

2016 GENERAL PLAN 5-YEAR REVIEW

Preliminary Land Inventory Data Report

Board of Supervisors, May 17, 2016



Presentation Overview

- **Purpose and Background Information**
 - General Plan Reporting
 - General Plan 5-Year Review Process
 - General Plan Assumptions and Objectives
- **Preliminary Data Summary**
 - Population and Demographic Trends
 - Housing Supply and Demand
 - Employment Projections and Commercial Supply
- **Capacity to Accommodate Remaining Demand**
 - Residential (Housing) and Non-Residential (Jobs)
- **Next Steps**



The General Plan

- Decisions involving the future growth of the state, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan. (GC §65030.1)
- The General Plan has been called the “constitution for all future development” of an area by the California courts.
 - *Leshar Communications v. City of Walnut Creek*



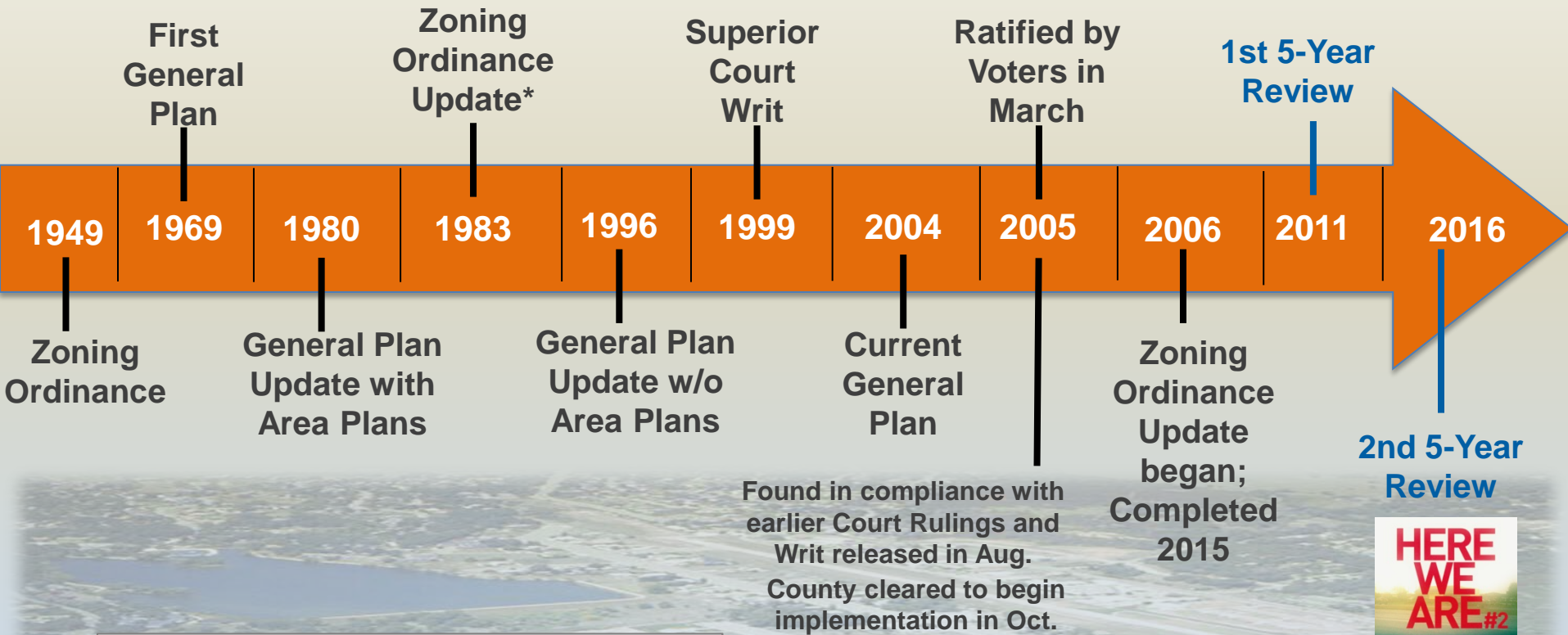
Purpose

- Present the Board with preliminary land inventory data (**Step 1**) and results of the monitoring report to address the following:
 - Did growth vary significantly from major assumptions of the Plan?
 - If yes, does the growth necessitate adjustments to the Plan?
 - What adjustments (+/- land supply) would be required to accommodate future growth?
- Comprehensive General Plan 5-year review (**Step 2**) completed later this year



General Plan Timeline

State law mandates adoption of a long-term General Plan for the physical development of the county.



* Renumbered from Title 9 to Title 17



General Plan Reporting

- California Government Code Section 65400 requires annual reporting of General Plan Implementation.
- GP Policy 2.9.1.1 requires annual monitoring of land use absorption and policy implementation.
- GP Policy 2.9.1.2 requires 5-year reviews to identify adjustments or modifications necessary to meet Plan objectives.



Purpose of General Plan Reporting

- Provide information to assess how General Plan is being implemented
- Provide information to identify necessary course adjustments or modifications
- Provide clear correlation between land use decisions and General Plan goals
- Provide information regarding progress in meeting share of regional housing needs and efforts to remove constraints to development of housing



General Plan Goal 2.9

Monitoring and Review Requirement

■ Policy 2.9.1.2

If distribution of growth varies significantly from major assumptions of the Plan, amendments shall be made to the Plan's development potential:

- +/- land supply
- *May result in policy changes*

- **Policy 2.9.1.3** – Increasing or decreasing development potential may be by Amendment of GP at 5-year intervals

GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW

Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.

OBJECTIVE 2.9.1: GENERAL PLAN MONITORING AND REVIEW

Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.

Policy 2.9.1.1 The County shall monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth.

Policy 2.9.1.2 Two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.

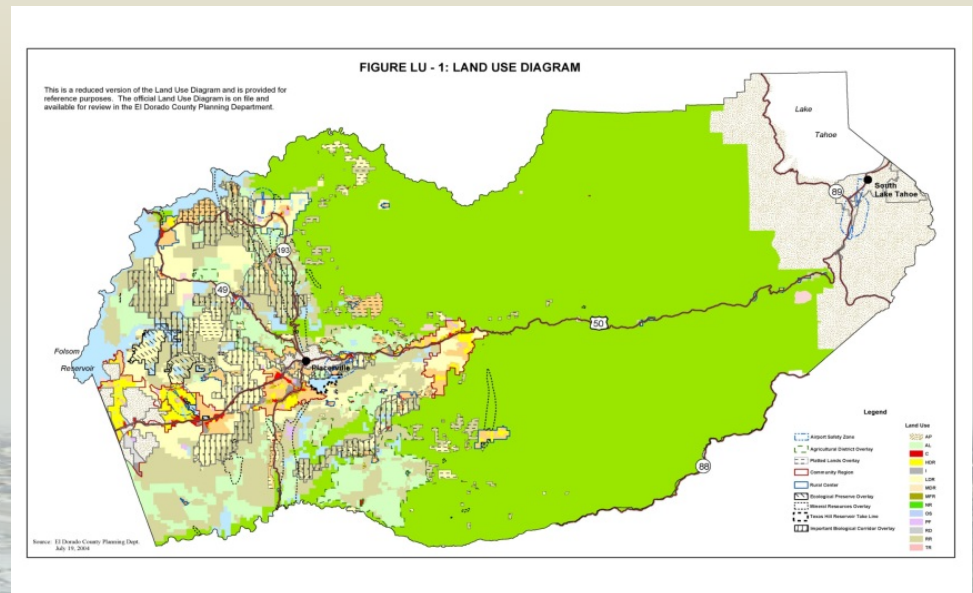
Policy 2.9.1.3 The normal procedure for increasing or decreasing development potential may be by amendment of the Plan at five year intervals as specified in Policy 2.9.1.2. This measure shall not preclude any property owner in El Dorado County from requesting a General Plan amendment upon submission of the required application.



General Plan 5-Year Review Process

Step 1: Review Land Inventory in accordance with GP Policy 2.1.9.2

- Resulting information and related data presented to the Board as part of this meeting



GP 5-Year Review Process

Step 2: Review All Components of the General Plan 5-Year Review:

- New information received since adoption of the General Plan including, but not limited to:
 - Recent changes in state law
 - Recent economic and/or housing development studies
 - Various public utility reports and studies
 - Updated census data and population forecasts
 - Current economy assessment
 - Other relevant information



GP 5-Year Review Process

Step 2 (Cont.):

- Review General Plan Goals, Objectives and Assumptions to see if remain valid
- Determine if Land Use Map or Policies need amendment, based on data presented to Board as part of Step 1 or other requirements
- Review General Plan Mitigation Monitoring Program
- Review Community Regions/Rural Centers
- Review rate of development



GENERAL PLAN ASSUMPTIONS AND OBJECTIVES



2004 General Plan Assumptions

1. Population Projections

- Projected growth can be accommodated over 20-year planning time horizon.
- Actual number of years to reach a particular population projection is not critical to the validity of the Plan.

<p>1. Population Projections</p> <p>The projected growth for the County, as determined by the State Department of Finance, can be accommodated over the 20-year planning time horizon. However, the actual number of years to reach a particular population projection is not critical to the validity of this Plan. Many other factors, such as water availability, creation of local jobs, economic conditions, etc., will determine the period of time over which this Plan remains valid.</p>
<p>2. Auburn Dam</p> <p>Authorization for construction of the Auburn Dam is currently not addressed in this Plan, however, if authorization for the construction is approved, the Plan must be updated within a reasonable time to accommodate this significant change.</p>
<p>3. Jurisdiction of Other Government Agencies</p> <p>Other agencies will continue to exercise significant policy control over lands within El Dorado County.</p>
<p>4. Agriculture and Timber</p> <p>The agriculture and timber industries will remain economically viable during the 20-year planning time horizon of the Plan. The viability of these industries is critical to the maintenance of the County's customs, culture, and economic stability.</p>
<p>5. Water Supply</p> <p>A. An adequate supply of water will be available to serve the County's current population.</p> <p>B. Additional water supplies will be developed to support the projected growth.</p> <p>C. Lack of water availability may change the period of time over which this Plan remains valid.</p> <p>D. The designation of the American or Cosumnes Rivers as "Wild and Scenic" or their drainage basins as "National Recreation Areas" would be incompatible with the County's water storage objectives.</p>
<p>6. Housing</p> <p>Policies in this Plan and their implementing directives will acknowledge and attempt to minimize their cost impact on the County's affordable housing goals and objectives. The housing needs for all economic segments for the unincorporated portions of the County may be achieved if the Housing Element is implemented.</p>
<p>7. Traffic Level of Service</p> <p>In determining what levels of growth-related traffic are acceptable, the Plan balances a number of competing considerations. If the County sized its roadways solely to guarantee the smooth flow of traffic during limited peak periods in which commuter trips push traffic to maximum levels, one result would be the need to modify many rural two-lane roads by adding new lanes, thereby reducing the rural character of the affected adjacent lands. Such modifications would also entail enormous expense, while generating benefits only realized during limited periods. In addition, County revenue financing mechanisms, such as user fees in the form of gasoline tax or a road benefit assessment, are limited. In light of these considerations, the Plan has been designed to match any increases in the size of roadways to those necessary to meet the Level of Service and concurrency policies included in the Transportation and Circulation Element.</p>

Only Assumption #1 addressed in Step 1. Other Assumptions will be addressed in overall 5-Year Review.



2004 General Plan Objectives

PLAN OBJECTIVES

Through the appropriate application of the above statements, the objectives of the General Plan are:

1. To develop a strong diversified and sustainable local economy;
2. To foster a rural quality of life;
3. To sustain a quality environment;
4. To accommodate the County's fair share of regional growth projections and affordable housing while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability;
5. To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market;
6. To concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided;
7. To recognize that funding limitations for infrastructure and services will result in lower levels of service while the County improves employment and housing opportunities;
8. To conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future;
9. To encourage infill development that more efficiently utilizes existing infrastructure and minimizes land use conflicts while avoiding the premature development of non-contiguous lands where direct and life cycle costs are greater;
10. To accomplish the retention of permanent open space/natural areas on a project-by-project bases through clustering;
11. To minimize down planning and/or down zoning where feasible;
12. To improve the jobs-to-housing ratio by giving preference to the development of high technology and value added employment centers and regional retail and tourism uses; and

Three of the 12 Objectives will be addressed in Step 1:

4. Accommodate County's fair share of regional growth and affordable housing
5. Oversupply residential and non-residential land use designations
6. Focus growth in areas of existing and potential infrastructure

Other Objectives will be addressed in the overall 5-Year Review.



