



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

Date: May 17, 2016  
To: Board of Supervisors  
From: Shawna Purvines, Principal Planner  
Subject: **Preliminary Land Inventory Data Report for the General Plan 2016 5-Year Review**

---

### **PURPOSE**

General Plan Policy 2.9.1.2 requires monitoring of the General Plan every five years. The prior 5-Year review was conducted in 2011. Staff is working on the current 5-Year review, which is being completed in two phases:

1. Preliminary land inventory data, including monitoring results to the Board of Supervisors (Board) in May 2016 (“Step 1”); and
2. General Plan 2016 5-Year Review Report to the Board in Fall 2016 (“Step 2”).

This memo covers “Step 1” and is organized into the following sections:

- Background for the General Plan 2016 5-Year Review;
- Primary Components for the General Plan 2016 5-Year Review;
- Preliminary Land Inventory Data and Monitoring Results;
- Key Questions for the Board to Consider; and
- Next Steps

### **BACKGROUND FOR THE GENERAL PLAN 2016 5-YEAR REVIEW**

#### ***Legal Requirements for General Plan Monitoring and Reporting***

California Government (Gov.’t) Code Section 65103(a) requires local governments to periodically review and revise their General Plans as often as they deem necessary. Section 65400(a)(2) requires annual reporting of the status and progress of the General Plan implementation and progress in meeting its share of regional housing needs (pursuant to Gov.’t Code Section 65584). In 2008, the Legislature passed Senate Bill 375 (SB 375), which made several important changes to Housing Element law including extending the housing element planning period from 5 years to 8 years to better synchronize the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and Housing Element process (Gov.’t Code Section 65588(b) and (f)). Any local government that does not adopt a Housing Element within 120 days of the statutory deadline falls out of the 8-Year cycle and must adopt a Housing Element every 4 years (Gov.’t Code Section 65588(b)). (*See Exhibit A*).

On October 29, 2013, the Board adopted the 2013-2021 Housing Element. In November 2013, the County received a certification of compliance from the California Department of Housing and Community Development (HCD) for its adopted 2013-2021 Housing Element. The next update of the Housing Element will be in 2021.

***Purpose of General Plan Reporting***

The purpose of General Plan annual progress reports and 5-Year reviews is to:

- Provide information to allow for an assessment of how the General Plan is being implemented in accordance with its adopted goals and objectives;
- Provide information that can identify necessary course adjustments or modifications to the General Plan as a means to improve local implementation;
- Provide a clear correlation between land use decisions that have been made during the reporting period (e.g., approval of Tentative Maps) and the goals and objectives contained in the General Plan; and
- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Gov.'t Code §65584 and §65583(c)(3)).

***Summary of the Previous General Plan 2011 5-Year Review***

The El Dorado County General Plan was adopted on July 19, 2004. On March 8, 2005, the voters of El Dorado County approved Measure B, the referendum on the adopted 2004 General Plan. This enabled the County to return to the Sacramento County Superior Court to have the Writ of Mandate lifted in the matter of *El Dorado County Taxpayers for Quality Growth, et al. v. El Dorado County Board of Supervisors*. On September 1, 2005, the Court ruled that the County had satisfied every term of the Writ, and it was discharged. Therefore, September 1, 2005 became the effective date of the 2004 General Plan.

On June 30, 2009, staff presented monitoring data and information to the Board regarding the assumptions of the General Plan, population, job growth and land use trends since September 2005. Items presented to the Board on June 30, 2009 included the following:

- Overview of the General Plan assumptions and objectives.
- Assessment of whether those assumptions are still valid.
- Implementation measures adopted and major programs instituted.
- Policy amendments made.
- Identification of changes desired by the public.
- General Plan priorities.

Based on the Board's review of the monitoring data and information, the Board directed staff to return in the spring of 2011 for the General Plan 5-Year Review, and to work with the Economic Development Advisory Committee (EDAC) Regulatory Reform subcommittee in preparation for the review.

On April 4, 2011, staff presented the General Plan 2011 5-Year Review report to the Board (*See Legistar File 11-0346, [Item No. 1] [Attachment A](#)*). Information presented to the Board included:

1. State and local requirements for a General Plan review.
2. New information received since the adoption of the General Plan including:
  - a. Recent Changes in State Law;
  - b. Recent Economic Development Studies;
  - c. Economic and Planning Systems Housing Development Feasibility study;
  - d. EDAC Regulatory Reform General Plan review;
  - e. 2010 Census population results; and
  - f. Current economy assessment.
3. General Plan 5-Year review of components delineated by General Plan Objective 2.9.1 including:
  - a. Land Inventory;
  - b. Rate of Development;
  - c. Community Region/Rural Center Review; and
  - d. General Plan Mitigation Monitoring Program Review.
4. A summary of findings from the review.

***General Plan 2011 5-Year Review Findings and Board Action***

The General Plan 2011 5-Year Review analyzed the above information and data sets; based on this analysis, the Board took the following actions (*See [Board of Supervisors 4/4/2011 Agenda, Legistar File 11-0346, \[Item No. 1\]](#)Action details*):

1. Found that the basic General Plan Assumptions, Strategies, Concepts and Objectives are still valid, or have not changed so drastically that the County would need to consider amending them at this time;
2. Received and filed this report as the General Plan 5-Year review for 2011, with the next five-year review anticipated for 2016; and
3. Found that there are areas within the General Plan that may be improved to better address the development of moderate income housing, the creation of jobs, the loss of tax revenues and further promote and protect the agriculture and natural resource industries in the County.

***Board Action Resulting From the General Plan 2011 5-Year Review***

Based on the findings and conclusions of the General Plan 2011 5-Year Review, the Board initially adopted Resolution of Intention (ROI) to Amend the General Plan (No. 051-2011) to consider proposed amendments to the General Plan related to the development of housing affordable to the moderate income earner, creation of jobs, improving tax revenues in the areas identified for urban growth, and support of agriculture and natural resource industries within the County (*See [Legistar File 11-0019, \[Item No. 3\]](#) Attachment 3F*).

On November 14, 2011, the Board approved ROI No. [182-2011](#)) superseding ROI No. 051-2011 (*See [Legistar File 11-0356, \[Item No. 2\]](#)*). This ROI identified a limited (targeted) set of General Plan policies and superseded previously adopted General Plan ROIs including:

1. ROI 013-2011 to amend Agricultural District Boundaries - Adopted January 25, 2011;

2. ROI 110-2009 to amend the General Plan relating to Community Regions and Rural Centers in the Camino-Pollock Pines area - Adopted May 19, 2009;
3. ROI 2006-04 to amend General Plan Planning Development (30% Open Space) policies to provide flexibility to meet housing needs - Adopted August 10, 2006; and
4. Policy 8.1.3.1 to incorporate Board approved interpretation of Policy 8.1.3.1 with the criteria for the consideration of a reduction of minimum parcel size agricultural buffer requirement of Policy 8.1.3.1 adopted on May 12, 2009.

On November 14, 2011 the Board also adopted two ROIs ([183-2011](#) and [184-2011](#)), superseding the previous Zoning Ordinance Update ROI [44-2008](#). The three new ROIs outlined a project description for completing the update, including the development of design standards and guidelines for mixed-use development and traditional neighborhood design, and additional items the Board desired to address in the draft related to the Targeted General Plan Amendment project.

On December 15, 2015, the Board:

1. Adopted Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update;
2. Adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan;
3. Adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design, Landscaping and Irrigation, Outdoor Lighting, Mobile Home Park Design, Research and Development Zone Design, and Parking and Loading; and
4. Adopted the Zoning Ordinance Update.  
*(See Legistar File No. [11-0356](#), [Item No. 42] Attachments 21A-21O for resolutions and other related documents.)*

## **PRIMARY COMPONENTS OF THE GENERAL PLAN 2016 5-YEAR REVIEW**

The General Plan 2016 5-Year Review will include the following primary components:

- Analysis of Land Inventory and Growth
- General Plan Mitigation Monitoring Program Review
- Summary of Findings from the General Plan 2016 Review
- Other Land Use Actions Related to General Plan Implementation

### ***Analysis of Land Inventory and Growth***

A General Plan 5-Year Review examines the type and distribution of growth since the last review period (2011) to determine if the General Plan Goals, Objectives and Assumptions remain valid. Under Objective 2.9.1 (General Plan Monitoring and Review), specific growth indicators such as land inventory development, population and employment growth, and other useful (growth) indicators are to be reviewed to determine if any adjustments to the Plan's growth potential are warranted (Policies 2.9.1.1 and 2.9.1.2). In addition, changes to Community Region and Rural Center boundaries may also be considered if the Board finds that boundary changes are necessary to better achieve the Plan's growth potential (Policy 2.9.1.4). On February 24, 2015, the Board directed staff to analyze, as a component of this General Plan 5

year review, maps submitted by members of the public and any other map considerations of Community Region Line alterations to reach the goals and objectives of the General Plan.

***General Plan Mitigation Monitoring Program Review (Policy 2.9.1.5)***

This policy requires the County to monitor the implementation of the General Plan Mitigation Monitoring Program (MMP) and determine the effectiveness of policies implemented to mitigate (lessen) the significant environmental effects of development authorized by the General Plan. Such monitoring can also include appropriate recommendations for strengthening any policies found to be less effective than anticipated. The General Plan 2016 5-Year Review will also include an updated status report on the MMP as specified in this policy.

***Summary of Findings from the General Plan 2016 Review***

As with the previous General Plan 2011 5-Year Review, the General Plan 2016 5-Year Review will also contain detailed findings and conclusions based on analysis of data collected during the last five-year monitoring period.

***Other Land Use Actions Related to General Plan Implementation***

As part of the overall Board priorities for items related to General Plan implementation, the General Plan 2016 5-Year Review report will also include the following items for the Board's review:

1. A discussion of the Board's land use priorities as shown on the Long Range Planning Division Project Prioritization Matrix – Board Endorsed on February 9, 2016 (*See Exhibit B*); and
2. Staff's recommended action(s), if any, related to new information received since the last 2011 General Plan 5-Year Review (e.g. economic development studies, changes to state or federal laws, public utility studies).

Supporting information and historical documents related to General Plan Implementation can be found on the Planning Services [Adopted General Plan Implementation](#) web page.

**PRELIMINARY LAND INVENTORY DATA AND MONITORING RESULTS**

As Step 1 of a two-step process, staff compiled the following preliminary land inventory and monitoring data for the categories below as outlined in General Plan Objective 2.9.1 (General Plan Monitoring and Review). These preliminary land inventory data sets are included for the Board's review (*See Exhibits C-K*). Note: All other required information, data and analysis will be presented to the Board in Fall 2016 as part of the 2016 General Plan 5-Year Review (Step 2).

The following data sets were utilized in the analysis completed to date:

- Population data and forecasts through 2035 (*El Dorado County and Others 2015*)
- Population Estimates and Growth Trends, 1940-2015 (*California Department of Finance, 2015*)
- El Dorado County (Demographic) Population Projections 2003-2023 (*US Census Bureau, US Bureau of Labor Statistics, Economic Modeling Specialists International*)
- General Plan Housing Supply (without land use changes) - 1999, 2015 and Plan Horizon (*El Dorado County, 2015*)

- Actual Single Family and Multi Family Permits 1992-2015 (*El Dorado County, 2015*)
- Non-Residential Summary of Land Use Designation, Countywide (*BAE Urban Economics, 2015*)
- El Dorado County Land Use Forecasts for Draft General Plan (*EPS, March 5, 2002*)
- Non-Residential New Building Permit Square Footage by Community Region 2000-2015 (*El Dorado County, 2015*)
- Non-Residential Land Capacity, Countywide (*El Dorado County, 2015*)
- Non-Residential New Building Permit Square Footage by Community Region in Job Equivalents (*El Dorado County, 2015*)
- General Plan Employment Growth Chart (*El Dorado County, 2015*)
- Home Occupation Map (*El Dorado County Surveyor's Office, 2016*)
- Sales Tax Leakage By Board of Supervisors District Diagram (*Buxton, 2015*)

### **Preliminary Land Inventory Data Summary:**

#### ***Population (See Exhibits C-1 through C-3)***

The 2004 General Plan accommodates a population of approximately 200,000 (unincorporated areas):

- 1999 Population: 122,300
- 2015 Population: 152,500 (Department of Finance estimate)
- Remaining Accommodation: Approximately 47,500 additional persons

#### ***Residential Development (See Exhibits D and E)***

The 2004 General Plan accommodates residential development as follows:

- 32,491 total dwelling units accommodated by General Plan horizon
- Approximately 15,000 dwelling units were built from 1999-2010
- Remaining to Accommodate: Approximately 17,500 dwelling units achieved by:
  - Approximately 13,100 dwelling units remaining in Community Regions (75%)
  - Approximately 4,400 dwelling units remaining in the Rural Area (25%)

#### ***Alliance for Responsible Planning Community Region Report Review***

During the course of the Targeted General Plan Amendment-Zoning Ordinance Update hearings, the El Dorado County Alliance for Responsible Planning (EDCARP) submitted a report that analyzed residential land in Community Regions available to accommodate 75% of the growth remaining under the General Plan. Staff was asked to review the information and determine its accuracy.

