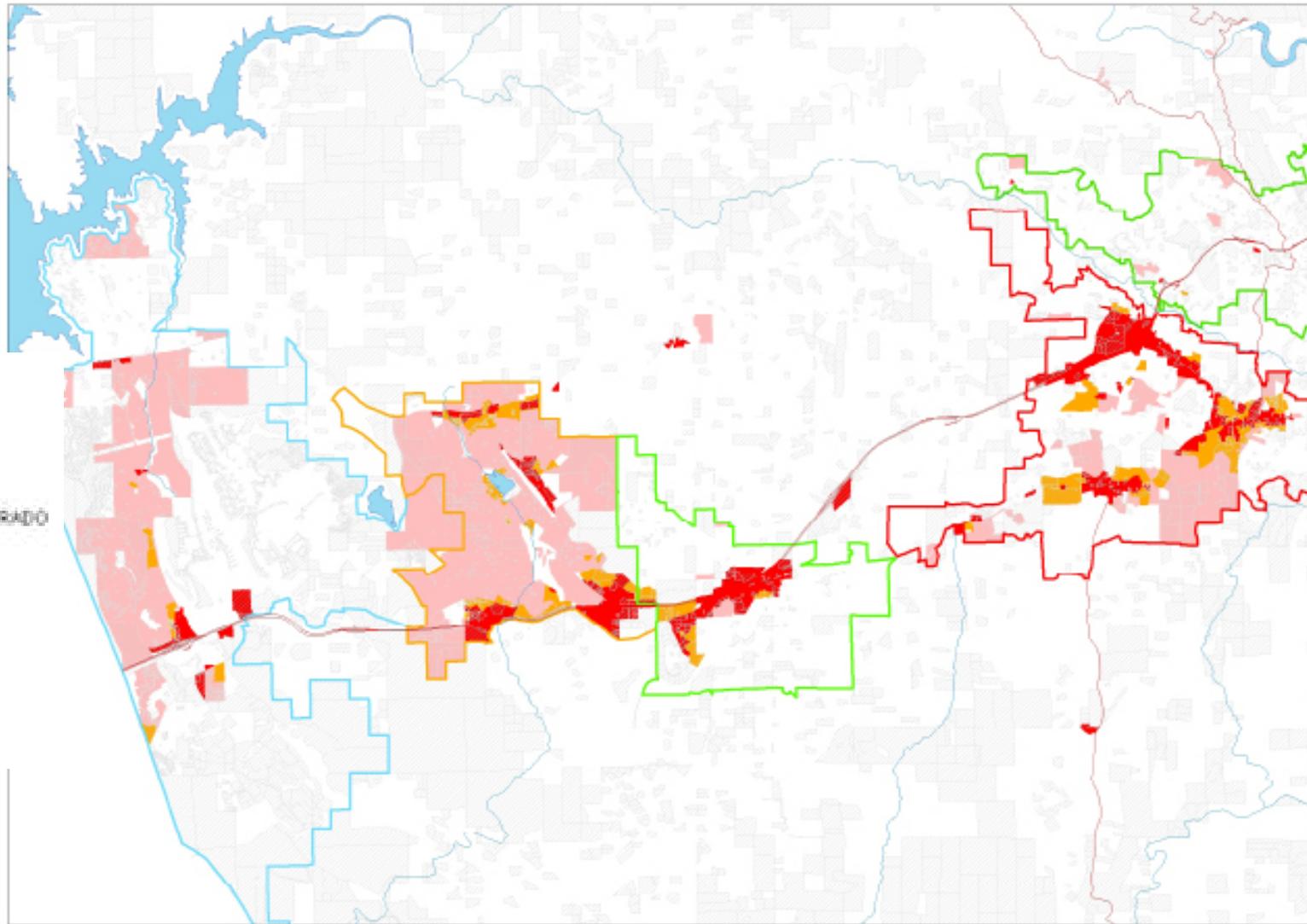
MFR AND C / MUD
Community ID

MDR
1 TO 5 ACRE PARCELS

MFR AND C / MUD
Community ID

HDR in Community Regions

MAP 11
EL DORADO COUNTY
EL DORADO HILLS
CAMERON PARK
SHINGLE SPRINGS
EL DORADO
DIAMOND SPRINGS
COMMUNITY REGIONS



0 5,000 10,000 20,000 Feet

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10/08/2010

Missouri Flat Adopted Commercial Design Guidelines (i.e. what we wanted)



What we got! →



← What we could have had!