GENERAL PLAN 5-YEAR REVIEW PRELIMINARY DATA SUMMARY

Population



Housing



Jobs



2004 General Plan

- **Population: 200,000** in unincorporated area
 - 2000 Pop: 122,300; 2015 est. Pop: 152,500 (DOF est.)
 - Approx. 47,500 Pop. remaining to accommodate
- **Housing: 32,491** Dwelling Units (DUs)
 - Approx. 15,000 DUs built from 2000 - 2010
 - Approx. 17,500 DUs remaining to be built
- **Jobs: 42,202**
 - Approx. 13,300 jobs were accommodated with non-residential development from 2000-2015
 - Approx. 28,900 jobs remaining to be created

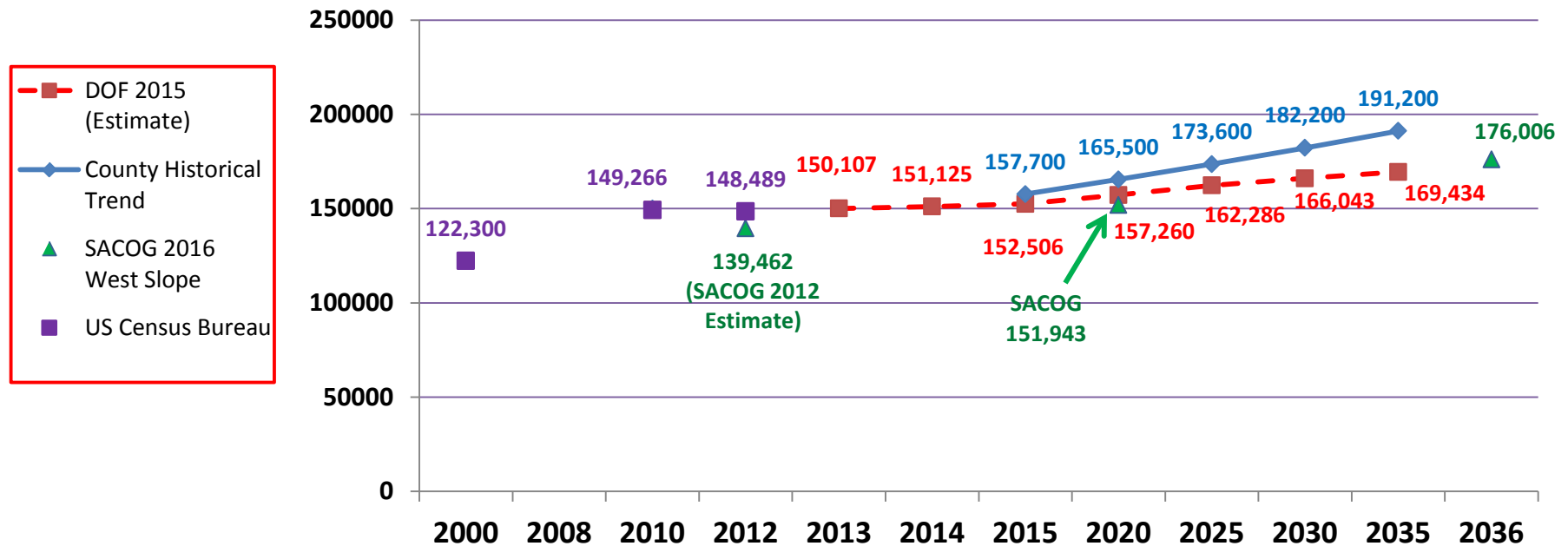


POPULATION AND DEMOGRAPHIC TRENDS



Population

El Dorado County Population Data and Forecasts Through 2036* (Excluding Cities of South Lake Tahoe and Placerville)



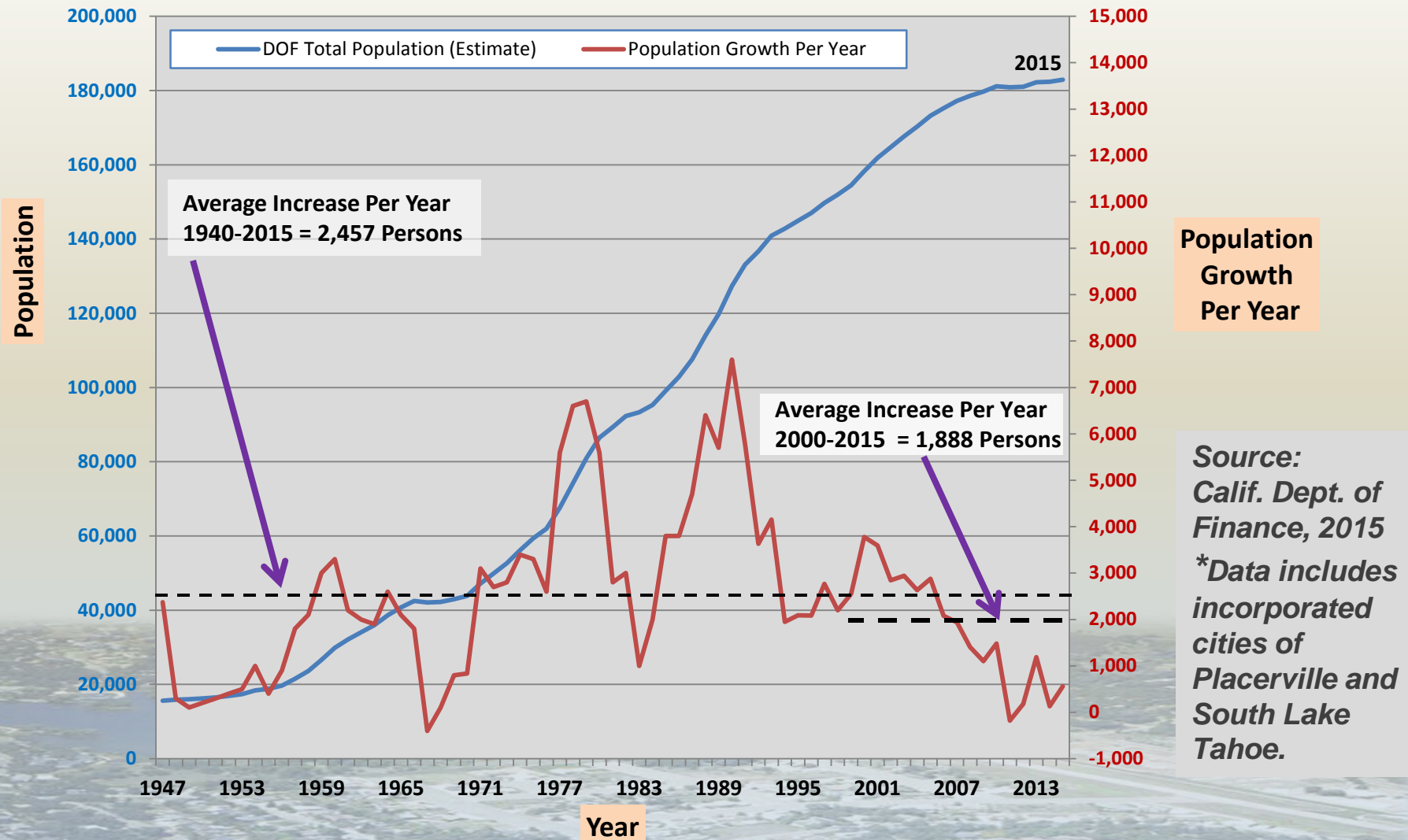
Sources:

1. DOF 2015 Estimate. Estimated population growth for the Cities of Placerville and South Lake Tahoe (approximately 17.6% of countywide total) was manually deducted
2. SACOG (Jurisdiction-Level) 2012 Estimate, 2020 and 2036 Regional Projections, released April 2016.
3. US Census Bureau- Decennial Census 2000, 2010 and 2012 ACS 5-Year Estimates

*Includes SACOG 2036 Population Projection

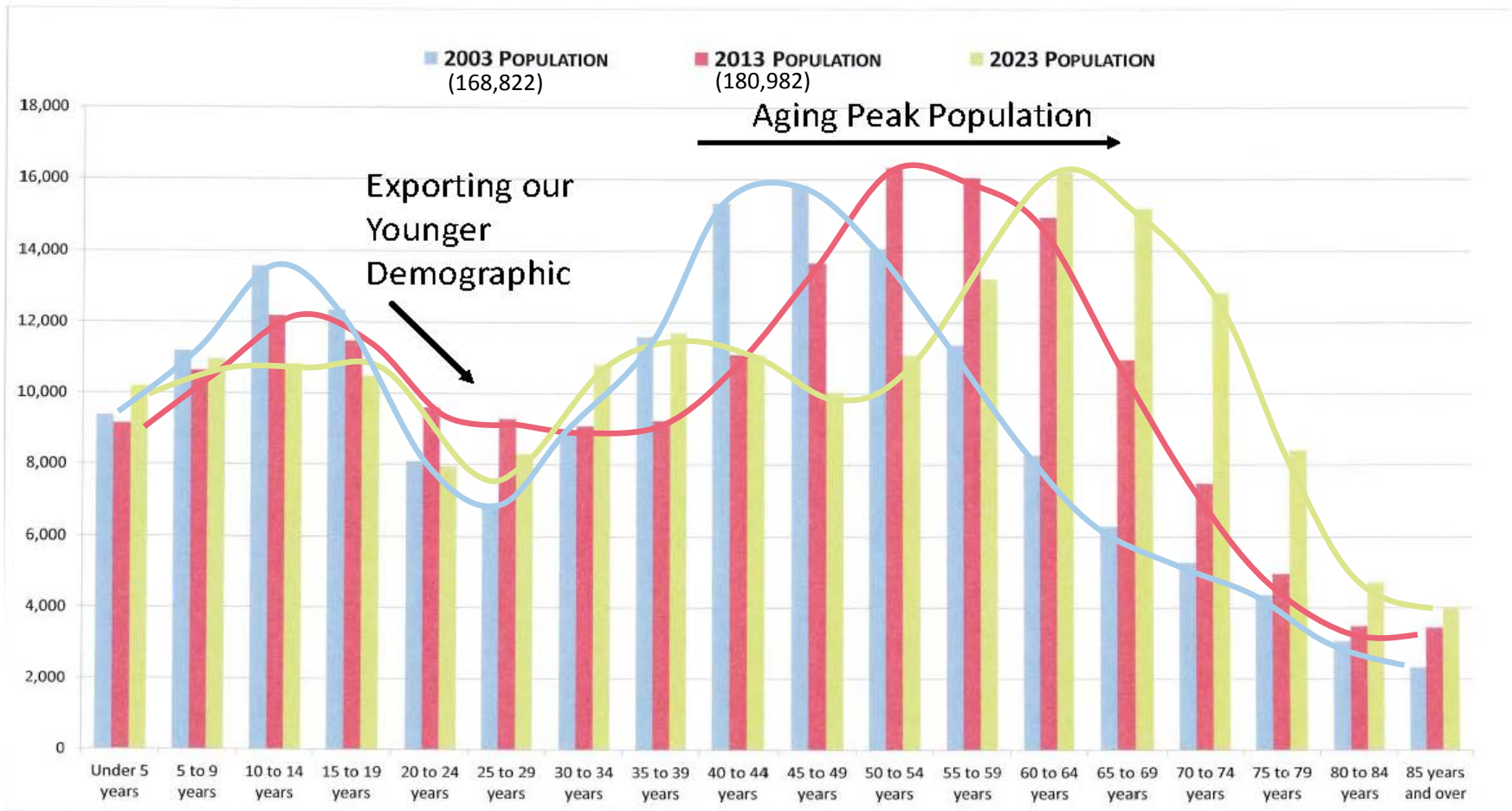


DOF Population Estimates and Growth Trends 1940-2015*



Demographic Trends

EL DORADO COUNTY POPULATION PROJECTIONS 2003-2023



Source: U.S. Census Bureau; U.S. Bureau of Labor Statistics (BLS); Economic Modeling Specialists International (EMSI)

POPULATION SUMMARY

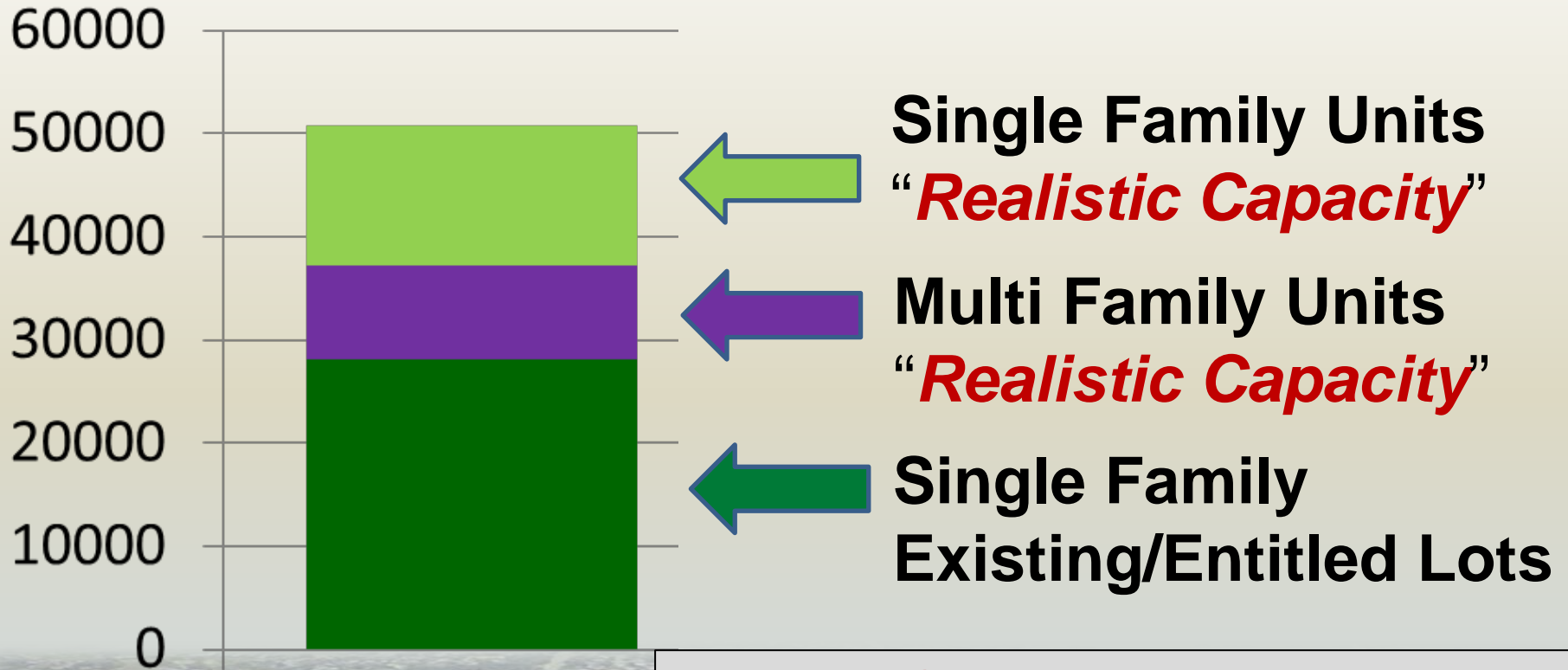
- General Plan planning horizon: Projected population of 200,000 in unincorporated area:
 - 2000 Population: 122,300
 - 2015 est. Population: 152,500 (DOF est.)
 - Approx. 47,500 remaining population that can be accommodated under the General Plan
- Trends:
 - Overall Growth: Average Annual Increase 2000-2015 = 1,784 Persons (Approx. 1.03%)
 - Demographics: In general, county population is aging and younger population declining.