Staff has reviewed the data and analysis provided in the report and found the information to be accurate. The number of existing and entitled lots is substantially the same as the staff analysis. For unentitled land, the EDCARP report identified available acreage without assigning a number of lots or units. Applying “realistic capacity” density ranges to this acreage, EDCARP’s report is comparable to the staff analysis.

**Non-Residential Development (See Exhibits F through H)**

The 2004 General Plan also accommodates non-residential (employment- and tax-generating) development as described below. Table 1 shows the current (2015) estimate of the County’s remaining non-residential land capacity.

Non-residential capacity is not accounted for by the number of individual units (as is the case with residential capacity) but rather by the ratio of total building area to total lot area (in square feet). This measurement of building intensity is also known as Floor Area Ratio, or FAR (General Plan Policy 2.2.1.5). Table 1 shows estimates of future non-residential development capacity based on two scenarios:

1. Development potential based on development at maximum General Plan density (0.85 FAR for Commercial and Industrial designated lands, 0.5 for R&D designated lands) minus known lot constraints (e.g., steep slopes, wetlands, etc.)
2. Development potential based on historic approved densities (0.15 FAR for Commercial, 0.14 for Industrial and 0.28 for Research and Development [R&D] designated lands).

**Table 1. 2015 Non-Residential Land Capacity (Estimate)**  
 (in square feet, rounded to nearest million)

	Development Potential With Max. Floor Area Ratio (FAR)		Development Potential With Historic Approved FAR	
	Community Regions	Rural Area	Community Regions	Rural Area
Commercial	27,000,000	5,000,000	6,000,000	1,000,000
Industrial	23,000,000	3,000,000	5,000,000	1,000,000
R&D <sup>1</sup>	6,000,000		8,000,000	

<sup>1</sup> Development capacity for R&D is greater under the historic approved FAR than under the maximum FAR as a result of historically higher development density (0.28 FAR) as well as the lower FAR limit (0.5 FAR rather than 0.85 allowed for Commercial and Industrial) under Policy 2.2.1.5.

Source: BAE, 2015 (See Exhibit L)

**Jobs Accommodation (See Exhibits I and J)**

The 2004 General Plan accommodates new jobs as follows:

- 42,202 total jobs to accommodate by General Plan horizon
- Approximately 13,300 jobs were created (based on job equivalents per sq. ft. built) from 2000-2015:
  - Approx. 7,100 Commercial jobs
  - Approx. 4,800 Industrial and R&D jobs
  - Approx. 1,400 Public Facilities jobs (e.g. fire, schools, law enforcement, etc.)

- Approximately 28,900 additional jobs to accommodate:
  - Estimated Capacity (oversupply) of 39,000\* new jobs in Community Regions
  - Estimated Capacity (oversupply) of 2,600\* new jobs in the Rural Area

\*This is a minimum estimate based on historic approved Floor Area Ratios. Additional job capacity may be available depending on floor area ratios approved for future non-residential development projects (Source: [El Dorado County Land Use Forecasts for Draft General Plan](#) (EPS, March 5, 2002) and BAE Draft Commercial Land Inventory Summary, 2015 (See Exhibit L)).

**Economic Growth (See Exhibit K)**

Approximately \$500,000,000 of potential taxable sales were lost in 2015 as a result of consumers leaving the County to purchase taxable goods and services elsewhere (Buxton, 2015). This resulted in an estimated loss of approximately \$4,500,000 of potential sales tax revenue (sales tax “leakage”) to the County General Fund in calendar year 2015. The estimated net loss/net gain of taxable sales is shown in Table 2 below by Board District.

Note that District 5 (including the unincorporated Lake Tahoe Basin) showed a net surplus of taxable sales, which likely indicates that more consumers came into District 5, or portions of District 5, to purchase goods and services than those who left District 5 to purchase goods or services elsewhere.

**Table 2. 2015 Estimated Taxable Sales**

Board of Supervisors District	Taxable Sales [Net Loss (-) / Net Gain (+)]
District 1	(-) \$141,279,530
District 2	(-) \$170,695,440
District 3	(-) \$135,661,107
District 4	(-) \$116,589,382
District 5	(+) \$108,863,225
<b>Total Net Gain/Loss</b>	<b>(-) \$455,362,234</b>

Source: Buxton, 2015

**KEY QUESTIONS FOR THE BOARD TO CONSIDER**

A discussion of key questions the Board should consider regarding General Plan goals, objectives and assumptions includes, but is not limited to:

1. Did growth vary significantly from major assumptions of the General Plan?
2. Can projected growth be accommodated by the existing General Plan?
3. Does projected growth necessitate adjustments to the General Plan?

4. What adjustments to the General Plan, if any, would be required to accommodate future growth (e.g., changes to land supply and/or policy)?
5. Are the General Plan Objectives (12 total) still being achieved? This “Step 1” of the General Plan 2016 5-Year Review evaluated Objectives 4 through 6 including:
  - a. Objective 4: Accommodate County’s fair share of regional growth and affordable housing?
  - b. Objective 5: Oversupply residential and non-residential land use designations?
  - c. Objective 6: Growth focused in areas of existing and potential infrastructure?
6. Are the General Plan Assumptions (7 total), Strategies, Concepts and Objectives still valid, or have they changed so drastically that the County would need to consider amending them at this time still valid? (See [2004 General Plan Introduction](#), pages 3-6).
7. Does the Board want any additional analysis (above and beyond what is discussed above) conducted and presented as part of the General Plan 5-Year Review?

#### **NEXT STEPS**

The completion of the General Plan 2016 5-Year Review will include the following:

1. State and local requirements for a General Plan review;
2. New information received since the adoption of the General Plan, including but not limited to:
  - a. Recent Changes in State Law;
  - b. Recent Economic and Housing Development Studies;
  - c. 2010 Census Population Results and census surveys as available;
  - d. Various public utility reports and studies (e.g. water, agriculture, etc.); and
  - e. Other items identified by the Board as part of the Board’s review of preliminary land inventory data and monitoring results (Step 1).
3. Primary components of the General Plan 5-Year Review as delineated by General Plan Objective 2.9.1, including:
  - a. Land Inventory;
  - b. Rate of Development;
  - c. Community Region/Rural Center review;
  - d. General Plan Mitigation Monitoring Program Review; and
  - e. Summary of Findings from the Review.
4. A discussion of a range of appropriate land use actions related to General Plan implementation that the Board may consider as a result of the findings and conclusions of the 2016 General Plan 5-Year Review.

**EXHIBITS**

- EXHIBIT A            SB375 Changes to Housing Element
- EXHIBIT B            Long Range Planning Division Project Prioritization Matrix – Board  
Endorsed on February 9, 2016
- EXHIBITS C – K      Preliminary Land Inventory Data Sets
- EXHIBIT L            BAE Draft Commercial Land Inventory Summary

# Changes to Housing Element Law Under SB 375 (Steinberg, 2008)

## A Brief Summary

*SB 375 (Steinberg, 2008) made several important changes to housing element law. Discussed in more detail below, these changes extend the time period covered by housing elements but also strengthen existing obligations of local governments to zone land for affordable housing, and create new tools to get housing built where local governments do not comply.*

- ❖ **Longer Planning Period** – SB 375 extended the housing element planning period from 5 years to 8 years, in order to better synchronize the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. (Gov’t Code section 65588(b) & (f))
- ❖ **Consequences for Failing to Adopt an Element** – Any local government that does not adopt a housing element within 120 days of the statutory deadline, falls out of the 8-year cycle and must adopt an element every four years. (Gov’t Code Section 65588 (b))
- ❖ **Clearer Mandate on Sites for Housing** – Where rezonings are needed because the housing element does not identify enough existing land to accommodate the locality’s housing need, all necessary rezonings must be completed within 3 years of the housing element’s adoption, or 90 days after the locality receives its comments from HCD, whichever occurs first. A locality may get an additional year to complete the rezonings if it has completed 75% of the necessary rezonings and meets one of three factors. (Gov’t Code Section 65583(c)(1)(A))
- ❖ **Program Implementation** – In addition to rezoning, SB 375 clarified that housing element programs (e.g. a program to establish a housing trust fund) must include a timeline for implementation. That timeline must be such that “there will be beneficial impacts of the program within the planning period.” (Gov’t Code Section 65583(c))
- ❖ **Consequences for Failing to Rezone** – There are two new consequences for local governments that do not complete the rezoning within the specified period.
  - ◆ **“Builder’s Remedy”** – A developer of housing in which at least 49% of the units are affordable to very low, low and moderate income households can develop on any of the sites proposed for rezoning, as if the site had been rezoned. The local government can turn down the proposal only where it makes a finding the project would have a specific adverse impact on public health or safety that can not be mitigated. (Gov’t Code 65583 (g))
  - ◆ **Action to compel rezoning** – Any interested party can bring an action to compel the city to complete the rezonings within 60 days, and seek sanctions for failure to do so. (Gov’t Code Section 65587(d))
- ❖ **Annual Check – in:** Each year the local government must account for its progress in meeting the deadlines in the housing element, including program implementation and rezonings. It must hold a public meeting and take comment, and include a report on its progress in its annual report to HCD. (*Note:* This report must be submitted to HCD regardless of whether HCD has finalized the form for annual progress reports.) (Gov’t Code Section 65400)

California Rural Legal Assistance Foundation

1107 9<sup>th</sup> Street, Suite 801, Sacramento, CA 95814

Brian Augusta, Staff Attorney ◆ baugusta@housingadvocates.org ◆ (916) 446-9241

## Exhibit B

### LONG RANGE PLANNING DIVISION PROJECT PRIORITIZATION MATRIX - Board Endorsed on 2.9.16

#### Major County-Initiated Land Use and Transportation Projects Managed by Community Development Agency Long Range Planning Division (LRP)

LRP's Major County-Initiated Land Use and Transportation Projects	Timeframe	Project Prioritization	Estimated FTE	Priority: Get things done by finishing what we've started	Priority: Economic development	Priority: Set strong countywide foundation	Priority: Address requirements
				Intent: Prioritize projects already initiated by the Board and currently underway	Intent: Prioritize projects that directly improve economic development	Intent: Prioritize projects that address key issues affecting entire county	Intent: Prioritize projects required by General Plan, law, or other mandates
				Question : Is the project currently in process?	Question : Does the project directly improve Economic Development?	Question : Does the project address an issue affecting the entire county?	Question : Is the project required by policy, law or other mandates?
Water Ordinance	TBD	1	TBD	No	Yes	Yes	Yes
Major Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Update	Complete in mid 2016	1	1 - 1.5	Yes	Yes	Yes	Yes
Mid-Year and Annual CIP Updates	Ongoing	1	0.25	Yes	Maybe	Yes	Yes
Biological Resources Policies Update	Complete in mid/late 2016	1	0.5	Yes	Yes	Yes	Maybe
Meyers Area Plan	Complete in mid/late 2016	2	0.2	Yes	Yes	No	Maybe
General Plan 5 Year Review*	Work started; present to Board in mid 2016	2	0.3	Yes	Maybe	Yes	Yes
General Plan Implementation - Key Projects							
Community-Based Planning	TBD	TBD	TBD	No	Maybe	Maybe	Yes
Infill Ordinance	TBD	3	0.5	No	Maybe	Yes	Yes
Scenic Corridor Ordinance	TBD	3	0.5	No	No	Yes	Yes
Cultural Resource Preservation Ordinance	TBD	3	0.5	No	No	Yes	Yes
Missouri Flat Area Master Circulation & Funding Plan (MC&FP) Phase II	Complete in late 2016	3	0.25	Yes	Yes	No	Maybe
Cameron Park Interchange Alternatives Analysis	TBD	2	0.25 - 0.5	Yes	Yes	Maybe	Yes
Subtotal FTE from above			4.25 - 5**				
Subtotal FTE from next page			~5 - 5.5***				
<b>Total Est. FTE Needed</b>			<b>9.25 - 10.5****</b>				
<b>Total Approx. FTE Available</b>			<b>10</b>				