LUPPU and the Travel Demand Model

- LUPPU uses “Baseline” component of TDM (current conditions e.g. **existing** road network, **existing** housing and employment, traffic counts, etc.) **plus** development remaining under 2004 General Plan (i.e. 20,000 residential 34,000 jobs)
- Baseline plus 2004 General Plan will be used as the basis for LUPPU EIR Traffic Analysis.

“WHAT IS”

-
- After LUPPU, TDM will be used for 20-year CIP and TIM Fee Program Analysis including a full range of “What-If” Scenarios
 - TDM can be used to comprehensively analyze large development projects and other land use changes
 - *This level of analysis is **NOT** a part of LUPPU*

“WHAT IF”

General Plan Policy 2.9.1.1
(Review 2 Years, Thereafter Every 5 Years)
Measure TC-A

**Allocate where
there is capacity**

**GP=20,000 ADD'L DU
FORECAST
ENTITLED/MANDATED
EXISTING CAPACITY
CEQA
ZONING**

Residential
El Dorado Hills
Cameron Park
Shingle Springs
El Dorado / Diamond
Pollock Pines / Camino
Rural Regions

Non-Residential
Commercial / MUD
R&D
Industrial
Public
MFR

TDM

IMPACT - Increased Traffic

LOS
Measure Y
Non-Residential

CIP FIX
10 Year
20 Year

PAY
TIM Fees
State / Federal
Other

4/5 Vote

“What Is” HOUSING SUMMARY

TOTAL UNITS TO BE ACCOMMODATED	32,000
Units Built to Date	12,000
Total Units Remaining to be Accommodated	20,000
25% Accommodated in Rural Regions/Centers	5,000
75% Accommodated in Community Regions with Sewer + Pville	15,000
- Forecast Scenario -	
Forecast Units for 2014-2035 for Entire County	17,000
25% in Rural Regions / Rural Centers	4,250
75% in Community Regions with Sewer	12,750
Already Entitled (Specific Plans Mainly)	- 5,700
Mandated	- 2,347
Existing Vacant Residential Parcels	- 2,811
Mixed Use (Apartments Allowed by Right or MUD)	-1,500
2 nd Units (2% of 15,000)	- 300
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19,682 - 12,658 is AVAILABLE for Forecast/Allocation	7,024