HOUSING SUPPLY AND DEMAND



Housing Supply

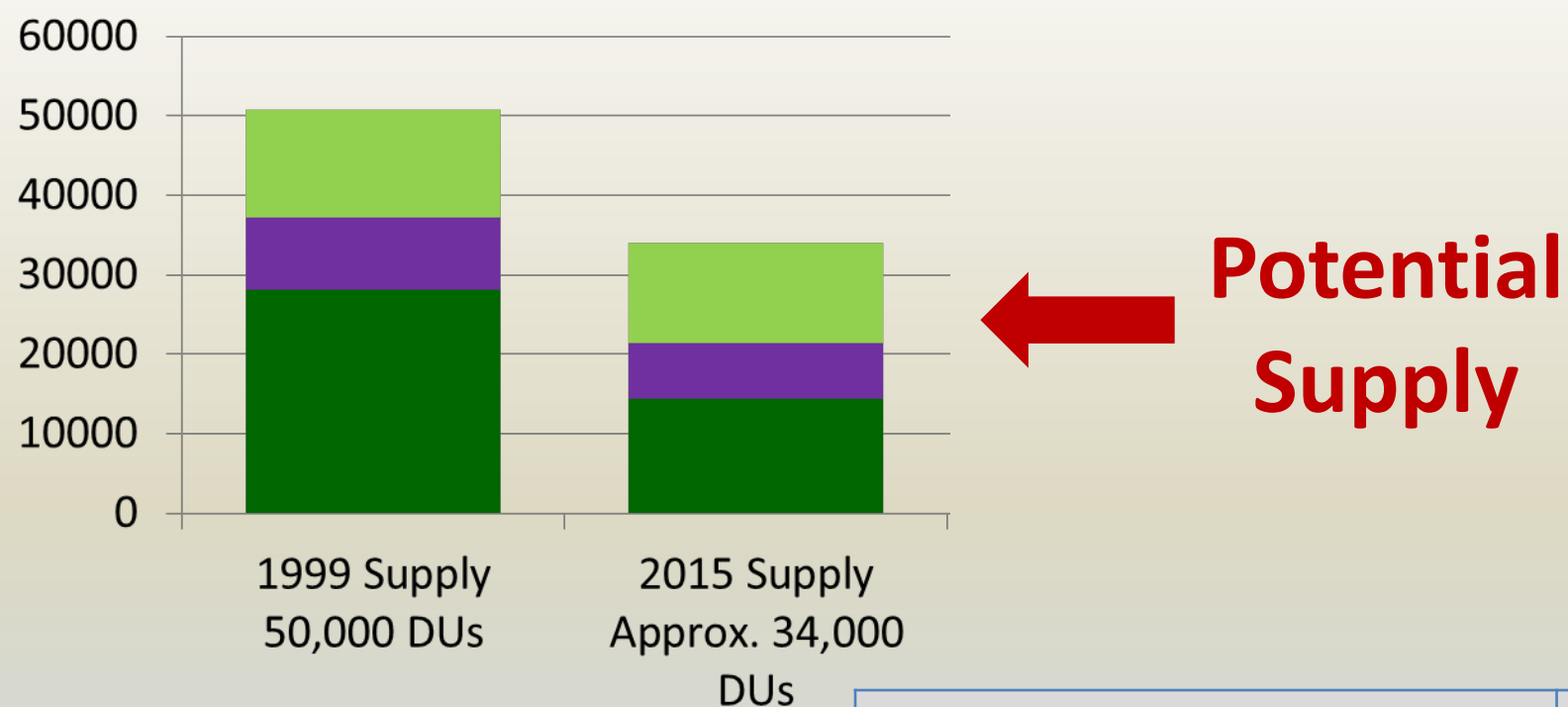


1999 Supply
50,000 DUs

“Realistic Capacity” - Reasonably expected intensity of development for a particular land use or parcel given known opportunities, constraints and assumptions



Housing Supply/Demand



Demand →

	Units
2004 General Plan plans for	32,500
Built 2000-2015	<u>15,000</u>
Remaining (Demand) in 2004 General Plan	17,500



Housing Demand

General Plan Horizon

Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.

2004 General Plan plans for	32,500*	Units												
Built 2000-2015	<u>15,000*</u>	Units												
<table border="1"> <tr> <td colspan="2">Affordable Housing Inventory</td> </tr> <tr> <td>Deed Restricted:</td> <td>806</td> </tr> <tr> <td>2nd Units:</td> <td>519</td> </tr> <tr> <td>Hardship:</td> <td><u>596</u></td> </tr> <tr> <td>Total:</td> <td>1,921 (12.8%)</td> </tr> <tr> <td>*Lost Inventory:</td> <td>(-124)</td> </tr> </table>			Affordable Housing Inventory		Deed Restricted:	806	2 nd Units:	519	Hardship:	<u>596</u>	Total:	1,921 (12.8%)	*Lost Inventory:	(-124)
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*Lost Inventory:	(-124)													
Remaining in 2004 General Plan	17,500*	Units												

****All numbers are rounded.***



Housing Supply

Community Region/Rural Area Ratio

- April 8, 2014 – Staff presented the Board with 20-Year Growth Forecast with 3 scenarios for the CIP/TIM Fee Update Project
- Scenarios included 4 different ratio options for how future residential growth is distributed between Community Regions and Rural Area
- Board selected Scenario 3 (Historical Growth Rate with General Plan Distribution) with **75 CR / 25 RA** split.



Housing Affordability by Income Level

Moderate Income Housing Scenario – Family of Four:

Maximum Annual Income (120% AMI*)	Affordable Rent	Affordable Home Price	Average 3 bdrm Sale Price 2015	Average 3 bdrm Sale Price March 2016
\$ 91,300	\$ 2,283	\$ 391,780	\$ 348,634	\$ 393,198

*AMI = Area Median Income

Sources:

2014 American Community Survey (1-year estimates)

http://edcar.org/Stats/stats_march2016.pdf

http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

<http://www.labormarketinfo.edd.ca.gov/county/eldorado.html#URLF>



Housing Affordability by Wages - 2015

Area	Avg. Home Sale Price	Min. Hrly. Wage for Median Home Affordability	Median Hourly Wage**	Affordability Wage Gap (In Hourly Wages)
Countywide	\$394,948	\$47.93	\$32.94	(-\$14.99)
El Dorado Hills	\$579,998	\$70.39	\$56.88	(-\$13.51)
Cameron Park	\$368,258	\$44.70	\$35.91	(-\$8.79)
Diamond Springs	\$340,260	\$41.30	\$25.23	(-\$16.07)
Georgetown Divide	\$268,348	\$32.57	\$22.18	(-\$10.39)
Pollock Pines /Sly Park	\$236,647	\$28.72	\$23.58	(-\$5.14)

*MLS Home Listing Data Areas

**2010-2014 ACS 5-Year Estimates per Census Designated Place (CDP).

Note: CDP boundaries are not an exact match with MLS home listing data boundaries.



Housing Affordability by Wages - 2016

Area	Avg. Home Sale Price	Min. Hr. Wage for Median Home Affordability	Median Hourly Wage**	Affordability Wage Gap (In Hourly Wages)
El Dorado Hills	\$654,833	\$79.48	\$56.88	(-\$22.60)
Cameron Park	\$373,024	\$45.27	\$35.91	(-\$9.36)
Diamond Springs	\$365,688	\$44.38	\$25.23	(-\$19.15)
Georgetown Divide	\$286,889	\$34.82	\$22.18	(-\$12.64)
Pollock Pines/Sly Park	\$265,171	\$32.18	\$23.58	(-\$8.60)

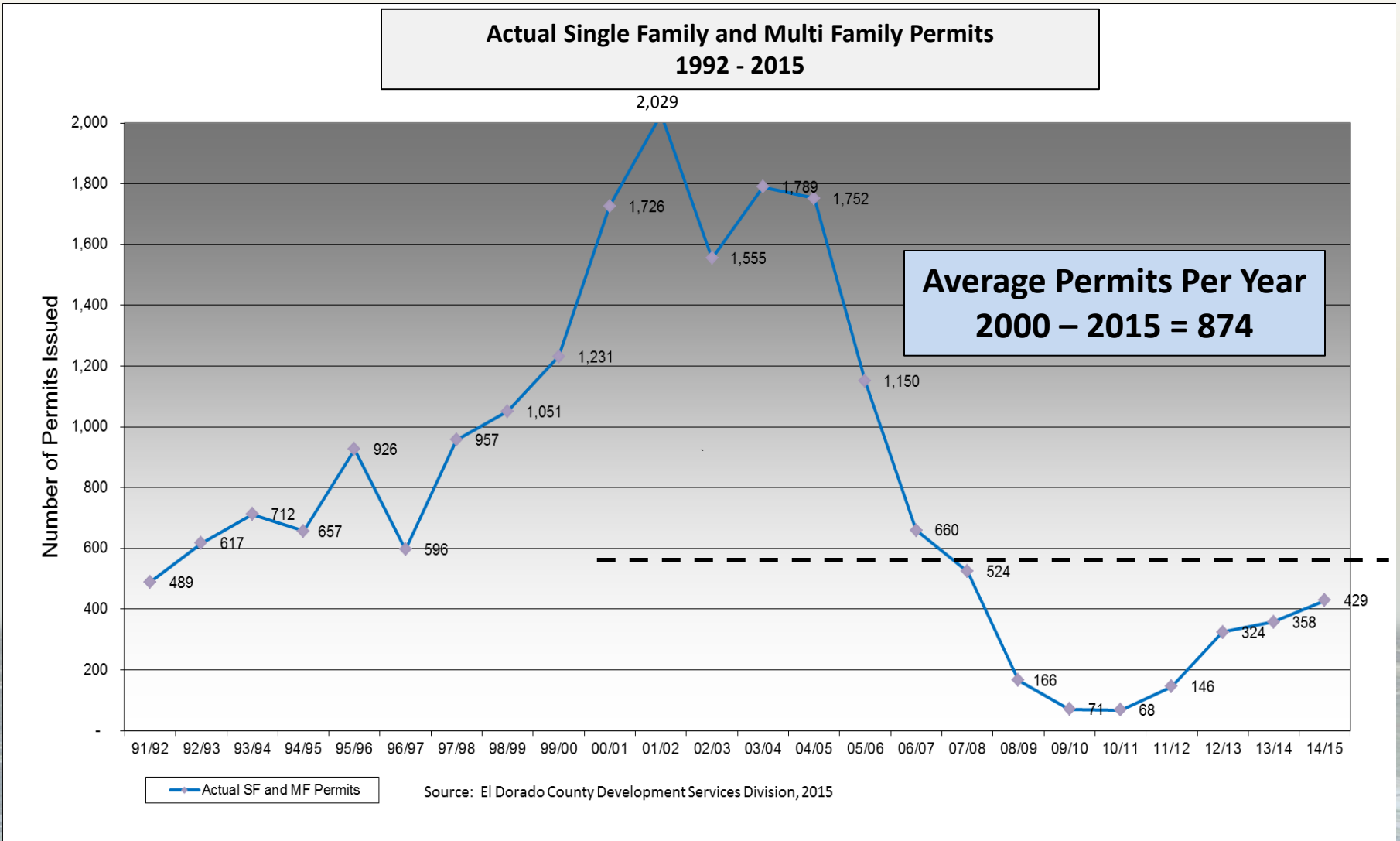
*MLS Home Listing Data Areas

**2010-2014 ACS 5-Year Estimates per Census Designated Place (CDP).

Note: CDP boundaries are not an exact match with MLS home listing data boundaries.



Residential Building Permits



HOUSING SUMMARY

- 2004 General Plan plans for 32,491 DUs
- Approx. 15,000 new DUs built (2000 – 2015)
- Approx. 17,500 remaining to be built
- Board selected 75 CR / 25 RA split for future growth on April 8, 2014
- From 2000-2015, average of 874 residential permits **issued** per year (*includes Specific Plans*)
- Housing costs are trending higher, reducing inventory for moderate income earners

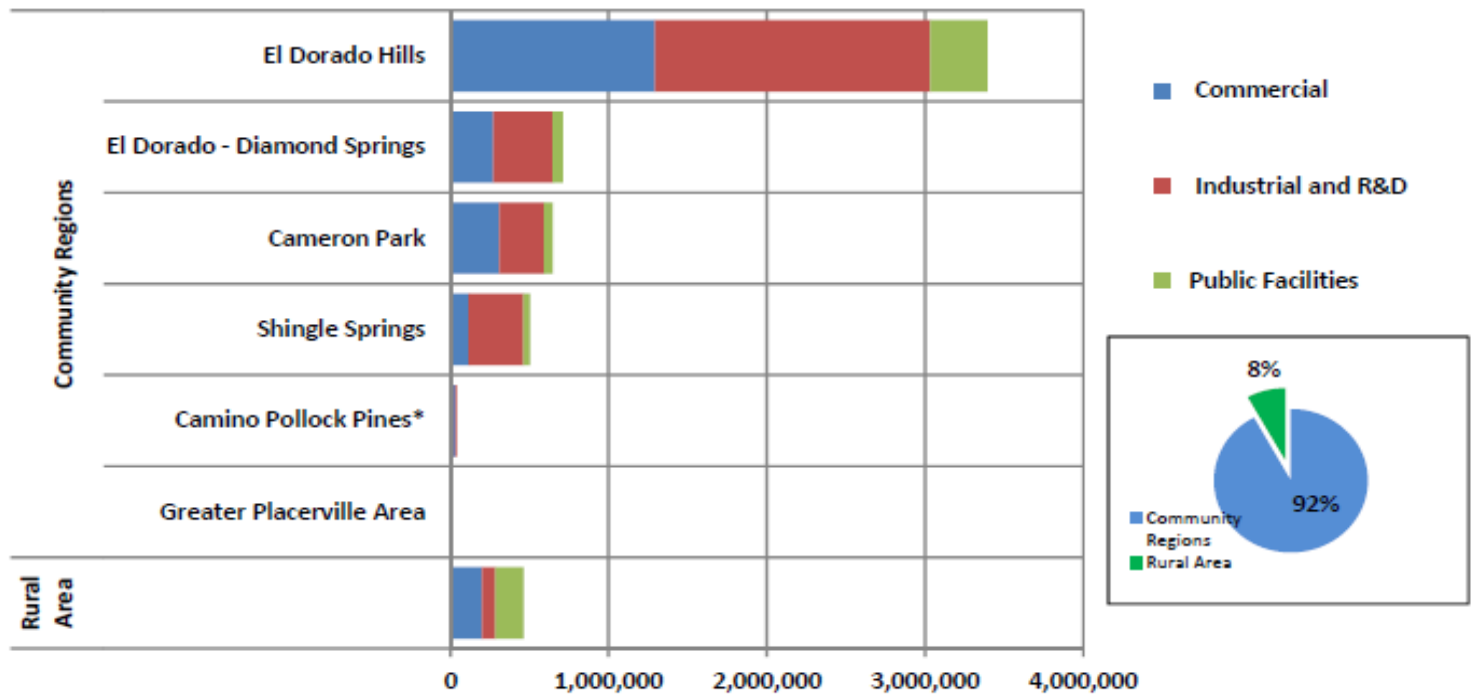


NON- RESIDENTIAL DEVELOPMENT AND EMPLOYMENT



New Non-Residential Square Footage by Community Region

New Building Permit Square Footage by Community Region
2000-2015



*The Camino/Pollock Pines Community Region was converted to a Rural Center at the end of 2015 as part of the TGPA-ZOU Project. Future data for Camino/Pollock Pines will be included with the Rural Area.