\* Includes analysis of potential Community Region Boundary line alterations included in the Board's motion on December 9, 2014

\*\* Sub total does not yet include estimated FTE for Community-Based Planning efforts or Water Ordinance; pending Board discussion

\*\*\* Sub total does not yet include estimated FTE for Trash Amendments, litigation, implementation of General Plan 5 Year Review outcomes, or other tasks not directly related to land use, transportation and storm water projects

\*\*\*\* Total does not yet include estimated FTE for Community-Based Planning efforts, Water Ordinance, Trash Amendments, litigation, implementation of General Plan 5 Year Review outcomes, or other tasks not directly related to land use, transportation and storm water projects

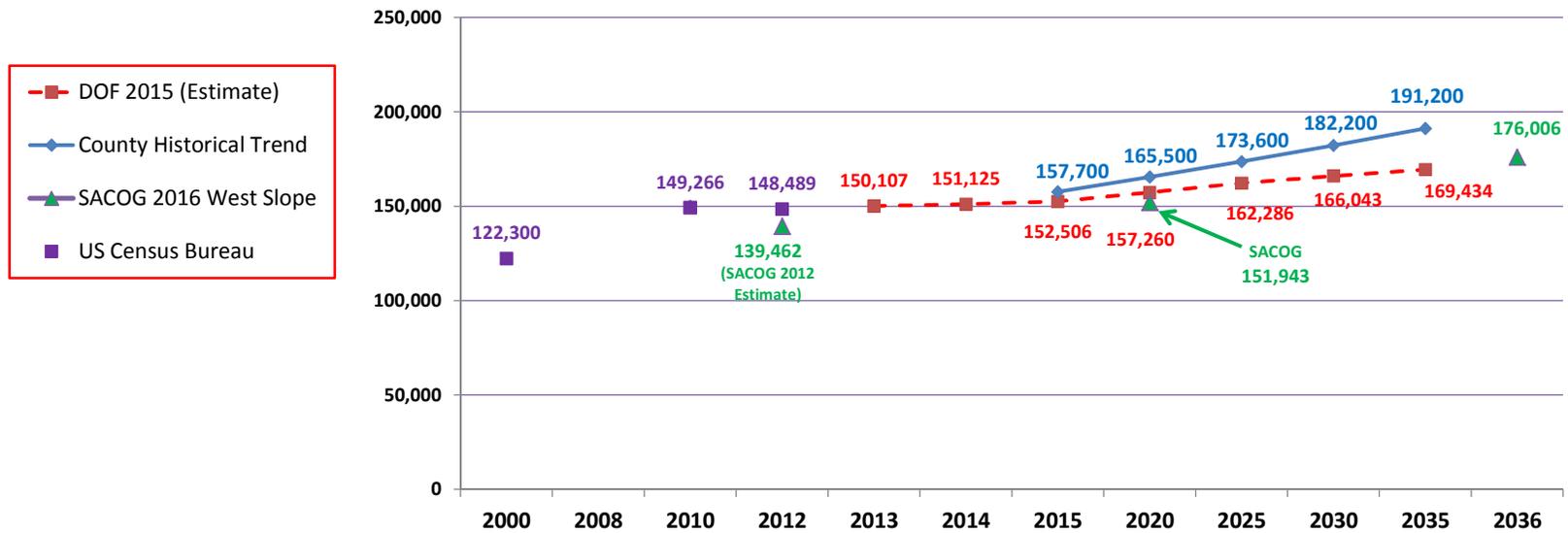
## Exhibit B

Other Major Long Range Planning Projects and Ongoing Responsibilities	FTE
<b>Storm Water/Water Quality requirements per County's NPDES permit</b>	<b>3</b>
Submit Report of Waste Discharge and Preliminary Pollutant Load Reduction Plan	
Register Catchments in Lake Clarity Crediting Program	
Update West Slope Storm Water Management Plan	
Develop Enforcement Response Plan	
Conduct Inspection and Assessment of County Owned and Operated Facilities	
Begin Maintenance of High Priority Storm Drain Systems	
Assess Operations & Maintenance Activities for Pollutant Discharge Potential	
Enhance Post Construction Storm Water Management Program, including adding Hydromodification	
Inventory & Assess Maintenance Condition of Post Construction BMPs	
Build and deploy custom BMP Sizing Tool	
Begin class room presentations with Splash	
Implement Kerata Field Assessment Tool	
Submit Year 4 Tahoe NPDES Annual Report	
Submit Year 2 West Slope NPDES Annual Report	
<b>NEW</b> - Trash Amendments	TBD
<b>Subtotal</b>	<b>3</b>
<b>Land Use</b>	
TGPA-ZOU - 1 Year Review	0.2
TGPA-ZOU - Lawsuit	TBD
Sign Ordinance - 6 month review	0.05
State and Board annual reports for Housing and land development	0.05
Housing Element Implementation - project support (meeting with property owners, developers, financiers, etc.) and Oversight of First Time Homebuyer program, Housing Rehabilitation program, Choice Voucher Program and other funding programs	0.2
Processing three applications for proposed specific plans	0.7
Implementation of General Plan 5-Year Review Outcomes	TBD
Interdepartmental working groups including but not limited to: Housing, Economic Development, Transportation, etc.	0.05
<b>Subtotal</b>	<b>1.25</b>
<b>Transportation</b>	
TIM Fee Lawsuit	TBD
Traffic study scoping/review for public projects (e.g. courthouse, sheriff facility, CIP projects) and private applications	0.25-0.5
Updating intersection needs list (e.g. signals, stop controls, etc.)	0.02
Travel Demand Model maintenance/updates (incorpoate TGPA-ZOU changes, new SACOG MTP, etc.)	0.5
Inter-jurisdictional and regional coordination (EDCTC, SACOG, Caltrans, Connector JPA, neighboring jurisdictions)	0.1-0.2
<b>Subtotal</b>	<b>0.87 - 1.22</b>
<b>Other Major Long Range Planning Projects and Ongoing Responsibilities TOTAL</b>	<b>5.12 - 5.47</b>

Exhibit C- 1

## El Dorado County Population Data and Forecasts Through 2035\*

(Excluding Cities of South Lake Tahoe and Placerville)

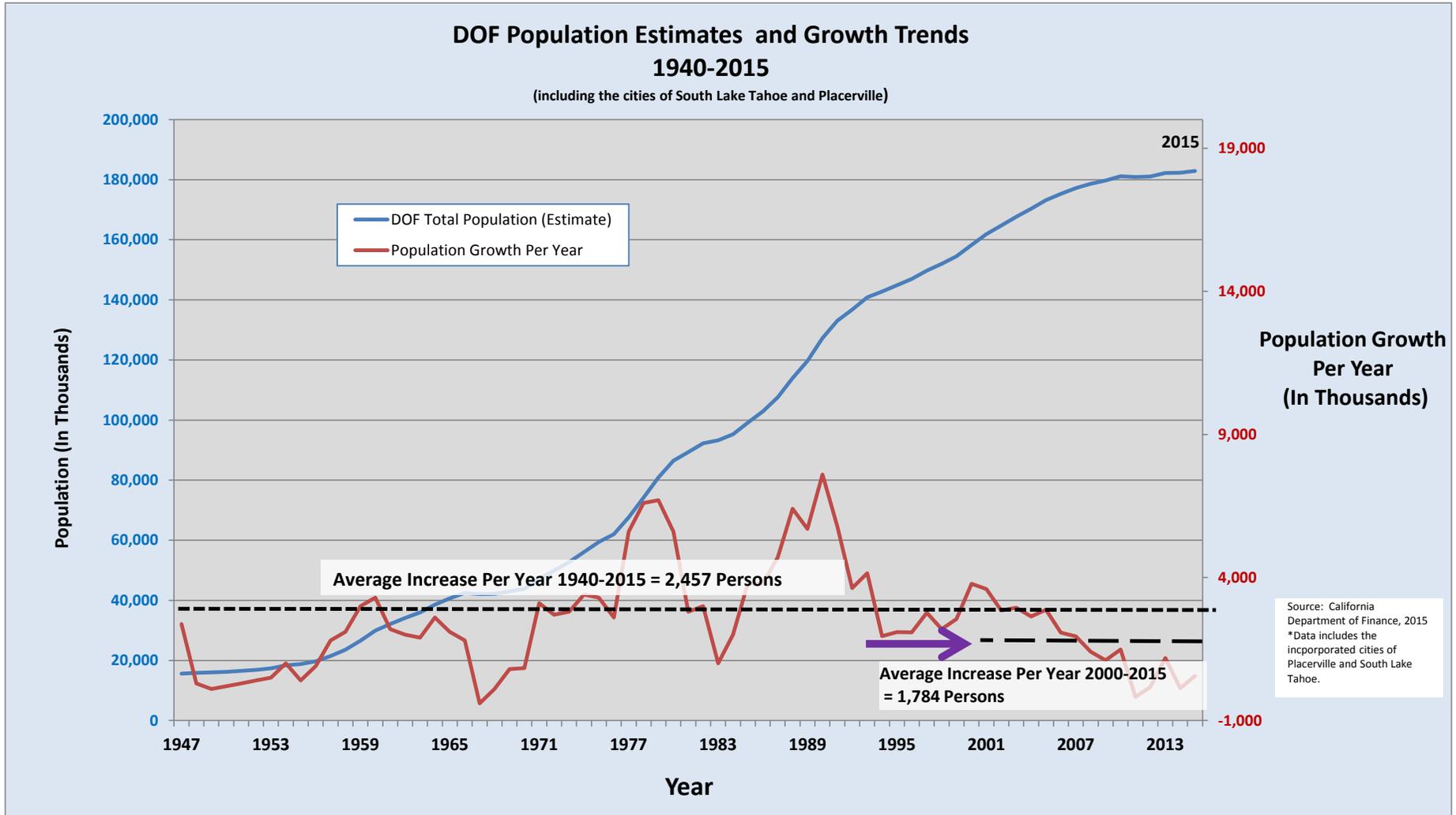


Sources:

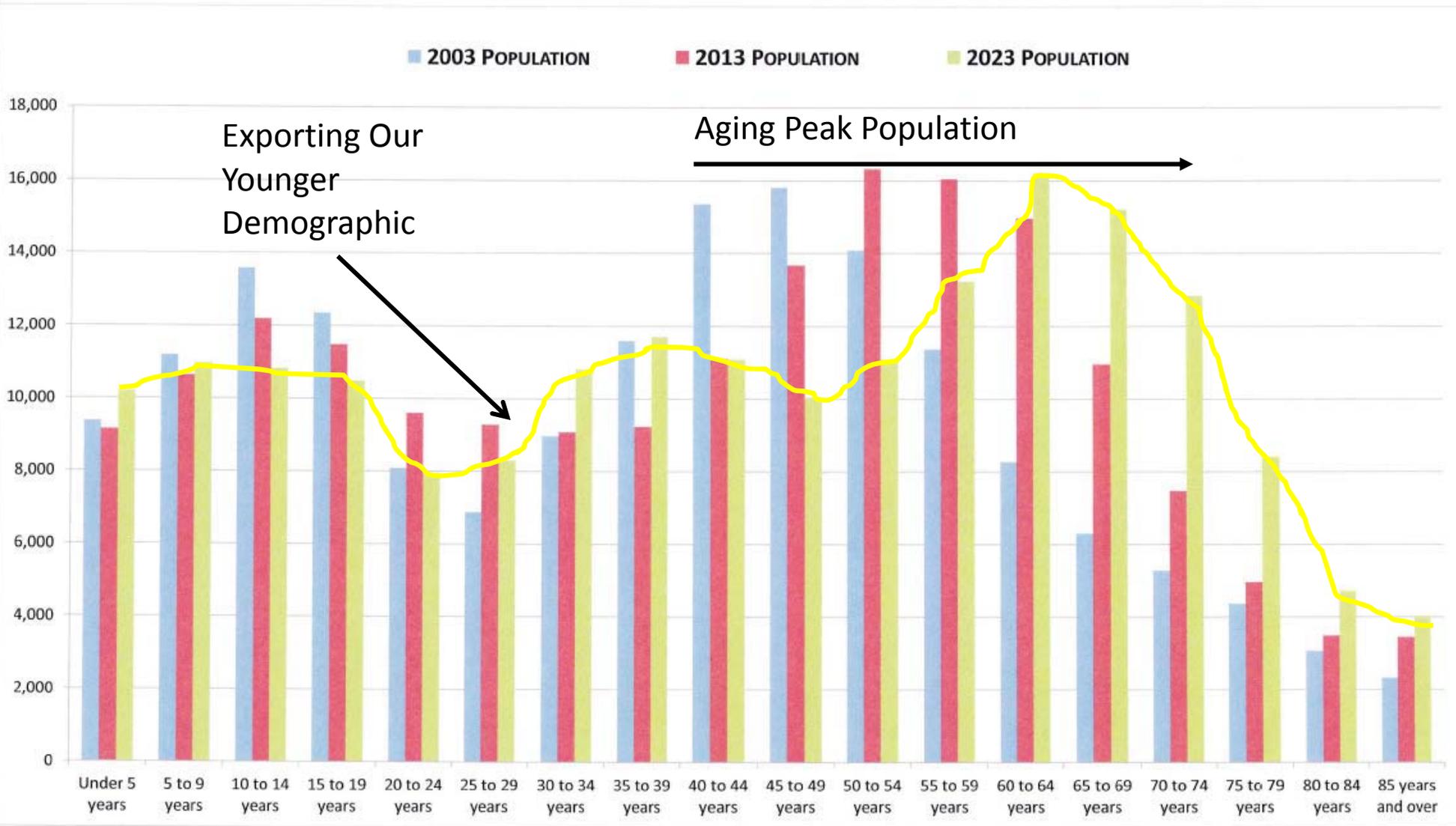
1. DOF 2015 Estimate. Estimated population growth for the cities of Placerville and South Lake Tahoe (approximately 17.6% of countywide total ) was manually deducted
2. SACOG (Jurisdiction-Level) 2012 Estimate, 2020 and 2036 Regional Projections, released April 2016.
3. US Census Bureau- Decennial Census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

\*Includes SACOG 2036 Population Projection

# Exhibit C-2

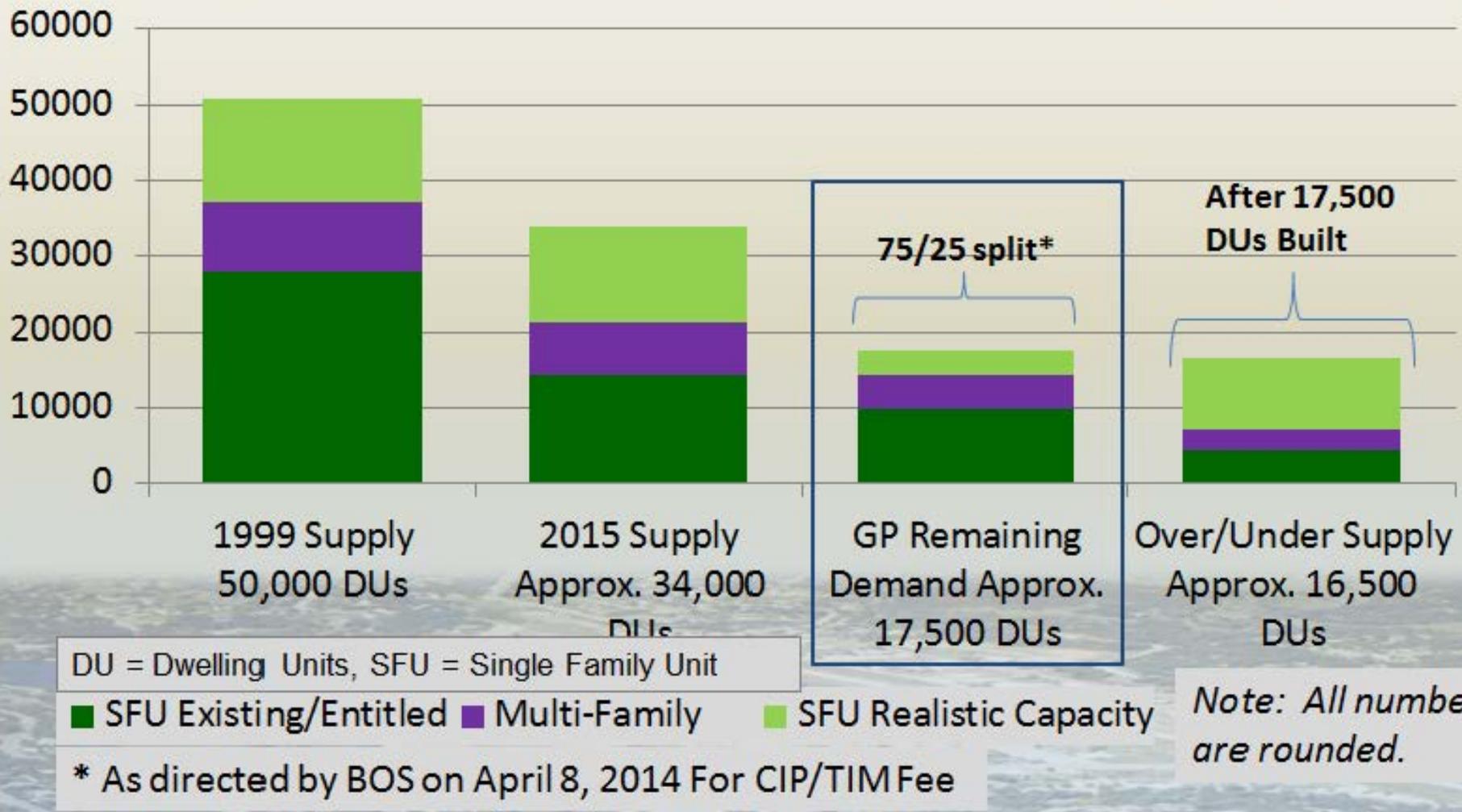


EL DORADO COUNTY POPULATION PROJECTIONS 2003-2023



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

# General Plan Housing Supply (without land use changes)



# Actual Single Family and Multi Family Permits 1992-2015

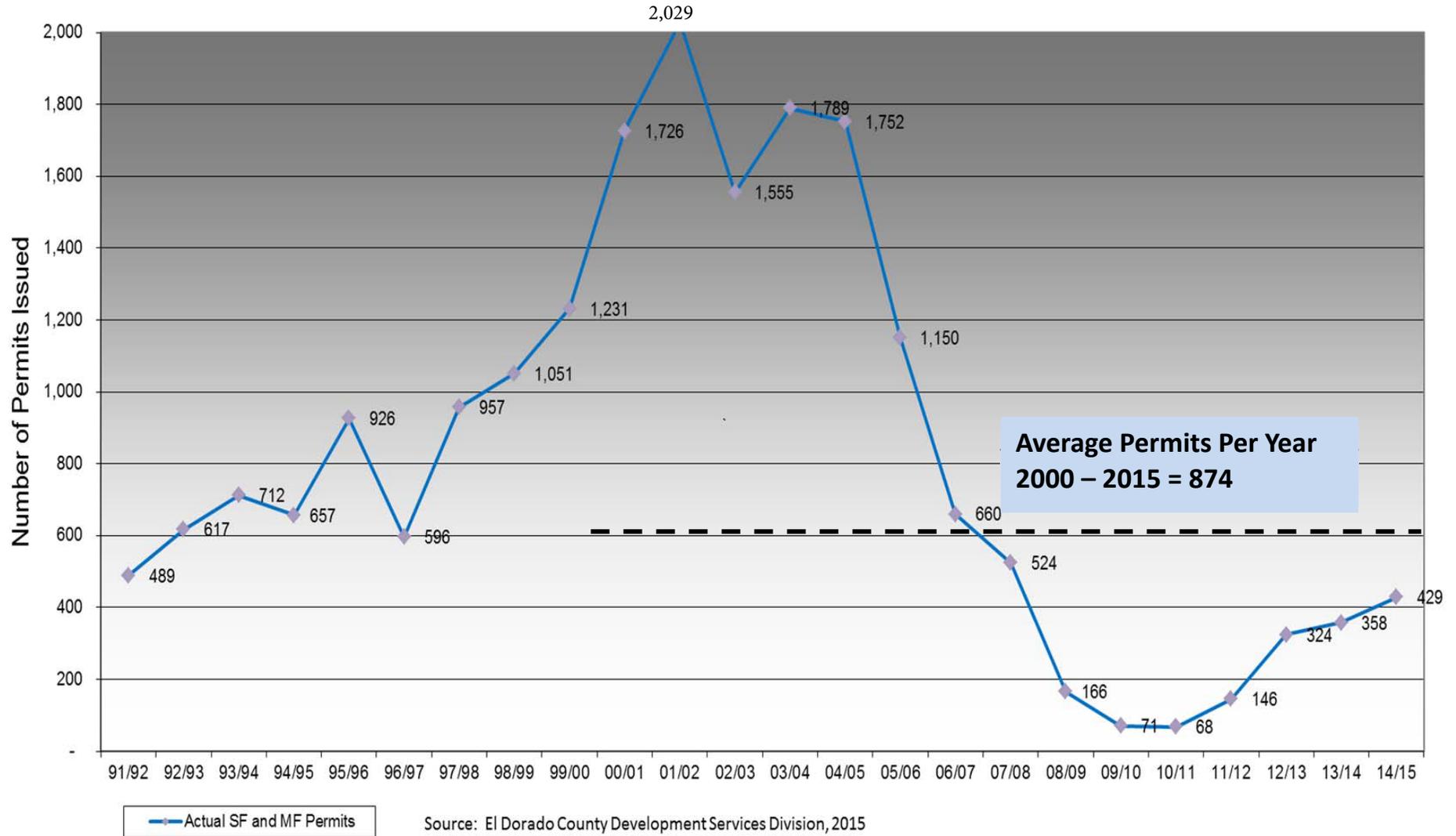
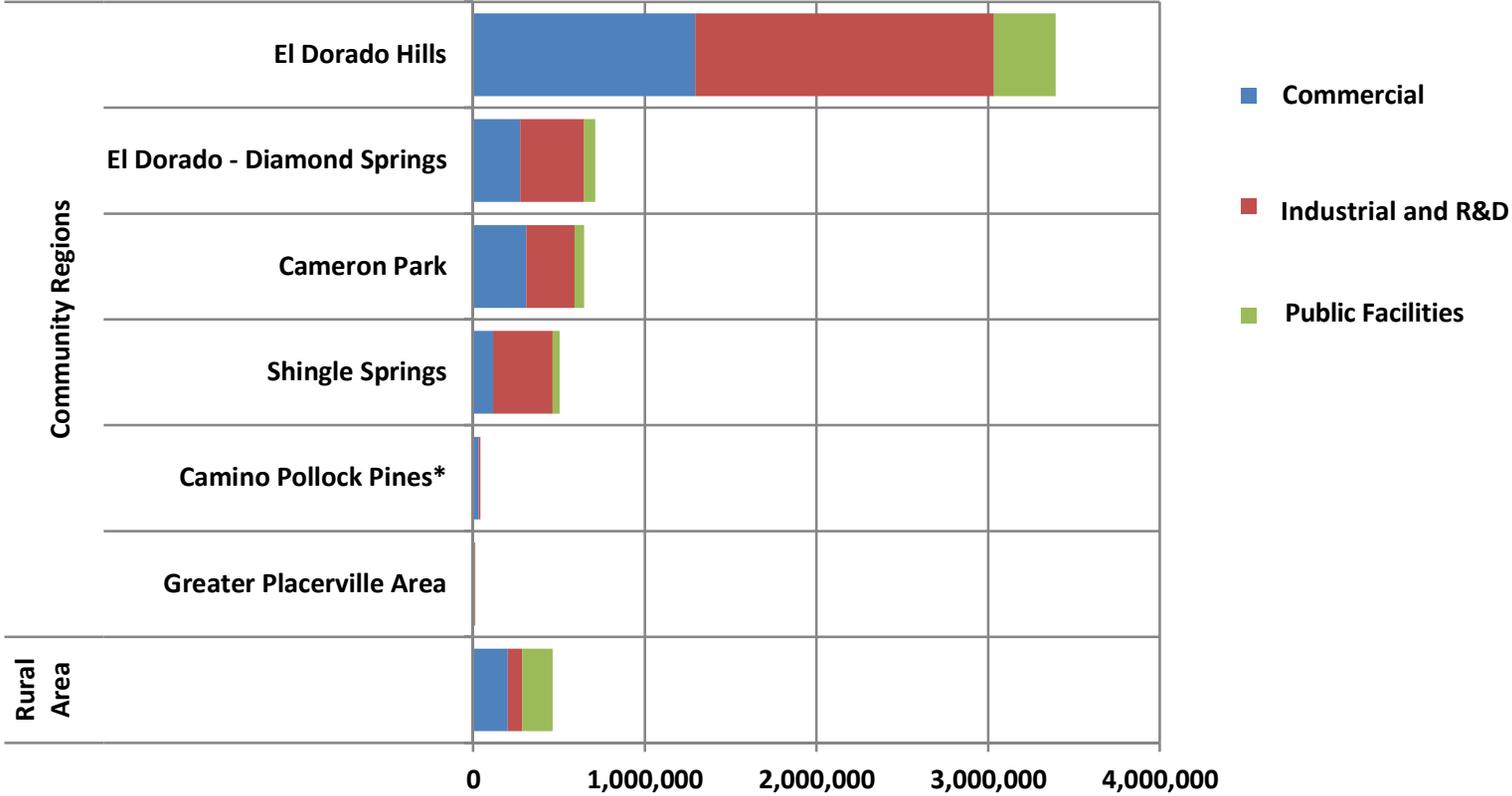