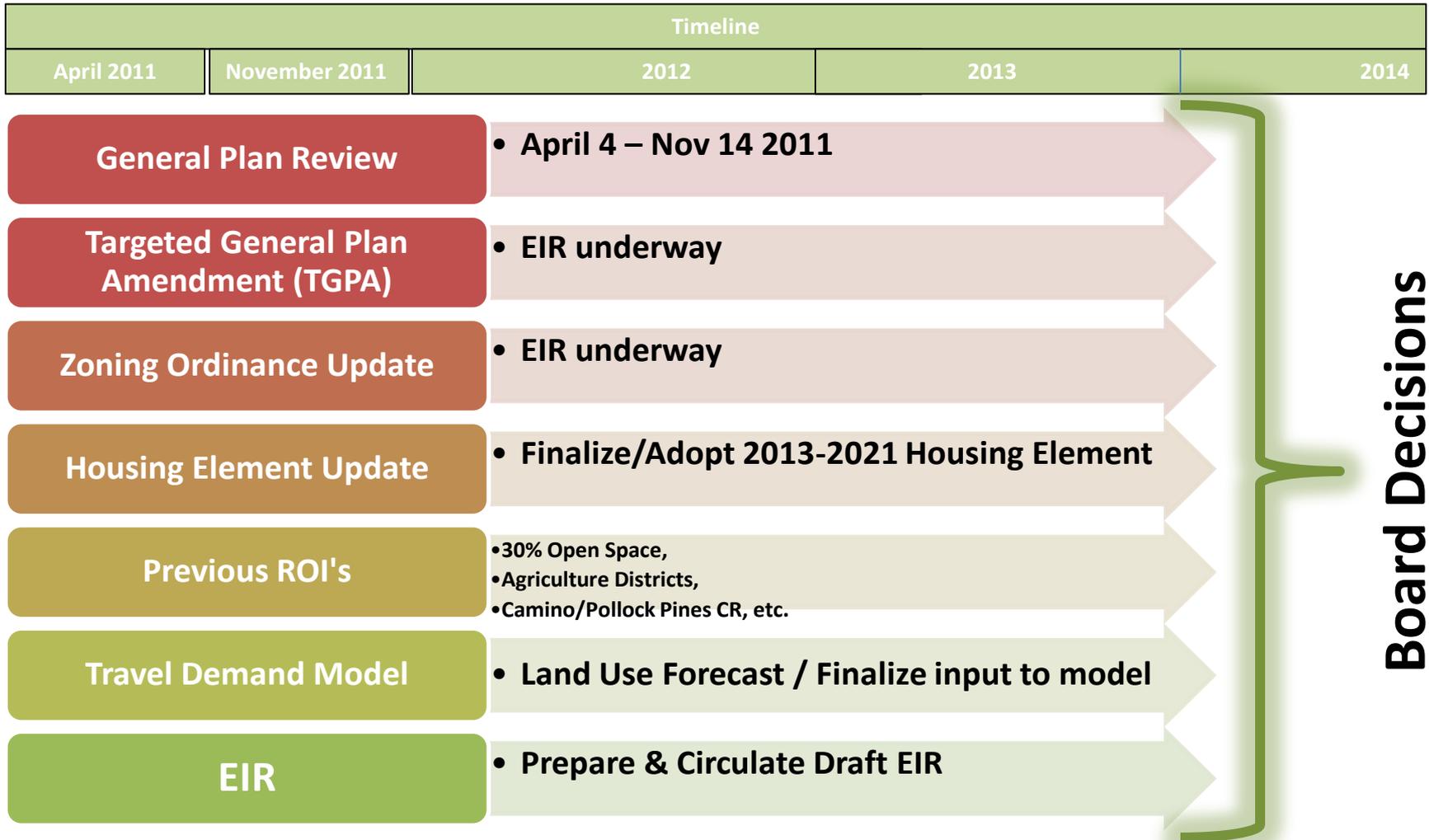
Beyond LUPPU

- CIP and TIM fees, including “What If?” Scenarios
- General Plan Land Use Changes
- Project Specific General Plan Land Use Changes
- Project Specific Zoning Changes (in compliance with GP Policy 2.2.5.3)
- Community Plans

LUPPU: “WHAT IS”