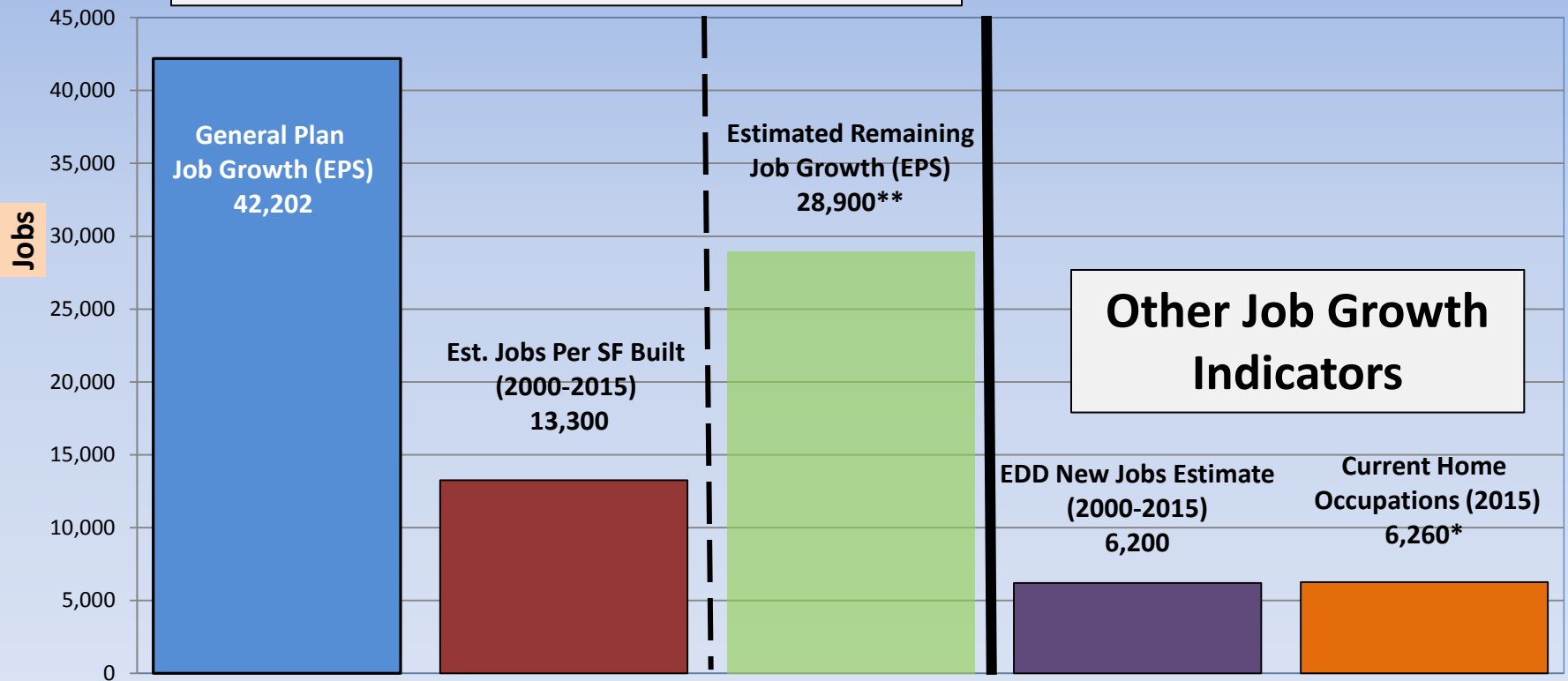
**Including building permits for public facilities

***Square Footage/job equivalents are based on the 2002 EPS Land Use Forecasts for the Draft 2004 General Plan. Due to limited data for the 2000-2010 review period, research and development square footage calculations were included with new industrial



Employment Growth

GP Jobs Per Square Footage Built



Note: Job Estimates are rounded.

*County Surveyor's office estimate, 2016

**Remaining job growth was calculated by subtracting new jobs per SF built (13,300 jobs) from General Plan forecasted jobs (42,202).

Sources: El Dorado County Development Services Division and California Employment Development Department, 2015.



New Non-Residential Square Footage (2000 – 2015)

Type	Square Footage	Job Equivalents*
Commercial	2,228,000	7,100
Industrial & R&D	2,843,000	4,800
Public Facilities	702,000	1,400
Total	5,773,000	13,300

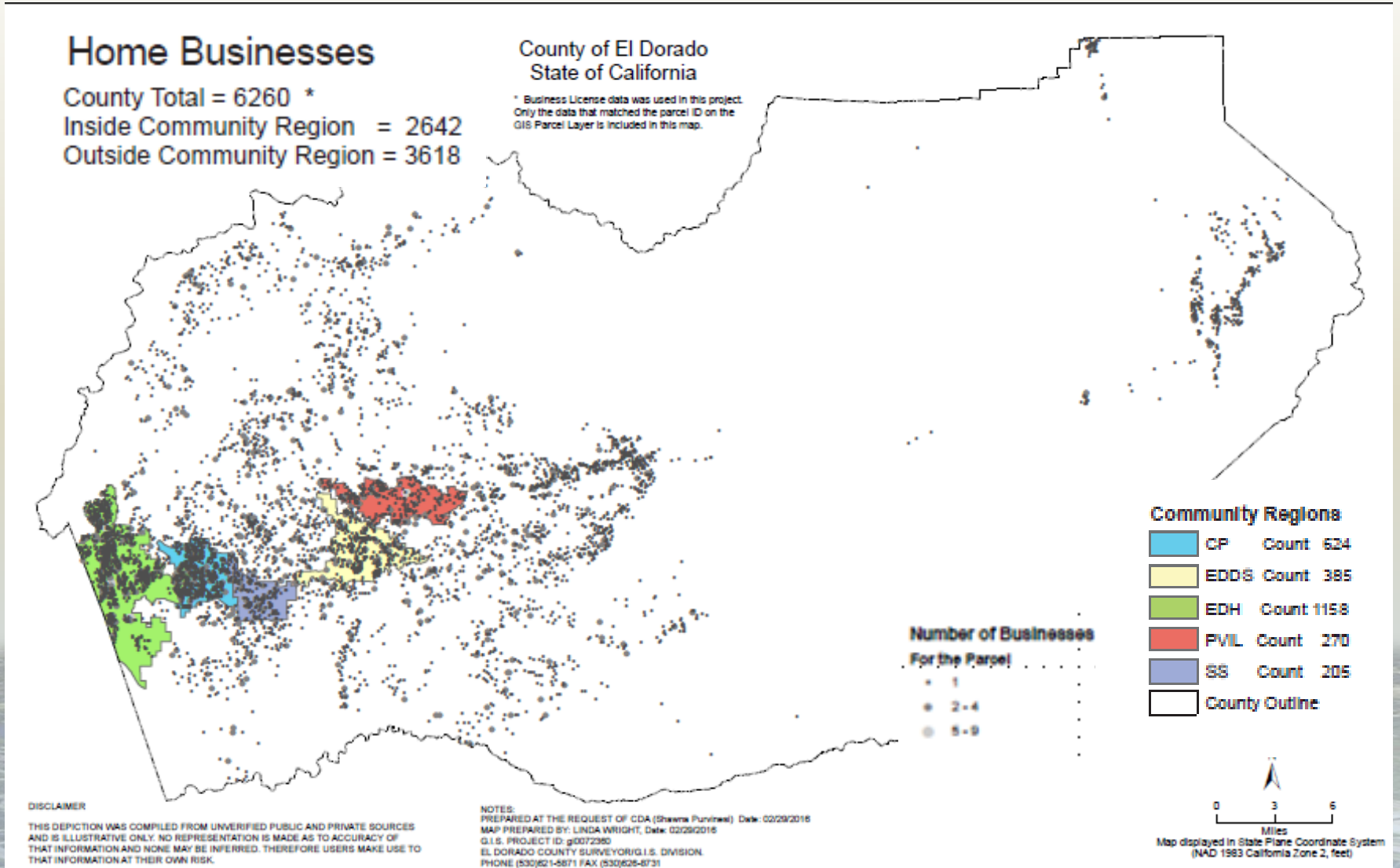
Note: All numbers are rounded.

Distribution	Sq. Footage	Job Equivalents*
Community Regions	5,309,000	12,300
Rural Area	464,000	1,000

* Job equivalents are based on 2002 EPS Land Use Forecasts for Draft 2004 General Plan (p. 25). Due to limited data for 2000-2010 review period, R&D development square footage calculations were included with new industrial permits.



Home Occupation



NON-RESIDENTIAL DEVELOPMENT AND EMPLOYMENT SUMMARY

- General Plan plans for 42,202 jobs

2000 - 2015

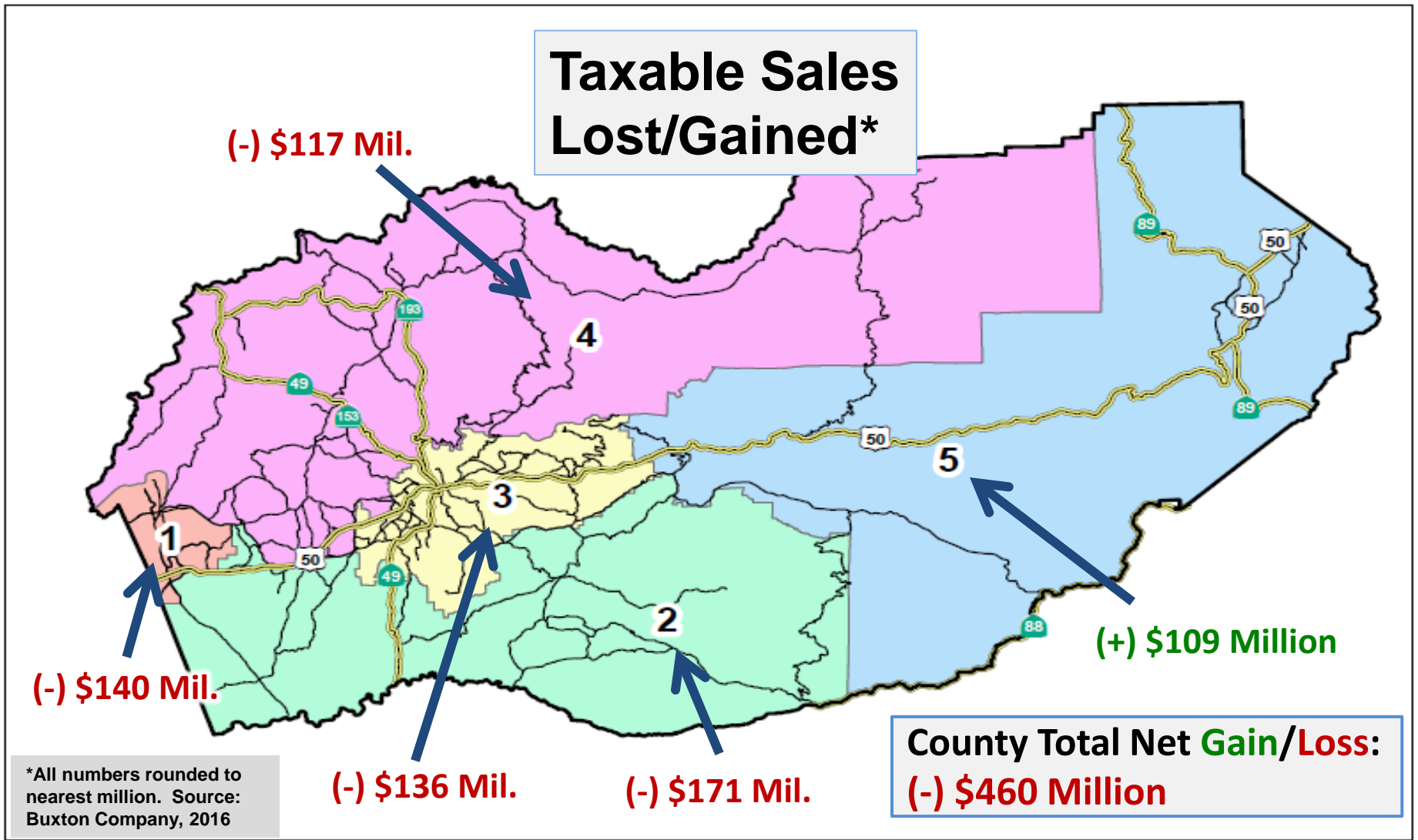
- Non-residential square footage built: 5,773,000
- Approx. 13,300 new jobs per sq. ft. built
- Approx. 28,900 remaining jobs to accommodate

2015 Home Occupation Baseline: 6,260

(2,642 in Community Regions; 3,618 In Rural Area)



Local Sales Tax Leakage (by Board of Supervisors District)



CAPACITY TO ACCOMMODATE REMAINING DEMAND

◆ Housing ◆



**Does the growth necessitate adjustments to the Plan?
If yes, what adjustments (+/- land supply) would be
required to accommodate future growth?**



Housing Demand General Plan Horizon

2004 General Plan plans for	32,500*	Units
Built 2000-2015	<u>15,000*</u>	Units
Remaining in 2004 General Plan	17,500*	Units

Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.