Exhibit G

**Non-Residential New Building Permit Square Footage by Community Region  
2000-2015**



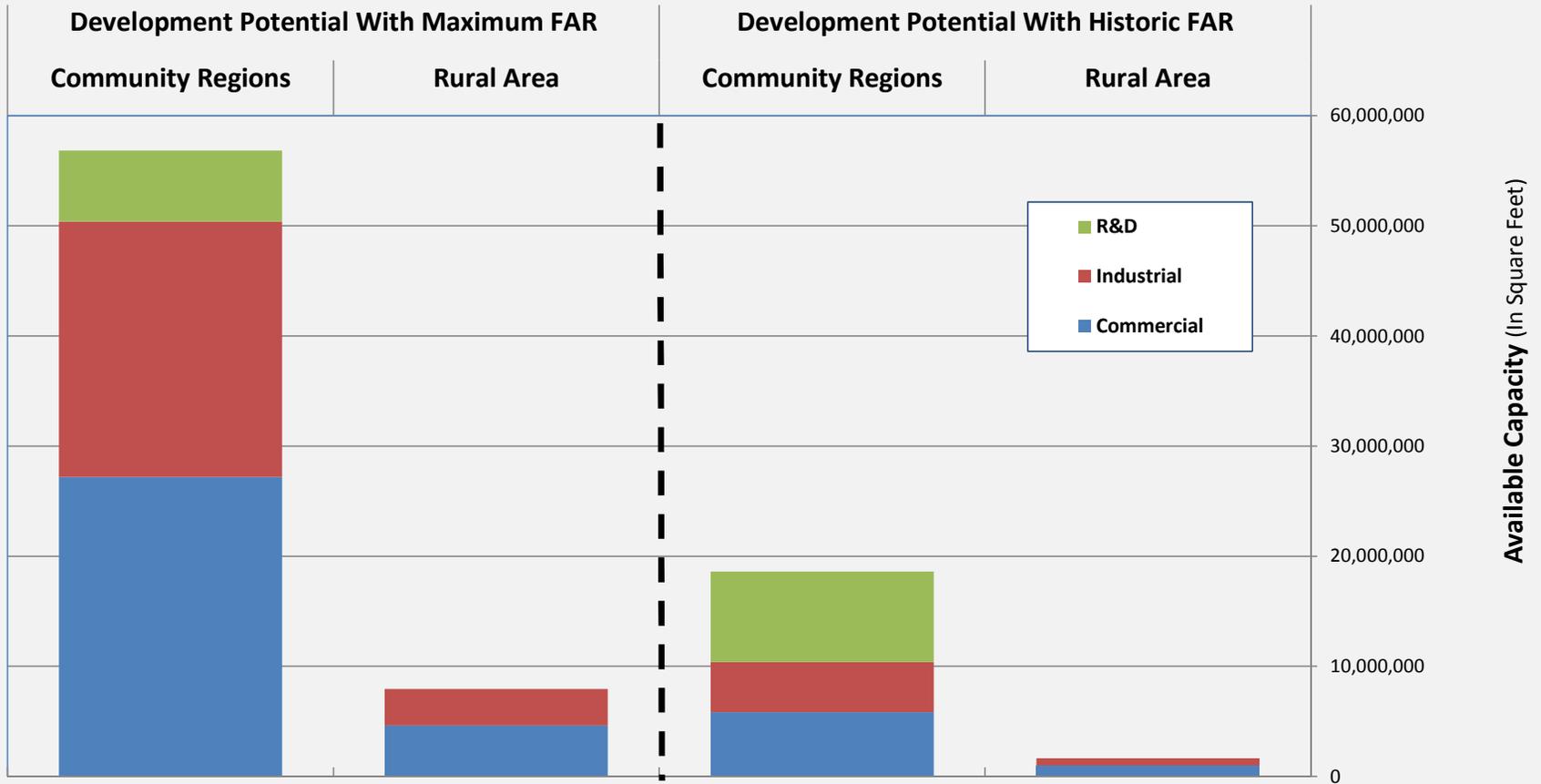
\*The Camino/Pollock Pines Community Region was converted to a Rural Center at the end of 2015 as part of the TGPA-ZOU Project. Future data for Camino/Pollock Pines will be included with the Rural Area.

\*\*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 permits.

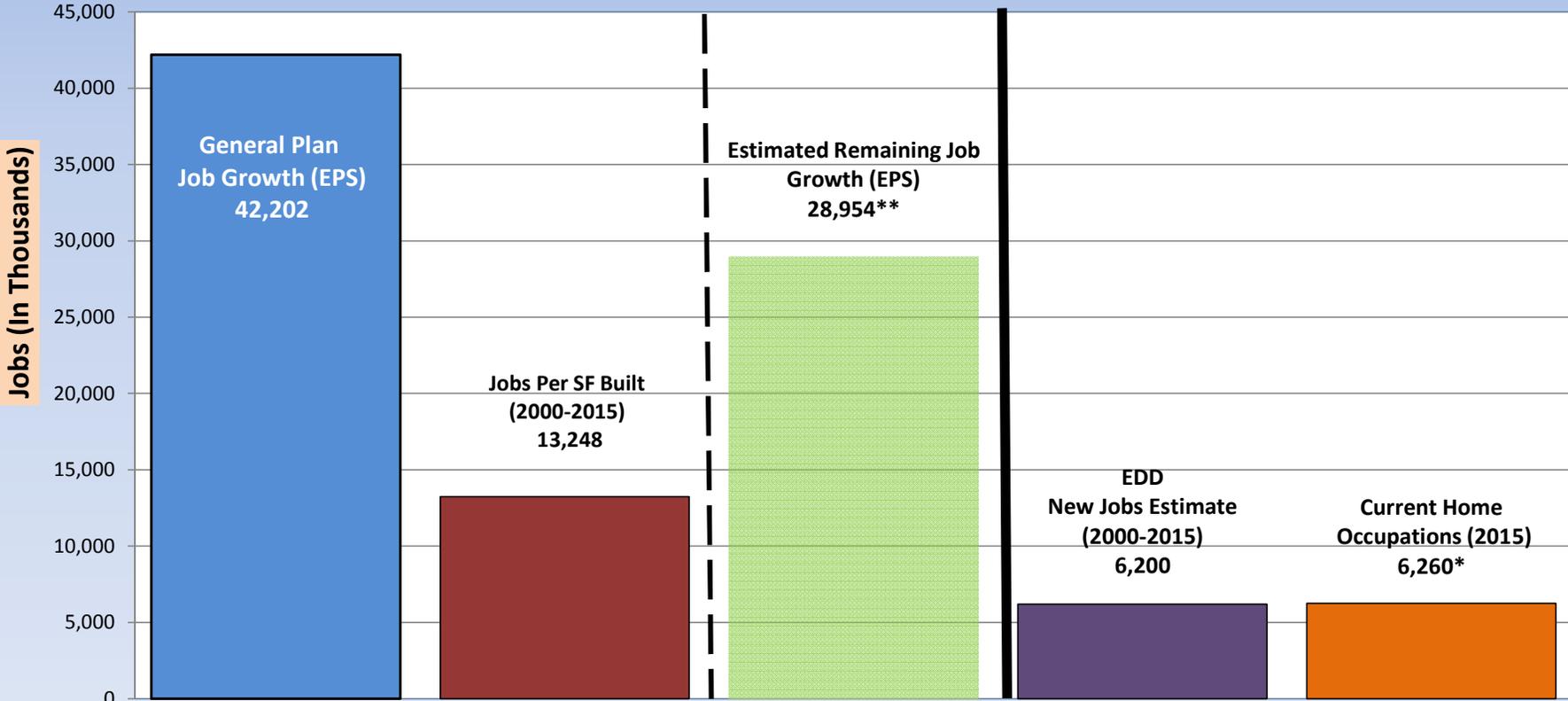
Exhibit H

### Non Residential Land Capacity - Countywide



Source: BAE, 2015

# General Plan Employment Growth



\*County Surveyor's office estimate, 2016

\*\*Remaining job growth was calculated by subtracting new jobs per SF built (13,248 jobs) from General Plan forecasted jobs (42,202).