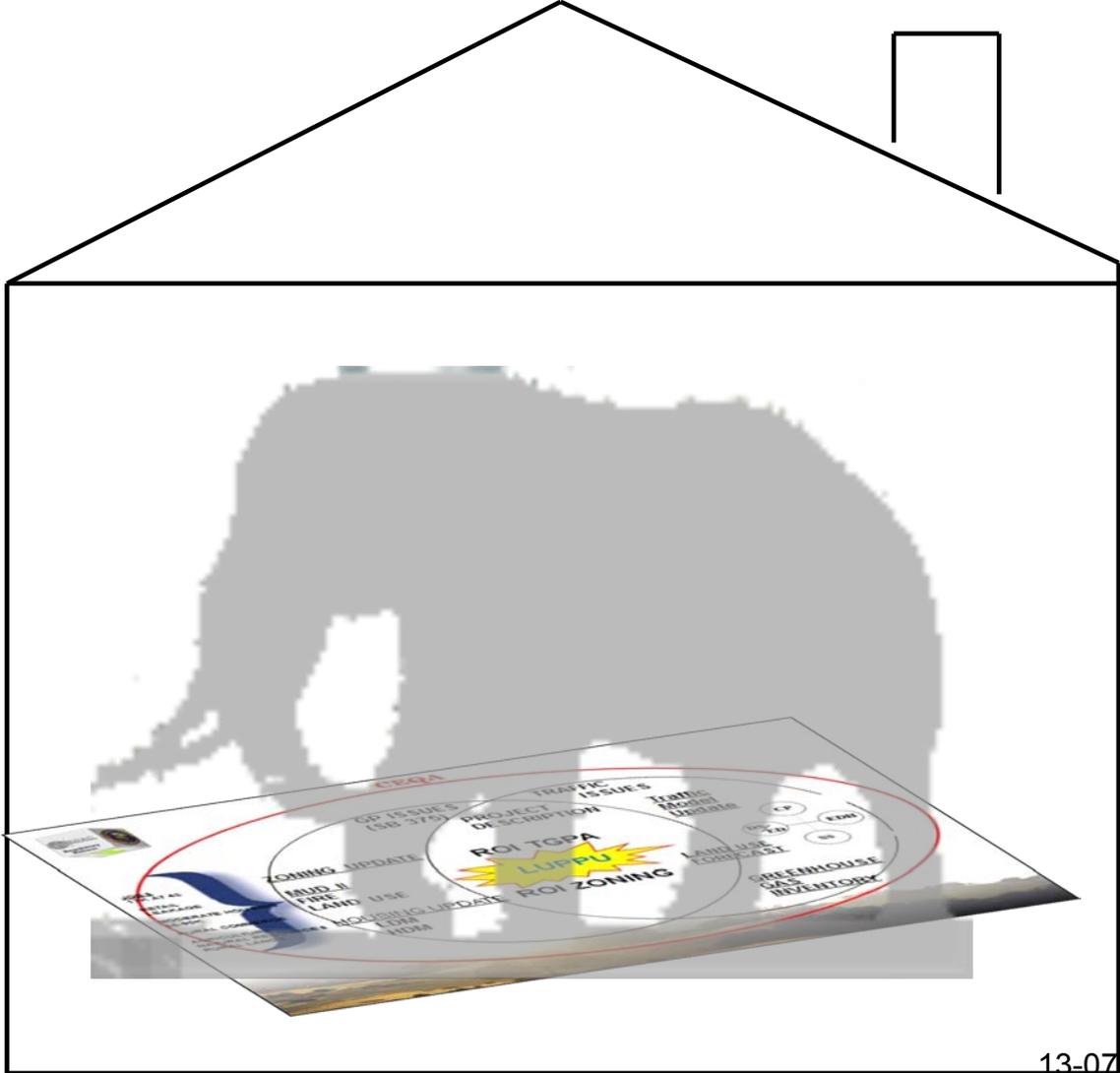
- Retains General Plan Land Use Map – No Land Use Changes
- Expands Ag Districts
- Updates Zoning Map consistent with GP Land Use Map at low end of density range
- Inventories Realistic Capacity of Community Regions
- Identifies Existing, Allowed, Entitled, Mandated Parcels
- Evaluates Traffic and other infrastructure impacts as part of CEQA review of ZOU and TGPA
- LUPPU including TDM becomes framework for future consideration of “optional scenarios” in future CIP/TIM process (after LUPPU)
- LUPPU including TDM can be used as Base for Evaluating Future Projects
 - Encourage Rural Commerce
 - Encourage jobs and retail sales/sales tax
 - Encourage Moderate Housing

LUPPU Progress Toward BOS Action



Elephant in the Room

What Distraction?



Let's Finish the Job

- Finalize TDM Input to Model

- Requires direction from BOS whether large development projects and Community Region boundary changes should be included in the TDM
- Verify distribution of future growth between Community Regions/Rural Centers and Regions based on policy choices



- Keep LUPPU on course...no land use changes

- “Kitchen Sink” (new project)
- “Just Me” (still involves land use changes)
- “Deny General Plan Amendment – major residential projects”
- “Hold everything”
- “BOS GPA ‘Initiation’ Process”



We Must Build on a Solid Foundation