****All numbers are rounded.***

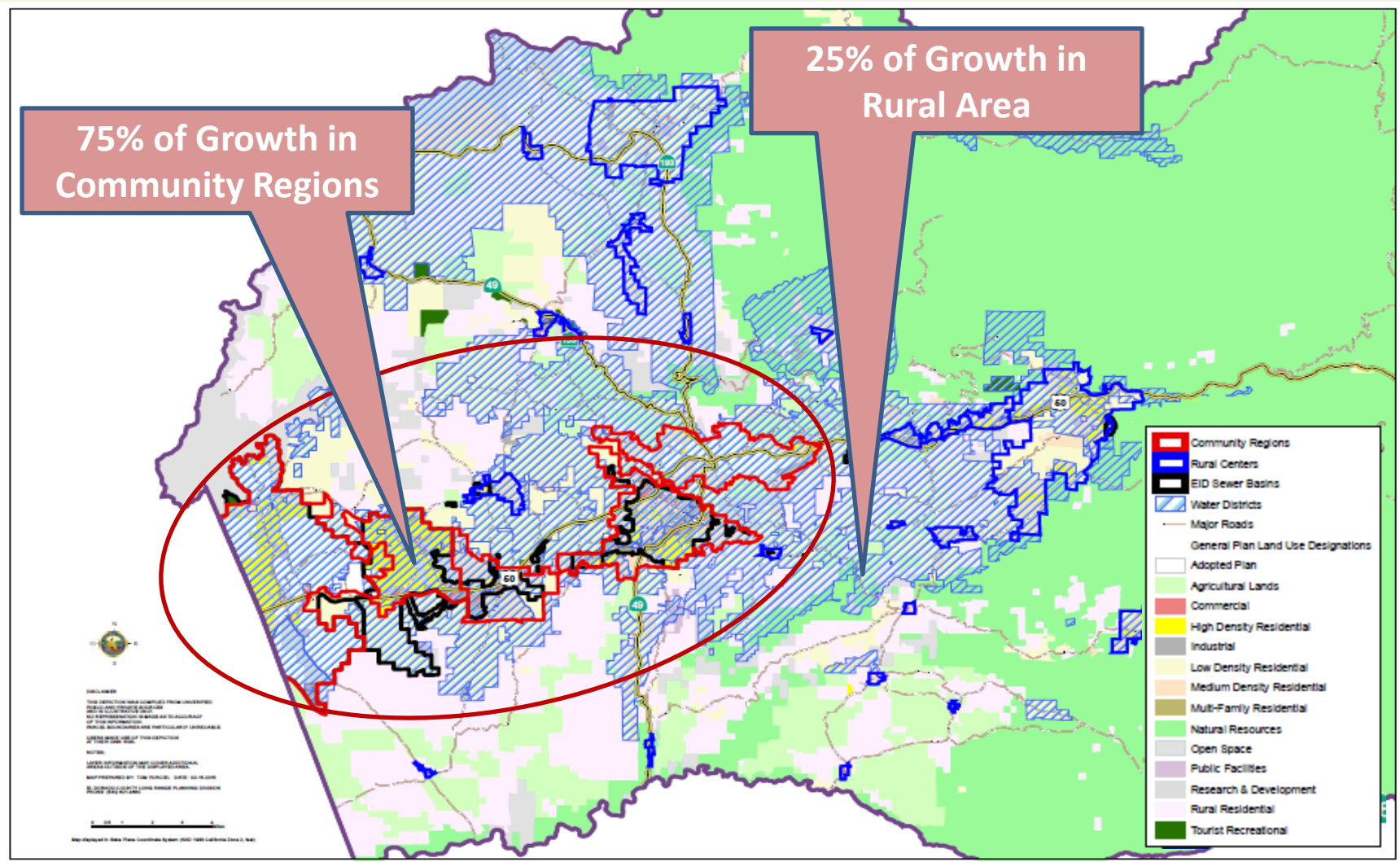


Criteria For Creating Community Region Boundaries (1996 General Plan)











- Existing or potential availability of public water and sewer
- Include major transportation corridors and travel patterns
- Include all existing contiguous land uses of Medium Density Residential and greater density
- Include contiguous undeveloped lands with capability for more intensive uses [Example: Low Density Residential incorporated into Community Regions where public water, sewer, infrastructure and services were available]
- Include potential transition areas to Rural Centers or Rural Region
- Accommodate existing land use patterns and land capability to support similar development intensity

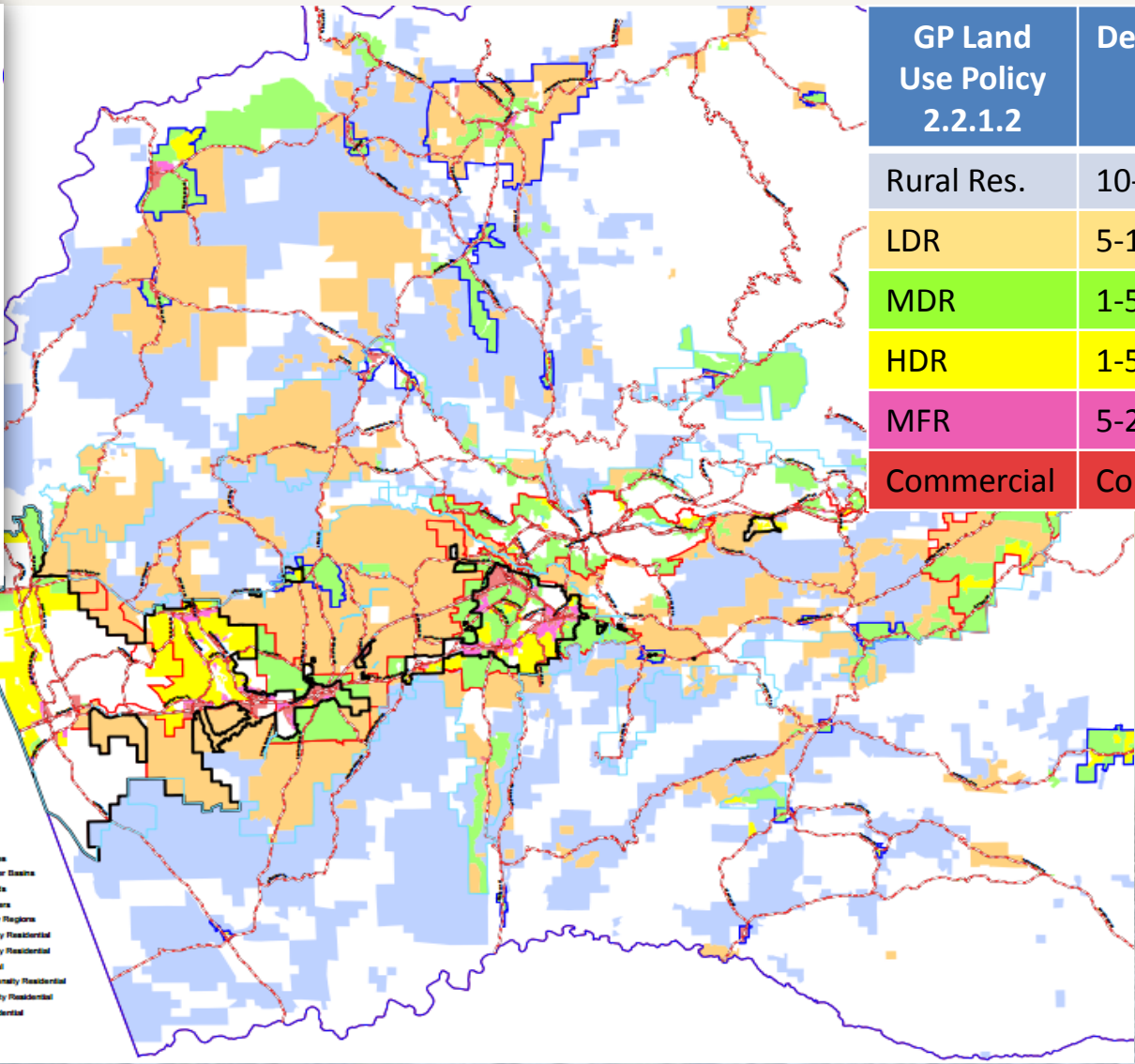


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










General Plan Residential Lands

-  Water Zones
-  E.I.D. Sewer Basins
-  Major Roads
-  Rural Centers
-  Community Regions
-  Low Density Residential
-  Multi-Family Residential
-  Commercial
-  Medium Density Residential
-  High Density Residential
-  Rural Residential

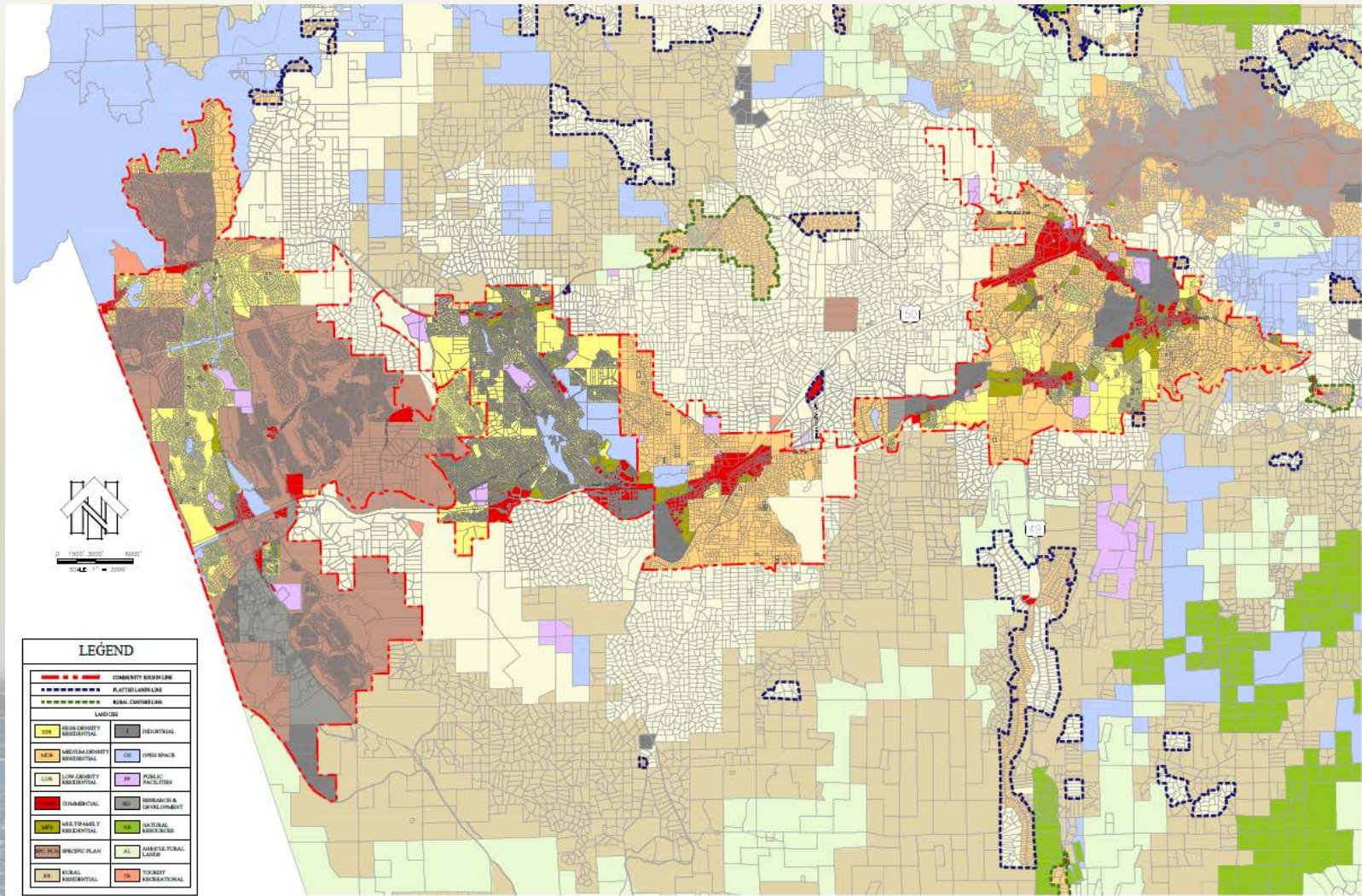


GP Land Use Policy 2.2.1.2	Density Range
Rural Res.	10-160 ac
LDR	5-10 ac
MDR	1-5 ac
HDR	1-5 units/ac
MFR	5-24 Units/ac
Commercial	Commercial

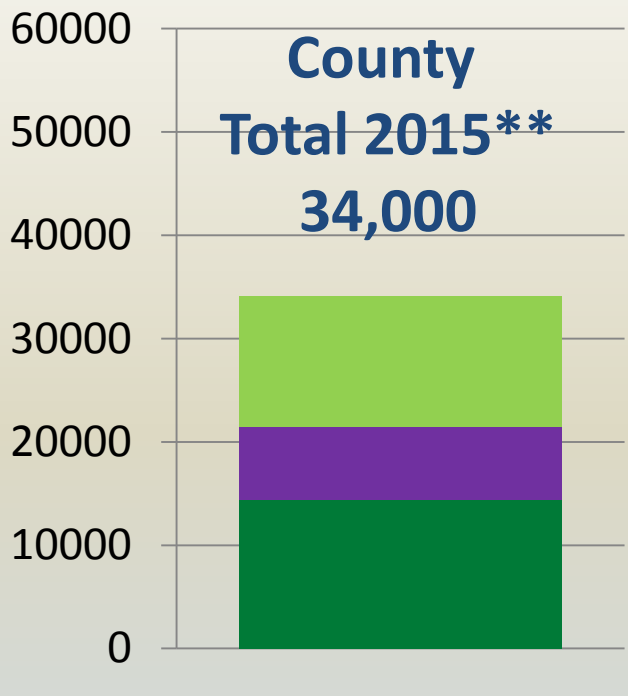
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-  High Density Residential
-  Rural Residential



Community Region Boundary Map



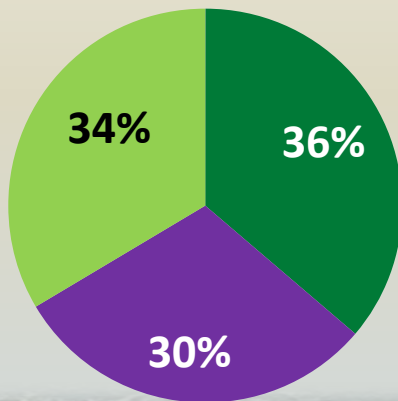
General Plan Housing REMAINING Potential Supply 2016



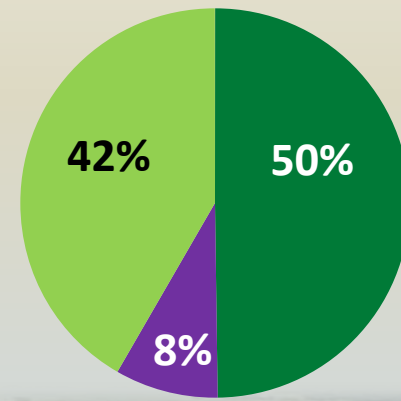
- Single Family Realistic Capacity
- Multi Family Realistic Capacity
- Existing/Entitled