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

**Note: Job Estimates are rounded.**

Exhibit J

# Home Businesses

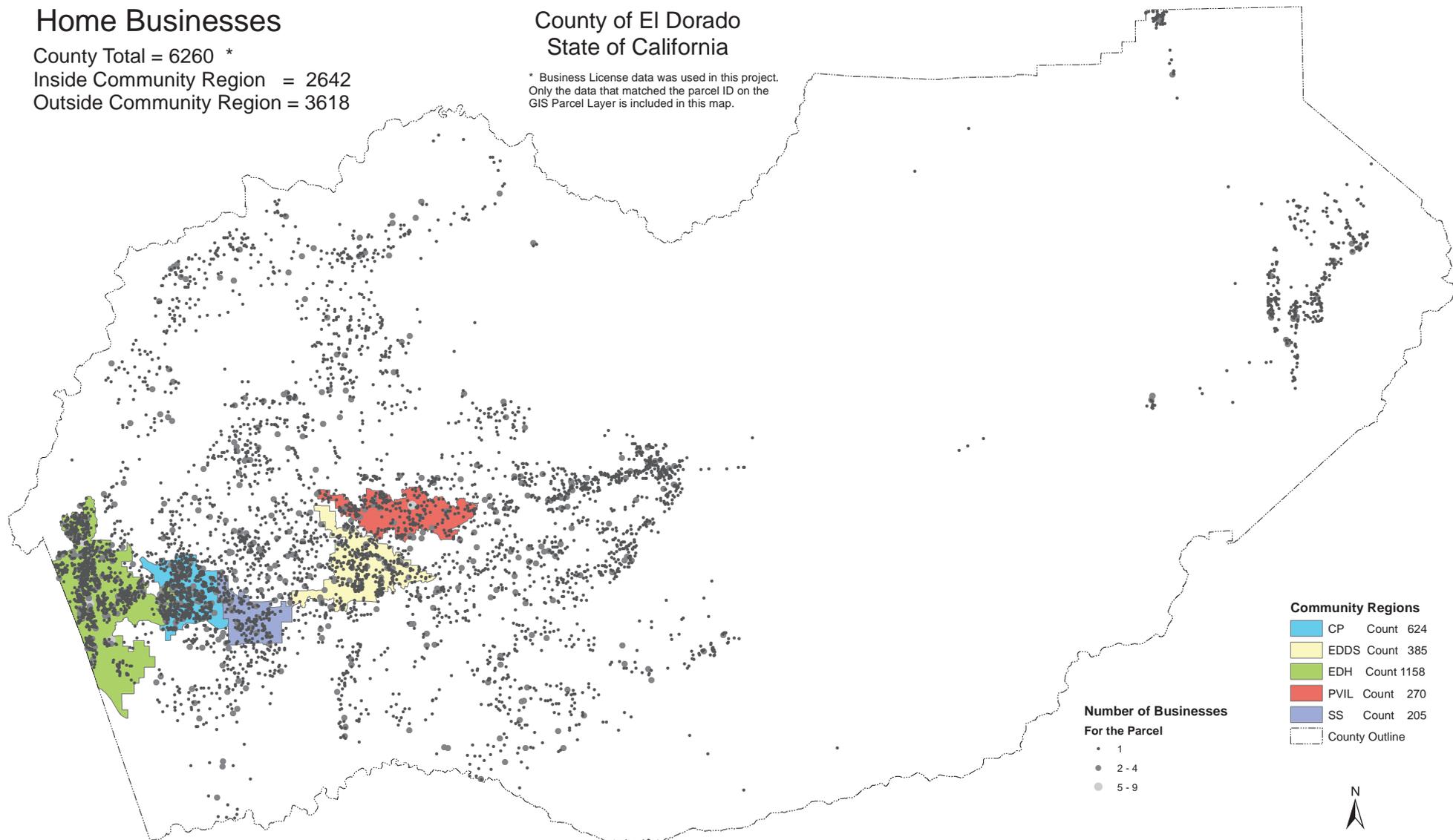
County Total = 6260 \*

Inside Community Region = 2642

Outside Community Region = 3618

## County of El Dorado State of California

\* Business License data was used in this project.  
Only the data that matched the parcel ID on the  
GIS Parcel Layer is included in this map.



### Community Regions

CP	Count	624
EDDS	Count	385
EDH	Count	1158
PVIL	Count	270
SS	Count	205
County Outline		

### Number of Businesses

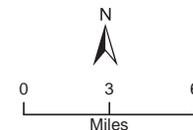
- For the Parcel
- 1
  - 2 - 4
  - 5 - 9

### DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THAT INFORMATION AND NONE MAY BE INFERRED. THEREFORE USERS MAKE USE TO THAT INFORMATION AT THEIR OWN RISK.

### NOTES:

PREPARED AT THE REQUEST OF CDA (Shawna Purvinesi) Date: 02/29/2016  
MAP PREPARED BY: LINDA WRIGHT, Date: 02/29/2016  
G.I.S. PROJECT ID: gi0072360  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION.  
PHONE (530)621-5871 FAX (530)626-8731



Map displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)

# Local Sales Tax Leakage (by Board of Supervisors District)



## Memorandum

**To:** Shawna Purvines, El Dorado County

**From:** Matt Kowta, Principal  
Matt Fairris, Analyst

**Date:** November 6, 2015

**Re:** Draft - Commercial Land Inventory Summary

---

### Introduction

The County of El Dorado commissioned BAE Urban Economics, Inc. (BAE) to conduct a land inventory analysis to assess the current status of parcels located in the unincorporated area of El Dorado County. The analysis covers parcels that are designated for Commercial, Industrial, and R&D (collectively, “commercial”) use. Understanding the status of the current supply of land designated for commercial uses will help the county evaluate the current and potential future supply of land to support employment generating uses within the unincorporated areas.

### Methodology and Data Sources

To begin this process, BAE obtained El Dorado County Assessor’s parcel data, augmented with assessments of future development potential previously produced for the County by CTA Engineering and Surveying. BAE then joined El Dorado General Plan land use designation information for each parcel, from the El Dorado County GIS Department, to the Assessor’s parcel data, using the unique Assessor’s Parcel Numbers (APN). Though the two data sets were fairly compatible, BAE conducted an additional review of the joined databases to ensure the correct land use designation was applied to each parcel. In the limited situations where an individual parcel had a split land use designation, BAE used the GIS Department data to calculate the proportion of the Assessor’s parcel that had a given land use designation and applied that percentage to the parcel acreage in the Assessor’s parcel database, to determine the acreage associated with the appropriate land use.

Additionally, in areas where the General Plan land use is designated as “Adopted Plan” (AP), BAE used the relevant Plan zoning categories to characterize the land use designation. The AP land use designation occurred primarily in the El Dorado Hills Area and consisted of six unique specific plans including: Bass Lake Hills, Carson Creek, North El Dorado Hills, Promontory, South El Dorado Hills/Serrano, and Valley View.

#### San Francisco

2600 10<sup>th</sup> St., Suite 300  
Berkeley, CA 94710  
510.547.9380

#### Sacramento

803 2<sup>nd</sup> St., Suite A  
Davis, CA 95616  
530.750.2195

#### Los Angeles

706 South Hill St., Suite 1200  
Los Angeles, CA 90014  
213.471.2666

#### Washington DC

1400 I St. NW, Suite 350  
Washington, DC 20005  
202.588.8945

#### New York City

49 West 27<sup>th</sup> St., Suite 10W  
New York, NY 10001  
212.683.4486

## Exhibit L

The Assessor's parcel database provided the base level status of each parcel (developed, vacant, unavailable, or agricultural preserve). Using CTA's assessment of each parcel's development potential, cross-checked by BAE using windshield surveys and aerial maps, BAE calculated the remaining development potential of individual parcels. BAE then compiled a summary of current and future development potential of commercial acreage, broken down by Community Region and Rural Center.

To augment the analysis, County Staff facilitated the exchange of transit stop location information from El Dorado Transit, and furnished BAE with the current Bike/Ped Master Plan shapefile. By displaying the areas that contain a high volume of future development potential, overlaid with El Dorado Transit bus stops and existing or proposed bike routes, County officials can better understand the higher opportunity areas for future commercial growth within the unincorporated area that will facilitate employee use of alternative transportation modes.

County staff also provided BAE with the current Capital Improvement Program (CIP) plans to identify areas within the county where future improvements to road and active transportation infrastructure (i.e. bike lanes, sidewalks, etc.) are planned. Similar to the Bike/Ped master plan data, overlaying the CIP information with the maps of development potential will help the County understand areas of opportunity for commercial growth, where currently-planned infrastructure investments will enhance the developability and desirability of available commercial parcels.

To better understand the future development potential of specific regions, BAE contacted the El Dorado Irrigation District (EID), the principal provider of community water and sewer services in the County, to better understand the existing infrastructure and supply to the various Community Regions and Rural Centers. The availability of public water and sewer systems can be an important factor in facilitating new development and business growth, as reliance on individual wells and septic systems is often not practical for more intensive business uses.

EID provides public water to the six Community Regions in addition to five Rural Centers, including Oak Hill, Rescue, Pleasant Valley, Lotus, and Coloma. The sewer service provided by EID is somewhat more limited in that it only services the four western Community Region (El Dorado Hills, Cameron Park, Shingle Springs, and El Dorado/Diamond Springs) in addition to one Rural Center, Rescue. In discussions with the EID engineering department, no large infrastructure gaps exist in the current infrastructure that would inhibit the development of any commercial parcels within the previously noted service areas. It also appears that EID's plans for water and sewer system supply and treatment capacities will be adequate to accommodate anticipated levels of new growth within its service areas.

The Georgetown Divide Public Utility District (GDPUD) provides community water service to the smaller Rural Centers located in the northwest portion of the county, including Pilot Hill, Cool,

## Exhibit L

Greenwood, Georgetown, Garden Valley, Kelsey, and Quintette. Although available land and land use designations in these smaller communities will not accommodate significant commercial growth, discussions with the GDPUD indicate that the current water system infrastructure is sufficient enough to accommodate future growth, however the GDPUD does not provide sewer service which may be a hindrance to any substantial development project in those regions.

### Land Inventory Results

Following is a broad overview of the commercial land inventory results, as summarized in attached Tables 1 through 10.

#### ***Total Acres of Commercial, Industrial, and R&D-Designated Land*** (Table 1)

Based on the methodology described above, Table 1 shows that the unincorporated areas within El Dorado County contain approximately 5,850 acres of Commercial, Industrial, and R&D designated land. A large majority, roughly 76 percent of the acres, are located within the six Community Regions located in the western portion of El Dorado County. The remaining acres are located in the more rural areas, with 16 percent scattered across the 26 Rural Centers, and the remaining eight percent located outside of a Community Region or Rural Center boundary.

Of the 5,850 total acres, roughly 51 percent are dedicated for commercial use, roughly 31 percent are designated for industrial use, and the remaining 18 percent are designated for R&D use. The parcels with Commercial land use designations are scattered throughout all of the Community Regions and Rural Centers, whereas the Industrial and R&D-designated parcels are mostly concentrated in the Community Regions, with a few exceptions. More specifically, only one Rural Center, Georgetown, contains any Industrial-designated parcels, while all six Community Regions contain Industrial parcels. With regard to the R&D designation, only El Dorado Hills and El Dorado/Diamond Springs contain parcels with R&D designation, 94 percent of which is within El Dorado Hills.

#### ***Parcels with Existing Development*** (Table 2)

As shown on Table 2, based on the current development status, as indicated in the Assessor's parcel data, there are currently roughly 2,800 acres of commercial parcels that contain development. Of these acres with existing development, roughly 2,200 acres, or 78 percent, occur within the six Community Regions, while 15 percent occur within the various Rural Centers, and seven percent within the remainder of the unincorporated area. The distribution of commercial parcels with existing development mirrors that of the total commercial acres, with a significant concentration within the Community Regions. Further breakdowns of the parcels according to whether they are fully developed or whether they have remaining development potential, as presented in Tables 3 and 4, respectively, are discussed below.

## Exhibit L

### ***Fully Developed Parcels*** (Table 3)

The information compiled for this analysis, summarized in Table 3, indicates that roughly 1,800 total acres designated for Commercial, Industrial, and R&D use are fully developed. Of the total developed acres, roughly 68 percent are currently developed with a use that adheres to the land use designation, meaning that nearly one-third of the parcels designated for commercial use are developed with non-conforming uses. Similar to the overall distribution of commercial acreage, roughly 68 percent of the fully developed commercial acres occur in the six Community Regions, while 22 percent are located in the various Rural Centers, and 10 percent are located in the remainder of the unincorporated county. It is worth noting that within the Community Regions, roughly 74 percent of the designated acres are developed with a conforming commercial use, whereas only 46 percent of the commercial-designated acres in the Rural Centers are developed in a manner consistent with the designated land use.

### ***Partially Developed Parcels*** (Table 4)

Various parcels across the county are currently underdeveloped, suggesting there is additional development potential still remaining on already developed parcels. As summarized in Table 4, there are a total of 236 parcels, totaling roughly 995 acres, which can accommodate additional future development given the current development on the sites and their various site characteristics. BAE estimates that roughly 500 of the total 995 acres that are partially developed, still have development potential, signaling that future commercial development may be able locate on parcels that already contain development instead of strictly seeking vacant parcels.

### ***Vacant Parcels*** (Table 5)

Although partially developed parcels contain a significant amount of acres that could accommodate additional development, as previously noted, the bulk of the overall development potential occurs on fully vacant parcels designated for commercial use. The data in Table 5 indicate that, in total, the County has roughly 3,050 acres of parcels that are essentially entirely vacant, designated for Commercial, Industrial, or R&D uses. BAE, using estimates information compiled by CTA, estimates that roughly 70 percent of the vacant acres, or 2,080 acres, have no significant constraints to development and can accommodate future development, while about 30 percent of the vacant acres are highly constrained regarding future development potential. Some of the constraints to developing on the vacant acres include, but are not limited to: slopes, wetlands, previous failed development efforts, general plan policies, historic density, and adjacent land uses. It is also worth noting that due to the lack of water and sewer availability outside of the Community Regions, many of the parcels located in more rural areas are also constrained given the lack of water and sewer access. For this reason, most of the development potential falls within the more urban Community Regions. In total, the development potential of vacant parcels amounts to roughly 1,850 acres in the Community Regions, spread relatively equally between Commercial, Industrial and R&D uses.

## Exhibit L

### ***Parcels Near Transit Stops*** (Tables 6 & 7)

As previously stated, BAE obtained transit stop location data from El Dorado Transit and identified parcels with future development potential within one-half mile of any transit stop. El Dorado Transit currently serves all Community Regions, but does not offer any bus stops outside of the six regions. For that reason, all of the future development potential located near transit stops is within the Community Regions. These results are displayed in Tables 6 and 7. Currently, there are a total of 179 parcels, amounting to 660 acres that are under-developed and located within one-half mile of a transit stop. Of the 660 acres, roughly 50 percent still can accommodate future growth, suggesting there are approximately 330 acres on parcels that contain some development, which can also accommodate future development. With regard to fully vacant parcels, a total of nearly 1,020 acres are located within one-half mile of a transit stop. With only a limited number of constrained parcels, roughly 83 percent, or 850 acres, of the total vacant land can accommodate future growth. Therefore, by combining the remaining development capacity of partially developed parcels and the fully vacant parcels, an estimated 1,180 acres of commercially-designated land that are located near transit stops can accommodate future growth.

### ***Non-Conforming Commercial Parcels*** (Table 8)

In addition to developing an inventory of parcels designated for Commercial use, BAE also generated an inventory of parcels that do not contain a commercial land use designation, but which currently contain commercial development, as reported by the County Assessor's database. According to the data shown on Table 8, roughly 1,050 acres of non-commercially-designated land contain commercial development. While this number appears substantial, it is heavily influenced by a few large parcels, including a 390-acre parcel designated for Rural Residential and numerous parcels of ten or more acres located in Nature Resource-designated areas that contain small commercial developments. Excluding these large rural parcels and focusing primarily on parcels located in the Community Regions demonstrates that 27 parcels such parcels currently contain a non-conforming commercial use, totaling approximately 120 acres. Roughly 67 percent of the total non-conforming acreage is attributed to Industrial uses, which typically utilize larger parcels, indicating that only 40 acres of non-commercial designated land are developed with commercial uses within the Community Regions.

### ***Missouri Flat Master Circulation & Financing Plan District*** (Table 9)

In order to facilitate the use of this analysis for the Missouri Flat Master Circulation & Financing Plan (MC&FP), County staff provided BAE with the Missouri Flat MC&FP District boundary so that BAE could provide a summary of the commercial development within this region. The results of the analysis indicate that the Missouri Flat district contains approximately 810 acres of Commercial and Industrial-designated land. Of the 810 acres, roughly 52 percent are designated for Commercial use, with the remaining 48 percent designated for Industrial use. The district contains a total of 270 acres of vacant land, 220 of which can accommodate additional future development. In addition to vacant land, the

## Exhibit L

district also contains partially developed parcels that can accommodate roughly 160 acres of additional future development. The remaining 210 acres within the District are fully developed, 51 percent of which are designated Commercial and the remaining 49 percent designated for Industrial use.

### Summary of Community-Level Conditions

Table 10 provides a summary of community-level conditions within the various Community Regions and Rural Centers which currently have remaining development capacity on land designated for Commercial, Industrial, or R&D uses. The table summarizes the level of development intensity calculated for parcels that are currently partially or fully developed, as measured by Floor Area Ratio (FAR).<sup>1</sup> It also generally characterizes the level of infill development capacity, based on the FAR of the developed parcels and the number of parcels that have remaining development capacity. It should be noted that for the purposes of this memo, “infill” capacity refers strictly to the additional development capacity on parcels that have already been partially developed. With this distinction in mind, only Shingle Springs has significant infill development potential on already developed Commercial-designated parcels, and only El Dorado/Diamond Springs has significant infill development potential on Industrial-designated parcels. On a community-wide level, there is significant additional development potential in Shingle Springs, El Dorado/Diamond Springs, and numerous other communities, associated with parcels that are entirely vacant (See Table 5).

Table 10 also provides an overview of the general availability of infrastructure within each of the Community Regions and Rural Centers that have remaining development capacity on Commercial, Industrial, and R&D land. Availability of community water and sewer systems is a key consideration for many commercial uses that would involve intensive use of a property. For many types of development, reliance on private wells and septic systems would not be desirable; thus, BAE identified all of the areas that are served by community water and sewer system. Based on windshield surveys and review of aerial maps and Google Street imagery, BAE also generally characterized the condition of existing roadways and sidewalk systems serving each community area. Based on these assessments, BAE then assigned a general “developability” score to each Community Region or Rural Center that has remaining commercial development capacity, with a rank of “1” indicating that the area is imminently developable with good infrastructure widely available; a rank of “2” indicating that the area likely requires some infrastructure investments to support substantial new development, but generally should not face major barriers to development due to infrastructure deficiencies, and; and rank of “3” indicating that the area appears to be in need of major infrastructure investment in order to support substantial new commercial development. Any area that was not served by both community water and sewer systems was automatically assigned a rank of 3, while some areas with both community water and sewer may have received a rank of 2 if it

---

<sup>1</sup> Note that data to enable calculation of the FAR was not available for all parcels; thus, the FAR figures shown in Table 10 reflect the FARs only for those parcels for which both building area and parcel area are available.

## Exhibit L

appeared that some additional infrastructure upgrades may be necessary in order to support buildout of the area's commercial properties.

### Land Inventory Maps

In order to better illustrate the findings of this analysis, BAE created a series of maps intended to visually represent the current status and future development potential of commercial parcels, labeled Figures 1 through 45 and presented to County staff as separate .pdf files. Figure 1 is a countywide land use map displaying only the Commercial, Industrial, and R&D parcels, color coded to demonstrate the concentration in various regions. In order to provide a more detailed view of county sub-areas, BAE then split the county into four quadrants and created Figures 2 through 5, which show more detail than Figure 1. To provide further information, BAE created a series of maps for each quadrant map and each Community Region or Rural Center, Figures 6 through 38. There are up to five versions of each of these community-level maps, labeled Figure [x]A, Figure [x]B, etc. In each quadrant or Community Region, these display the following attributes:

“A” denotes Land Use by Development Type

“B” denotes Land Use with Transit Stops

“C” denotes Land Use with Bike/Ped Master Plan Bike Routes

“D” denotes Land Use with Transit Stops and Bike/Ped Master Plan Bike Routes

“E” denotes Land Use with Capital Improvement Plans (CIP).

These letters remain consistent among the quadrant and Community Region maps (Figures 6-12), however since the Rural Centers do not contain Transit Stops, the associated Figures (13-38) are represented with the letters “A” through “C” with the Bike/Ped Master Plan represented with the letter “B” and Capital Improvement Plans represented with the letter “C,” when applicable. Lastly, in order to capture the small number of remaining parcels that are not located in the Community Regions or Rural Centers, BAE split the county into seven regions (Figures 39-45) and created a series of Figures that utilize the same letter descriptors as those used for the Rural Center maps, given that none of the outlying commercial parcels was near a transit stop.

### Parcel Database

Given that this analysis used a variety of datasets, BAE has compiled all of the relevant information into one database, titled EI\_Dorado\_Commercial\_Land\_Inventory\_Database\_11-6-15.xls, provided to County staff as a separate file. The database contains the Assessor's parcel information, including:

Parcel ID (IPN)

Current Use Type (“USECDTYPE”)

Current Use Description (“USECDLIT”)

Parcel Acreage (PARCEL\_ACRES)

## Exhibit L

Community Region or Rural Center name (“NAME”)

The database also contains the development potential assessments produced by CTA, including percent of remaining development potential (“U1\_COVER” & “U2\_COVER”) and the associated Land Use of the remaining development potential (“U1\_LUDESC” AND “U2\_LUDESC”). In order to provide reasoning for the development potential estimates, CTA developed a series of constraints ranging from the slope of the parcel to adjacent land uses (CTA\_1 through CTA\_7).

The database also contains the General Plan Land Use Designation, as well as BAE’s Land Use Designation, correcting for any split designation, incorrect join, or “Adopted Plan” land use.

During the analysis, BAE also received a series of data sets from the County that included the Land Value, Structure Value, Year Built, Water Source, Living Units, and Improved Square Footage of each parcel. These attributes are also included in the database to provide additional background on individual parcels.

Finally, the calculations and assumptions made by BAE during this analysis are presented in the final columns of the database. These include the calculation of the percent of a split designated parcel attributed to commercial use (“Correct\_LU\_%\_of\_Parcel”), the associated acreage of the commercial use (“Split\_LU\_Acreage”), a column coded “0” or “1” to denote a parcel with a split land use designation (“Split\_LU”), and another coded column to note when BAE made any edit to Current Use Type (“USECTYPE”) to correct any fields that were unknown or unavailable in the Assessor’s parcel data, in order to generate a more accurate assessment of the developed commercial acreage.

### **GIS Map File**

Similar to the parcel database, BAE created an ArcGIS map file, titled El\_Dorado\_Commercial\_Land\_Inventory.gdb, containing all of the relevant information used during this analysis, and provided this file to County staff. This includes the parcel database previously noted above, the transit stop information gathered from El Dorado Transit, Bike/Ped Master Plan Bike Routes, Capital Improvement Plan project information, the associated labels of the Community Regions and Rural Centers, and any additional geographic base maps used in the final map products. This will enable the county to not only have hard copy versions of the maps, but also have the underlying data in order to better understand and have more flexibility when it comes to interpreting the results of this analysis, conducting new analysis, creating new or modified maps, and/or updating the results as changes in land use occur.