**Community
Regions
19,000* DUs**



**Rural
Area
15,000* DUs**

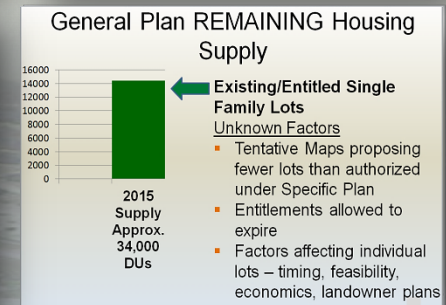
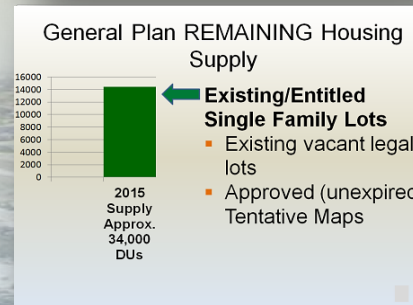
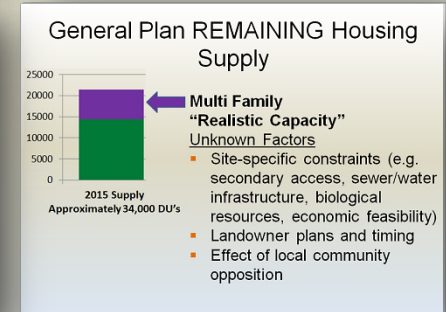
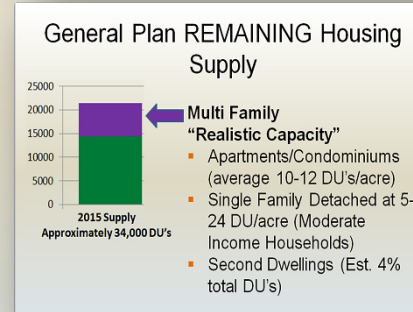
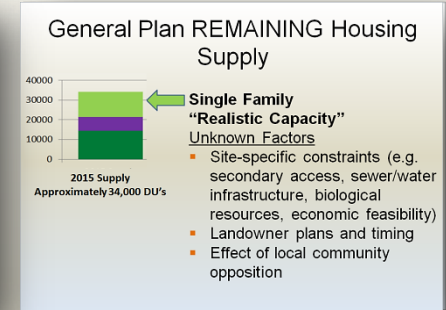
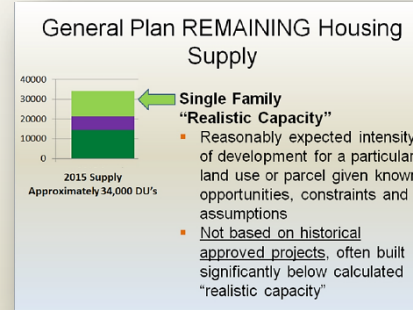
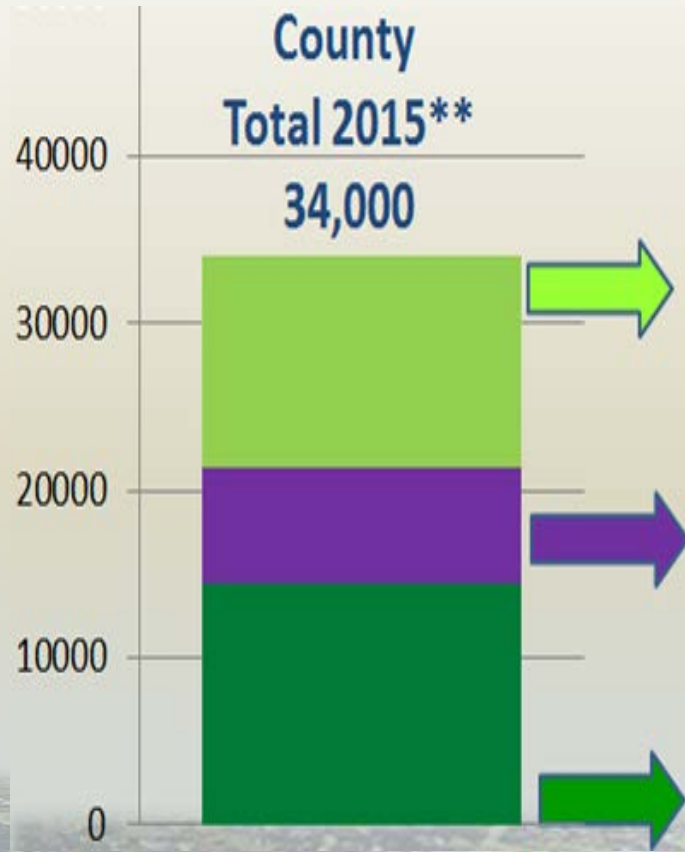


**Numbers are rounded. Note: Multi Family in Rural Area includes second DUs.*

****Total County is based on realistic capacity analysis in the Travel Demand Model 2012 Update Land Use Final Report (October 2013) prepared by Kimley-Horn.**



General Plan Housing REMAINING Potential Supply 2016



Housing Supply Monitoring

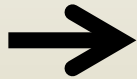
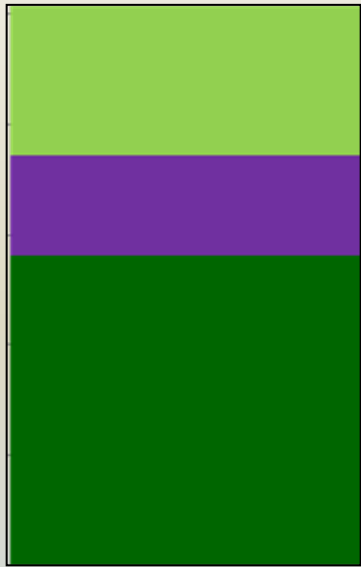
Theoretical Example: High Density Residential (HDR) 50-Acre Project Site

1. **Maximum Theoretical Capacity = 250 lots**
2. **Realistic Capacity for the project** (less known constraints) = **220 lots**
3. Site Specific Constraints (Submitted Tentative Map) = **200 lots**
4. **Resulting Entitled Lots:** Approved Tentative Map based on public and political input = **115 lots**
(based on historic average units/acre approved)



Housing Supply Monitoring

Theoretical Example: High Density Residential (HDR), 50-Acre Project Site (Cont.)



Subtract 220 lots from Realistic Capacity



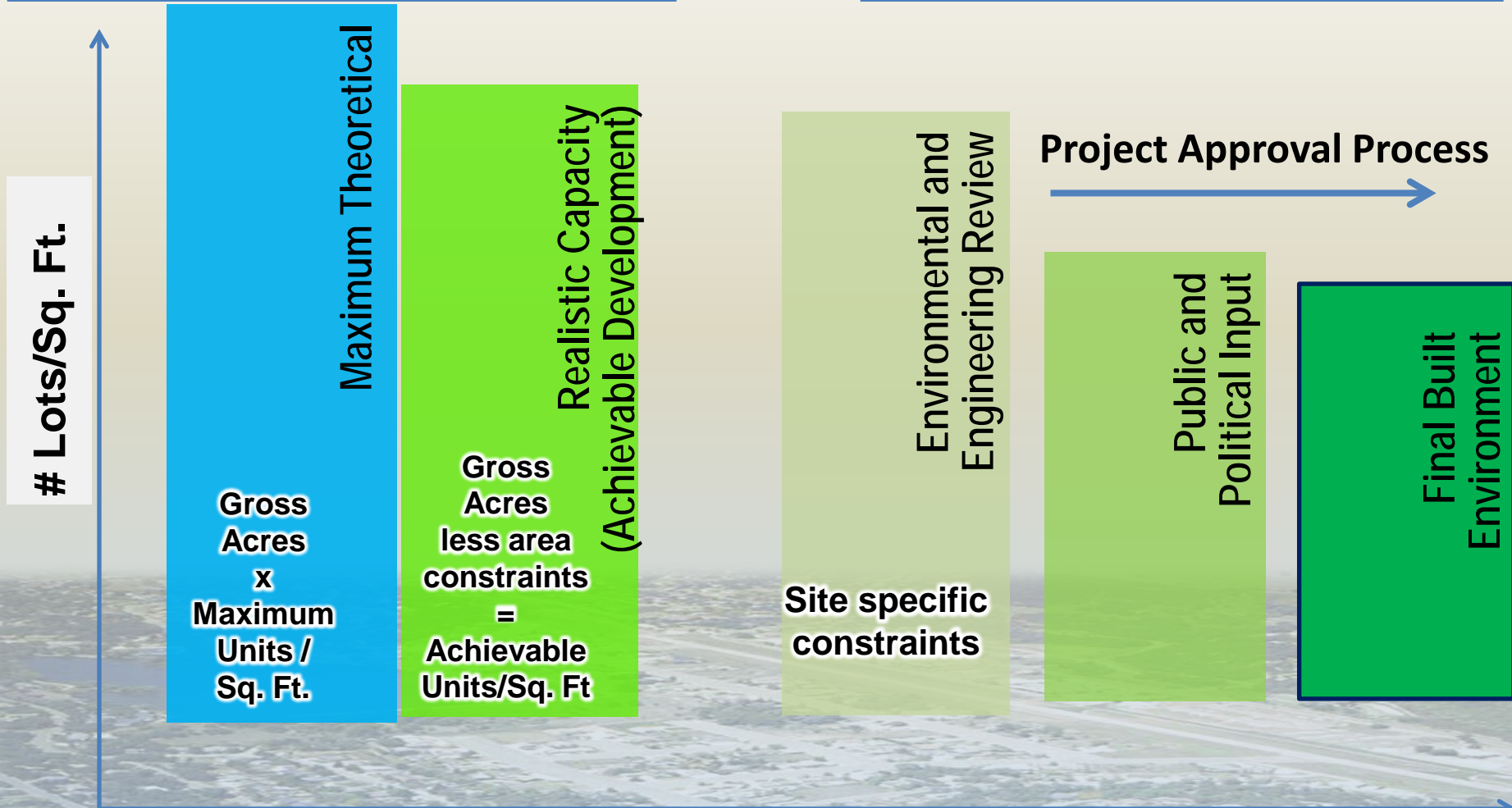
Add 115 lots to Existing/Entitled supply



Housing Supply Monitoring Capacity vs. Project Approval

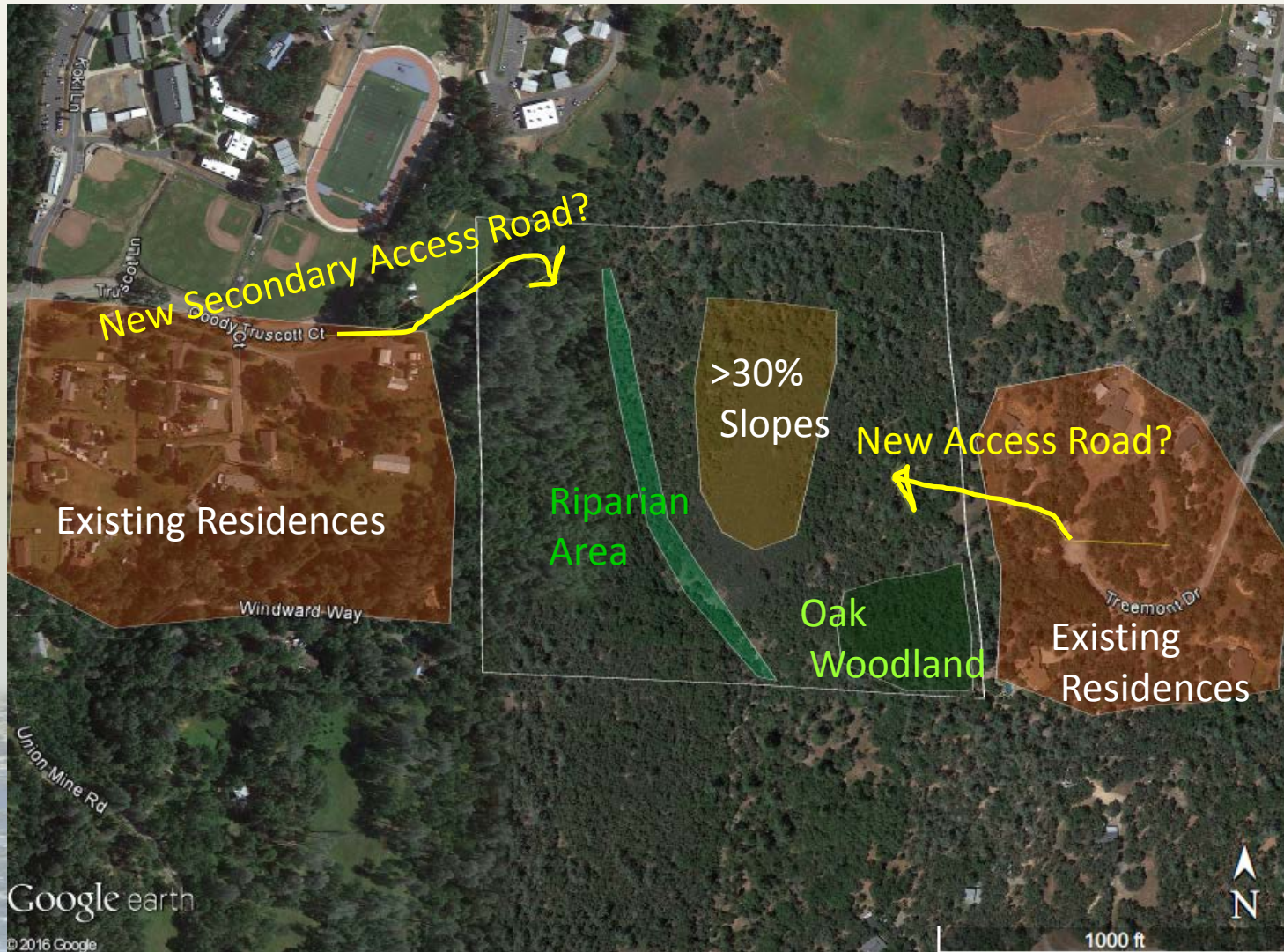
General Plan Capacity

Project Entitlements



Capacity vs. Project Approval

Site Specific Constraints



Capacity vs. Project Approval

**Maximum Theoretical Capacity
(General Plan)**



Capacity vs. Project Approval



Capacity vs. Project Approval

**Existing/Entitled
Single Family Lots**



Past Examples

Project	Theoretical Capacity	Realistic Capacity	Existing/Entitled Lots	% of Realistic Capacity
Shinn Ranch	870 Lots	700 Lots	146 Lots	21%
Wilson Estates	140 Lots	75 Lots	28 Lots	37%
Bass Lake Hills (BLH) Specific Plan	5,603 Lots	3,413 Lots	1,458 Lots*	43%
			Average	39%

*1,458 lots are anticipated for the BLH Plan area.

As of 4/28/16, only 380 of these lots are currently authorized under BLHs Specific Plan.



Allocation

Housing Demand Assumptions

17, 500 New Units Over Remaining General Plan

75% Community Regions* (Within EID Service Boundaries)		25% Rural Centers and Rural Regions (EID, GDPUD, other purveyors or private wells)		Total
Single Family	9,700	Single Family	3,400	13,100
Multi Family**	3,400	Multi Family**	1,000	4,400
Total CR's	13,100	Total RC/RR's	4,400	17,500

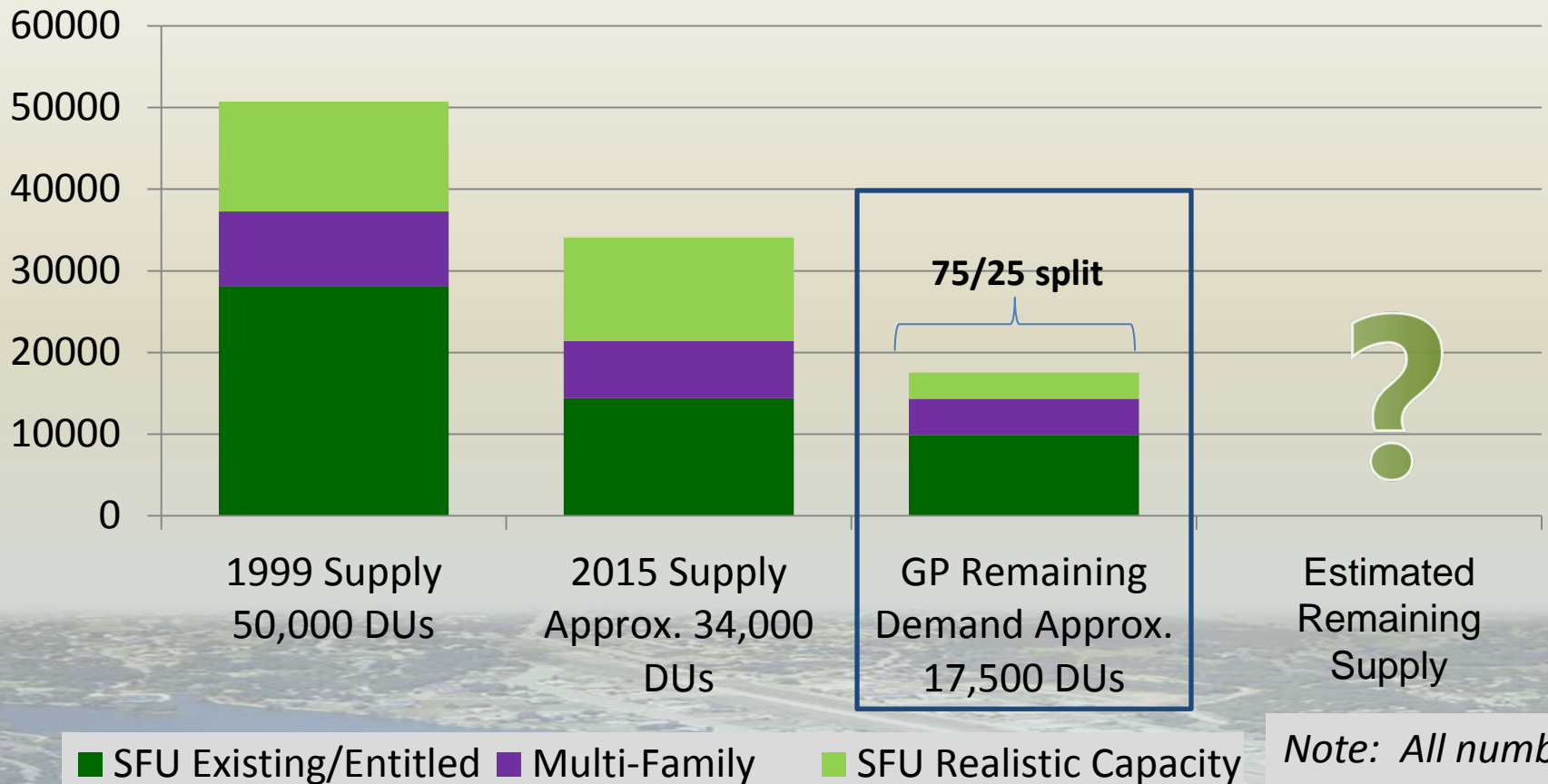
(Note: All numbers are rounded)

*Community Regions are Cameron Park, El Dorado/Diamond Springs, El Dorado Hills, Shingle Springs, and Placerville (unincorporated area). Camino/Pollock Pines changed to Rural Center

Multi Family unit count based on 2013-2021 RNHA allocation, and exceeds historical growth rate. This number is subject to change in 2021 at the next Housing Element Update. **Multi Family also includes second DUs.



General Plan Housing Supply (without land use changes)



DU = Dwelling Units SFU = Single Family Unit

Note: All numbers are rounded.



General Plan Estimated REMAINING Housing Supply

Known Factors:

- Approximately 6,600 existing/entitled lots to accommodate single family DUs in Community Regions
- To achieve 75/25 distribution, an additional 3,100± new lots or DUs are assumed in Community Regions
- New lots or DUs can be accommodated on existing land uses if projects are approved at or above average densities allowed by General Plan Policy 2.2.1.2
- Historical density rates approved are approximately 40% “Realistic Capacity”



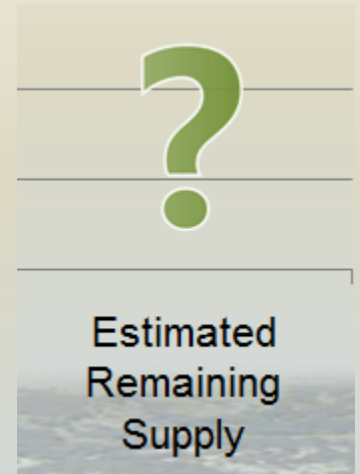
Estimated
Remaining
Supply



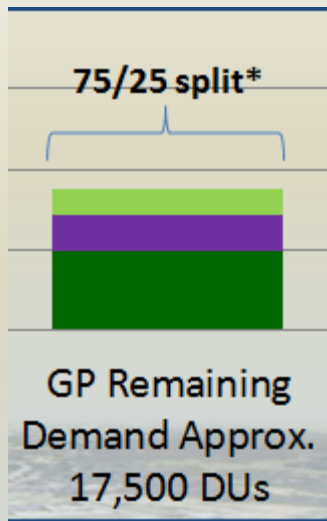
General Plan Estimated REMAINING Housing Supply

Unknown Factors:

- Build-out of existing/entitled supply (e.g., Bass Lake Specific Plan)
- Site-specific constraints (e.g., secondary access, sewer/water infrastructure, biological resources, economic feasibility)
- Landowner plans and timing
- Effect of local community opposition and final project approvals



HOUSING CAPACITY SUMMARY

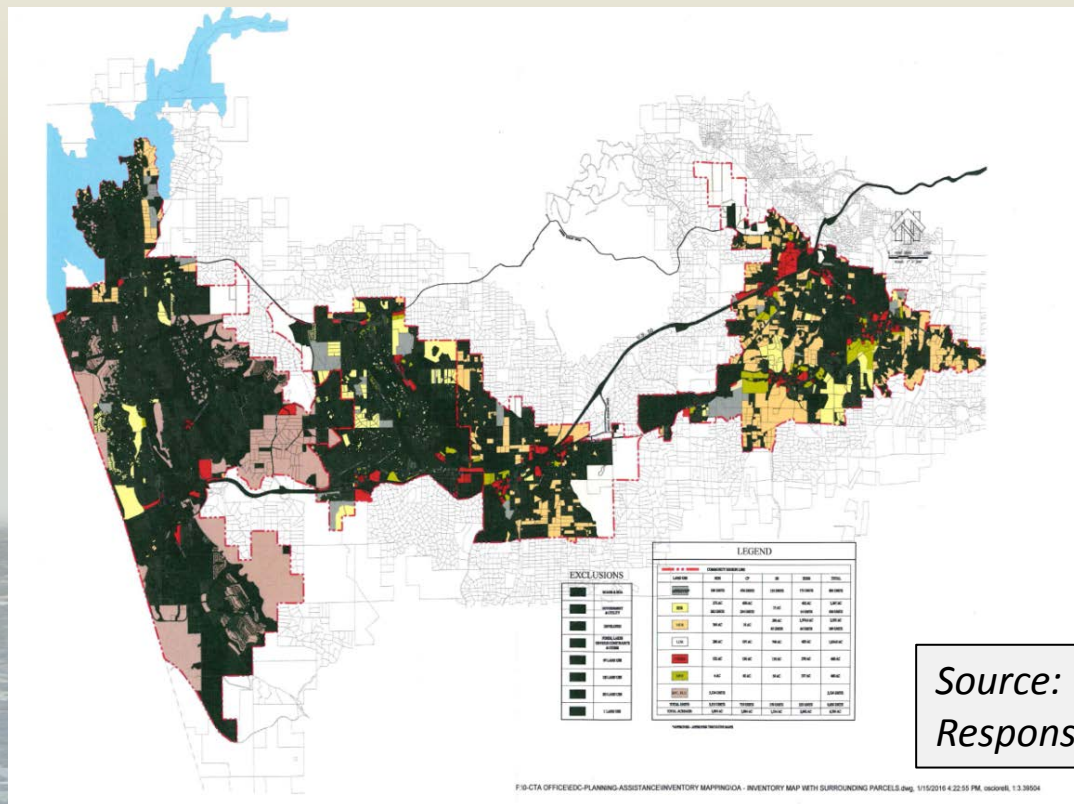


- Approx. **70%** of residential permits between 2000 – 2015 were within CRs
- Approx. **17,500** DUs to accommodate achieved by:
 - Approx. 10,000 in Existing/Entitled SF DUs
 - Approx. 3,100± out of Realistic Capacity DUs
 - Approx. 4,400 in Multi Family/Second DUs
- Estimated remaining supply after accommodating 2004 General Plan subject to many unknowns (e.g. buildout of existing/entitled, level of density approved, landowner plans, etc.)



2015 Land Inventory (EDCARP Report)

- EDCARP report analyzed residential land in Community Regions available to accommodate 75% growth remaining under the GP.



- Staff found the number of existing/entitled lots substantially the same as the EDCARP analysis.

Source: El Dorado County Alliance for Responsible Planning (EDCARP), 2015



2015 Land Inventory (EDCARP Report)

- For unentitled land, EDCARP report identified available acreage without assigning number of lots/units.
- Applying “**Realistic Capacity**” density ranges to this acreage, EDCARP’s data is comparable to staff analysis.

Table 5. Residential Land Available for Development in Community Regions

	SP	Approved	C/MUD	MFR		HDR		MDR		LDR	
	(# Lots)	(# Lots)	(Acres)	Lots	Acres	Lots*	Acres	Lots*	Acres	Lots	Acres
EDH	5,124	109	132	--	6	282	272	--	364	--	280
CP	--	476	156	--	63	234	650	0	18		197
SS	--	133	110	--	54	0	13	45	599		748
EDDS	--	175	270	--	337	14	432	64	1,574	--	429
Totals	5,124	893	668		460	530	1,367	109	2,555		1,654

* Existing Lots for which building permits have not been issued

Source: El Dorado County Alliance for Responsible Planning (EDCARP), 2015



CAPACITY TO ACCOMMODATE REMAINING DEMAND

◆ Jobs ◆

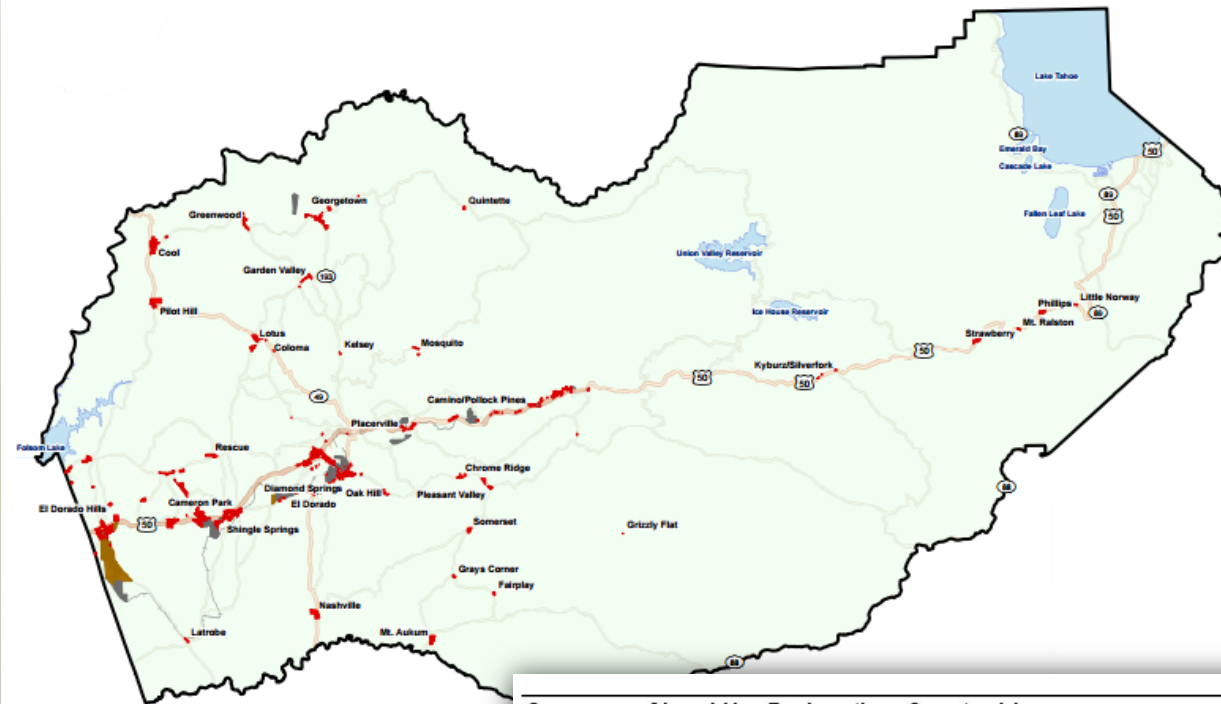


Does the growth necessitate adjustments to the Plan? If yes, what adjustments (+/- land supply) would be required to accommodate future growth?



General Plan Non-Residential Lands

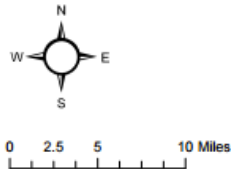
Table 1: Countywide Land Use Designation



Legend

Land Use Designation

- Commercial
- Industrial
- R&D



Summary of Land Use Designation, Countywide

Land Use Type	Fully Developed		Partially Developed		Vacant with Potential		Highly Constrained	
	Number of Parcels	Acres Developed	Number of Parcels	Acres Developable	Number of Parcels	Acres Developable	Number of Parcels	Acres Constrained
Commercial	1,130	1,115.4	165	303.6	313	717.3	176	380.3
Industrial	159	286.3	47	110.5	129	611.6	37	185.5
R&D	189	158.9	16	61.2	54	609.7	5	11.3
All Land Use Types	1,478	1,560.6	228	475.3	496	1,938.7	218	577.1



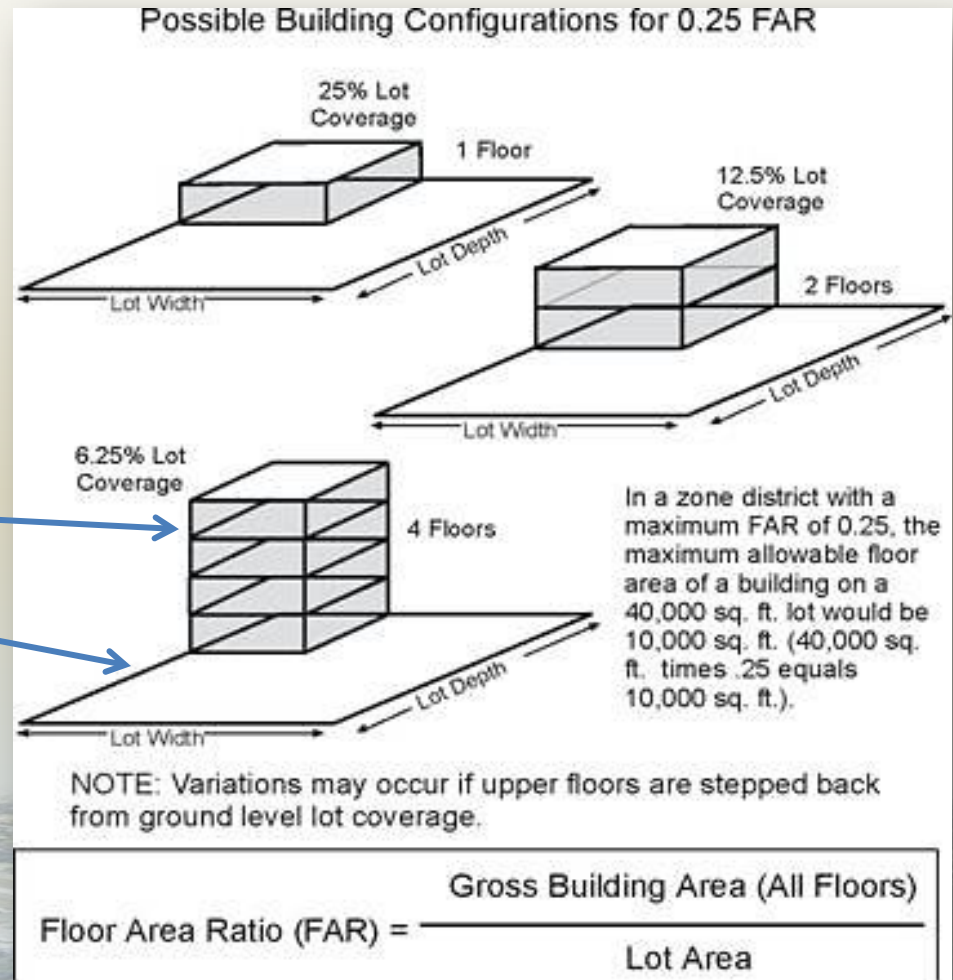
Floor Area Ratio (FAR)

Total floor area of the building (including all floors) divided by the land area

Floor Area (Sq. Ft.)
Land Area (Sq. Ft.)

Example:

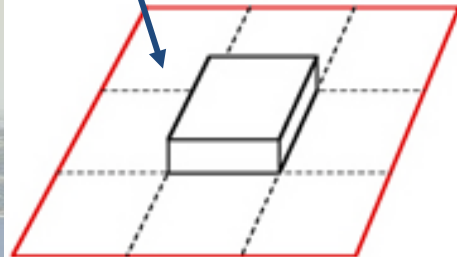
50,000 SF (building)
100,000 SF (Land)
= .5 FAR



Floor Area Ratio (FAR)

- Ratio of built area (a building's total size, including all floors) to the lot area
- Measure used to discern the intensity of a development
- Applied to all non-residential development in the unincorporated county

Lot Area
(shown in 9 squares)



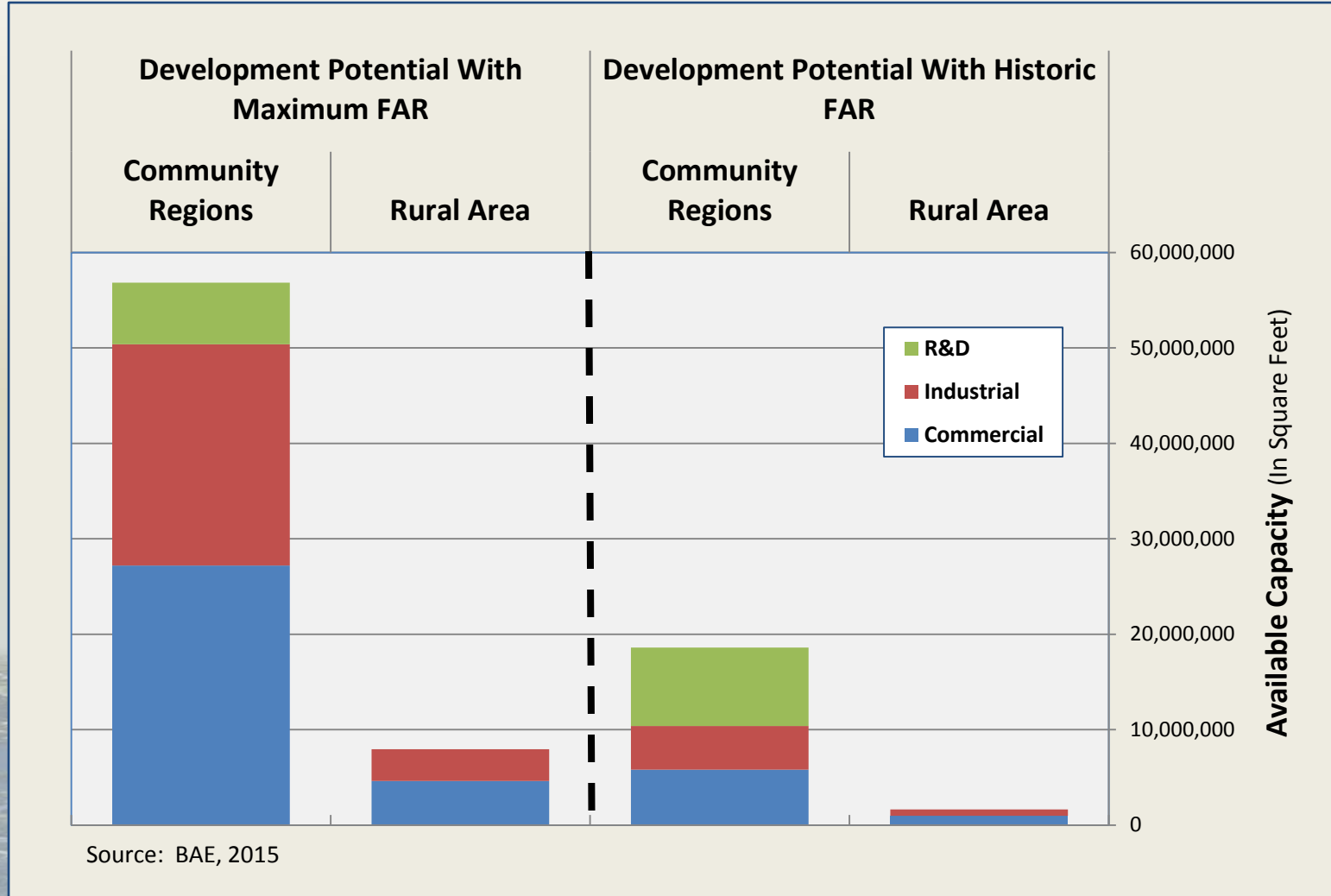
$$\text{FAR} = 1/9 \text{ (0.111)}$$



**Davis Commons Shopping Center, Davis, CA
(FAR 0.3)**



Non Residential Land Capacity - Countywide



Source: BAE, 2015



FUTURE JOB CAPACITY



Photo Courtesy of Instock



Photo Courtesy of Aerometals, El Dorado Hills



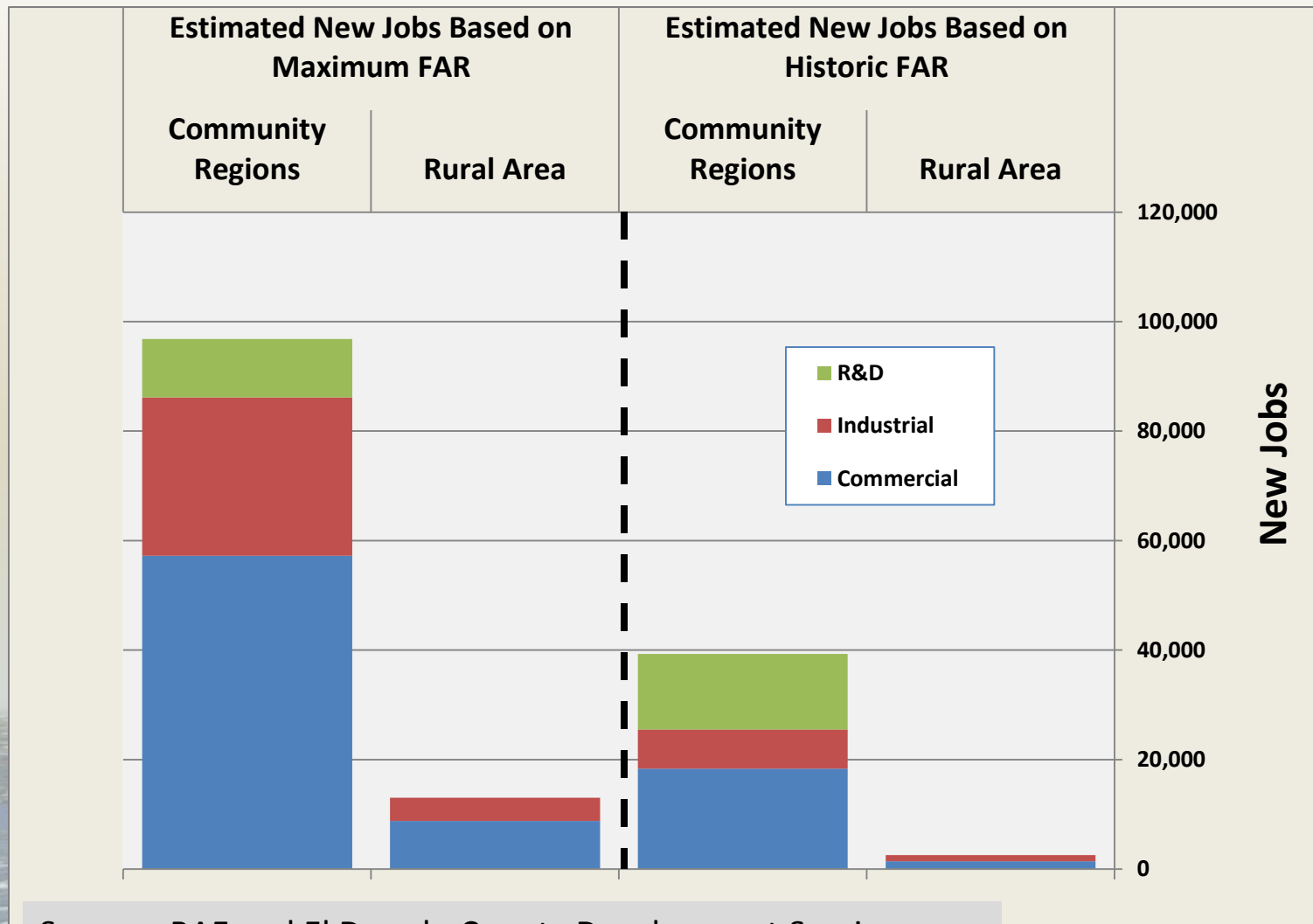
El Dorado County road maintenance crew



*Photo Courtesy of Pixabay
CCO Public Domain*



Job Capacity



Source: BAE and El Dorado County Development Services, 2015



JOB CAPACITY SUMMARY

- Approx. **92%** of jobs between 2000 - 2015 were created inside CRs
- Approx. **42,202** jobs to accommodate
- Approx. **13,300** jobs created (based on job equivalents per sf built)
 - Approx. 7,100 in Commercial
 - Approx. 4,800 in Industrial and R&D
 - Approx. 1,400 in Public Facilities
- Approx. **28,900** remaining jobs to accommodate
 - Est. capacity (oversupply) of **39,000*** new jobs in CRs
 - Est. capacity (oversupply) of **2,600*** new jobs in RA

*Based on historic FAR



NEXT STEPS

2016 General Plan 5-Year Review



Next Steps

2016 5-Year Review

Review will include:

- General Plan 5-Year Review components delineated by GP Objective 2.9.1 including:
 - Land inventory
 - Rate of development
 - Community Region/Rural Center review
 - GP Mitigation Monitoring Program review
 - Summary of findings from the review



Next Steps

2016 5-Year Review (Cont.)

- State and local requirements for a General Plan review
- New information received since adoption of the Plan, including:
 - Recent changes in state law
 - Recent economic and housing development studies
 - 2010 U.S. Census population results
 - Various public utility reports and studies (e.g. water, agriculture, etc.)
- Items identified as part of today's land inventory presentation.



Key Questions for Board Discussion

As a result of the information presented, key questions include:

- Did growth vary significantly from major assumptions of the Plan?
- Can projected growth for a population of 200,000 be accommodated by the existing General Plan?
- Does the growth necessitate adjustments to the Plan?
- What adjustments to the General Plan, if any, would be required to accommodate future growth (e.g. changes to land supply and/or policy)?



Key Questions for Board Discussion (Cont.)

- Are the General Plan land inventory objectives (Objectives 4-6) being achieved?
 - Accommodate the County's fair share of regional growth and affordable housing?
 - Oversupply residential and non-residential land use designations?
 - Growth focused in areas of existing and potential infrastructure?
- Are the basic General Plan Assumptions, Strategies, Concepts and Objectives still valid, or have they changed so drastically that the County would need to consider amending them at this time?