# Exhibit L

**Table 1: Summary of Commercial Parcels**

Community Region or Rural Center	Commercial				Industrial				R&D				Total Developed Commercial Acres	Total Developable Acres
	# of Parcels	Total Acres	Acres Developed	Developable Acres Remaining	# of Parcels	Total Acres	Acres Developed	Developable Acres Remaining	# of Parcels	Total Acres	Acres Developed	Developable Acres Remaining		
<b>Community Region</b>														
Cameron Park	307	380.1	169.1	187.1	8	108.2	26.9	72.2	0	0.0	0.0	0.0	196.1	259.2
Camino/Pollock Pines	222	204.4	148.1	15.5	27	165.2	56.1	97.7	0	0.0	0.0	0.0	204.2	113.2
El Dorado/Diamond Springs	452	699.6	315.1	349.0	258	609.5	299.6	268.2	1	66.1	0.0	49.6	614.6	666.8
El Dorado Hills	163	468.8	226.0	195.2	7	281.5	23.0	172.1	279	965.2	257.5	624.0	506.5	991.2
Placerville (outside City Limits)	35	49.4	20.1	24.9	15	53.4	4.1	46.5	0	0.0	0.0	0.0	24.2	71.4
Shingle Springs	189	255.7	125.1	121.5	59	160.5	45.1	93.0	0	0.0	0.0	0.0	170.2	214.5
<b>Subtotal, All Community Regions</b>	<b>1,368</b>	<b>2,058.1</b>	<b>1,003.5</b>	<b>893.1</b>	<b>374</b>	<b>1,378.4</b>	<b>454.8</b>	<b>749.6</b>	<b>280</b>	<b>1,031.3</b>	<b>257.5</b>	<b>673.5</b>	<b>1,715.9</b>	<b>2,316.3</b>
<b>Rural Center</b>														
Chrome Ridge	15	26.7	17.8	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	17.8	0.0
Coloma	3	3.1	0.8	1.1	0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.8	1.1
Cool	32	157.3	41.6	32.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	41.6	32.0
Fairplay	3	3.8	3.8	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	3.8	0.0
Grays Corner	6	10.7	8.8	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	8.8	0.0
Grizzly Flat	1	0.8	0.0	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0
Georgetown	123	115.8	49.5	6.0	4	137.0	9.6	0.0	0	0.0	0.0	0.0	59.1	6.0
Garden Valley	23	35.7	21.1	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	21.1	0.0
Greenwood	21	52.2	24.3	3.7	0	0.0	0.0	0.0	0	0.0	0.0	0.0	24.3	3.7
Kelsey	6	2.9	2.4	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	2.4	0.0
Kyburz/Silverfork	11	6.6	3.9	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	3.9	0.0
Latrobe	9	10.6	2.9	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	2.9	0.0
Little Norway	3	3.5	1.5	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	1.5	0.0
Lotus	39	94.1	66.3	20.2	0	0.0	0.0	0.0	0	0.0	0.0	0.0	66.3	20.2
Mt. Aukum	16	64.5	20.7	2.7	0	0.0	0.0	0.0	0	0.0	0.0	0.0	20.7	2.7
Mosquito	6	15.4	7.5	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	7.5	0.0
Mt. Ralston	5	3.0	0.7	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.7	0.0
Nashville	1	4.4	0.0	4.4	0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	4.4
Oak Hill	8	19.8	10.5	8.8	0	0.0	0.0	0.0	0	0.0	0.0	0.0	10.5	8.8
Phillips	6	28.4	6.4	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	6.4	0.0
Pilot Hill	22	37.0	16.2	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	16.2	0.0
Pleasant Valley	22	47.3	37.7	6.5	0	0.0	0.0	0.0	0	0.0	0.0	0.0	37.7	6.5
Quintette	1	4.4	4.4	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	4.4	0.0
Rescue	6	13.3	7.7	5.5	0	0.0	0.0	0.0	0	0.0	0.0	0.0	7.7	5.5
Somerset	9	28.7	12.1	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	12.1	0.0
Strawberry	13	17.8	17.2	0.0	0	0.0	0.0	0.0	0	0.0	0.0	0.0	17.2	0.0
<b>Subtotal, All Rural Centers</b>	<b>410</b>	<b>807.8</b>	<b>385.8</b>	<b>91.0</b>	<b>4</b>	<b>137.0</b>	<b>9.6</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>395.3</b>	<b>91.0</b>
<b>Non-Community Region/ Rural Center</b>	<b>47</b>	<b>136.7</b>	<b>68.7</b>	<b>60.5</b>	<b>22</b>	<b>297.5</b>	<b>120.3</b>	<b>107.5</b>	<b>0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>189.0</b>	<b>167.9</b>
<b>Total, Unincorporated Area</b>	<b>1,825</b>	<b>3,002.6</b>	<b>1,458.0</b>	<b>1,044.6</b>	<b>400</b>	<b>1,812.9</b>	<b>584.7</b>	<b>857.1</b>	<b>280</b>	<b>1,031.3</b>	<b>257.5</b>	<b>673.5</b>	<b>2,300.2</b>	<b>2,575.2</b>

Sources: County of El Dorado; CTA Engineering and Surveying, 2015; BAE, 2015.

# Exhibit L

**Table 2: Summary of All Commercial Parcels with Development**

Community Region or Rural Center	Commercial				Industrial				R&D				Total Developed Commercial Acres	Total Developed as Non-Commercial
	# of Parcels	Total Acres	% of Acres Developed Commercial	% of Acres Developed Other	# of Parcels	Total Acres	% of Acres Developed Industrial	% of Acres Developed Other	# of Parcels	Total Acres	% of Acres Developed R&D	% of Acres Developed Other		
<b>Community Region</b>														
Cameron Park	214	193.2	72%	28%	2	29.6	100%	0%	0	0.00	0%	0%	168.9	53.9
Camino/Pollock Pines	185	154.2	49%	51%	9	56.1	33%	67%	0	0.00	0%	0%	93.9	116.4
El Dorado/Diamond Springs	342	475.3	31%	69%	163	413.3	58%	42%	0	0.00	0%	0%	385.2	503.3
El Dorado Hills	102	253.8	71%	29%	2	29.1	100%	0%	220	320.6	97%	3%	520.1	83.4
Placerville (outside City Limits)	27	30.7	28%	72%	4	14.5	0%	100%	0	0.00	0%	0%	8.6	36.6
Shingle Springs	127	158.0	52%	48%	28	50.0	88%	12%	0	0.00	0%	0%	126.1	81.9
<b>Subtotal, All Community Regions</b>	<b>997</b>	<b>1,265.2</b>	<b>50%</b>	<b>50%</b>	<b>208</b>	<b>592.6</b>	<b>61%</b>	<b>39%</b>	<b>220</b>	<b>320.6</b>	<b>97%</b>	<b>3%</b>	<b>1,302.8</b>	<b>875.6</b>
<b>Rural Center</b>														
Chrome Ridge	10	17.8	13%	87%	0	0.0	0%	0%	0	0.0	0%	0%	2.4	15.4
Coloma	2	0.8	100%	0%	0	0.0	0%	0%	0	0.0	0%	0%	0.8	0.0
Cool	17	41.6	59%	41%	0	0.0	0%	0%	0	0.0	0%	0%	24.5	17.1
Fairplay	3	3.8	42%	58%	0	0.0	0%	0%	0	0.0	0%	0%	1.6	2.2
Grays Corner	4	8.8	23%	77%	0	0.0	0%	0%	0	0.0	0%	0%	2.0	6.7
Grizzly Flat	0	0.0	0%	0%	0	0.0	0%	0%	0	0.0	0%	0%	0.0	0.0
Georgetown	95	47.3	53%	47%	3	9.6	100%	0%	0	0.0	0%	0%	34.7	22.2
Garden Valley	19	21.1	43%	57%	0	0.0	0%	0%	0	0.0	0%	0%	9.0	12.1
Greenwood	13	24.3	43%	57%	0	0.0	0%	0%	0	0.0	0%	0%	10.3	14.0
Kelsey	4	2.4	0%	100%	0	0.0	0%	0%	0	0.0	0%	0%	0.0	2.4
Kyburz/Silverfork	5	3.9	85%	15%	0	0.0	0%	0%	0	0.0	0%	0%	3.3	0.6
Latrobe	3	2.9	14%	86%	0	0.0	0%	0%	0	0.0	0%	0%	0.4	2.5
Little Norway	1	1.5	100%	0%	0	0.0	0%	0%	0	0.0	0%	0%	1.5	0.0
Lotus	31	66.3	48%	52%	0	0.0	0%	0%	0	0.0	0%	0%	31.7	34.7
Mt. Aukum	7	23.4	71%	29%	0	0.0	0%	0%	0	0.0	0%	0%	16.6	6.8
Mosquito	4	7.5	0%	100%	0	0.0	0%	0%	0	0.0	0%	0%	0.0	7.5
Mt. Ralston	2	0.7	63%	37%	0	0.0	0%	0%	0	0.0	0%	0%	0.5	0.3
Nashville	0	0.0	0%	0%	0	0.0	0%	0%	0	0.0	0%	0%	0.0	0.0
Oak Hill	7	19.3	28%	72%	0	0.0	0%	0%	0	0.0	0%	0%	5.4	13.9
Phillips	4	6.4	0%	100%	0	0.0	0%	0%	0	0.0	0%	0%	0.0	6.4
Pilot Hill	12	16.2	13%	87%	0	0.0	0%	0%	0	0.0	0%	0%	2.0	14.1
Pleasant Valley	17	37.7	22%	78%	0	0.0	0%	0%	0	0.0	0%	0%	8.1	29.6
Quintette	1	4.4	0%	100%	0	0.0	0%	0%	0	0.0	0%	0%	0.0	4.4
Rescue	5	12.7	20%	80%	0	0.0	0%	0%	0	0.0	0%	0%	2.5	10.1
Somerset	7	12.1	63%	37%	0	0.0	0%	0%	0	0.0	0%	0%	7.6	4.5
Strawberry	10	17.2	41%	59%	0	0.0	0%	0%	0	0.0	0%	0%	7.0	10.2
<b>Subtotal, All Rural Centers</b>	<b>283</b>	<b>400.0</b>	<b>41%</b>	<b>59%</b>	<b>3</b>	<b>9.6</b>	<b>100%</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>171.8</b>	<b>237.8</b>
<b>Non-Community Region/ Rural Center</b>	<b>34</b>	<b>84.3</b>	<b>62%</b>	<b>38%</b>	<b>11</b>	<b>120.3</b>	<b>85%</b>	<b>15%</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>154.0</b>	<b>50.6</b>
<b>Total, Unincorporated Area</b>	<b>1,314</b>	<b>1,749.6</b>	<b>48%</b>	<b>52%</b>	<b>222</b>	<b>722.5</b>	<b>65%</b>	<b>35%</b>	<b>220</b>	<b>320.6</b>	<b>97%</b>	<b>3%</b>	<b>1,628.6</b>	<b>1,164.0</b>

Sources: County of El Dorado; CTA Engineering and Surveying, 2015; BAE, 2015.

# Exhibit L

**Table 3: Summary of Fully Developed Commercial Parcels**

Community Region or Rural Center	Commercial				Industrial				R&D				Total Developed Commercial Acres	Total Developed as Non-Commercial
	# of Parcels	Total Acres	% of Acres Developed Commercial	% of Acres Developed Other	# of Parcels	Total Acres	% of Acres Developed Industrial	% of Acres Developed Other	# of Parcels	Total Acres	% of Acres Developed R&D	% of Acres Developed Other		
<b>Community Region</b>														
Cameron Park	208	152.0	79.4%	20.6%	1	23.6	100.0%	0.0%	0	0.0	0.0%	0.0%	144.3	31.3
Camino/Pollock Pines	183	145.7	45.8%	54.2%	9	56.1	60.0%	40.0%	0	0.0	0.0%	0.0%	100.3	101.5
El Dorado/Diamond Springs	245	195.7	52.4%	47.6%	124	152.8	85.2%	14.8%	0	0.0	0.0%	0.0%	232.8	115.7
El Dorado Hills	94	183.2	87.6%	12.4%	1	8.6	100.0%	0.0%	203	185.3	96.4%	3.6%	347.7	29.3
Placerville (outside City Limits)	18	11.5	40.5%	59.5%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	4.7	6.9
Shingle Springs	92	80.7	59.6%	40.4%	24	36.1	90.5%	9.5%	0	0.0	0.0%	0.0%	80.8	36.0
<b>Subtotal, All Community Regions</b>	<b>840</b>	<b>768.8</b>	<b>65.5%</b>	<b>34.5%</b>	<b>159</b>	<b>277.2</b>	<b>82.5%</b>	<b>17.5%</b>	<b>203</b>	<b>185.3</b>	<b>96.4%</b>	<b>3.6%</b>	<b>910.7</b>	<b>320.7</b>
<b>Rural Center</b>														
Chrome Ridge	10	17.8	13.4%	86.6%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	2.4	15.4
Coloma	2	0.8	100.0%	0.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.8	0.0
Cool	17	41.6	58.8%	41.2%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	24.5	17.1
Fairplay	3	3.8	41.7%	58.3%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	1.6	2.2
Grays Corner	4	8.8	23.2%	76.8%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	2.0	6.7
Grizzly Flat	0	0.0	0.0%	100.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.0	0.0
Georgetown	94	49.5	55.2%	44.8%	3	9.6	100.0%	0.0%	0	0.0	0.0%	0.0%	36.9	22.2
Garden Valley	19	21.1	42.7%	57.3%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	9.0	12.1
Greenwood	13	24.3	42.5%	57.5%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	10.3	14.0
Kelsey	4	2.4	0.0%	100.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.0	2.4
Kyburz/Silverfork	5	3.9	85.0%	15.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	3.3	0.6
Latrobe	3	2.9	14.4%	85.6%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.4	2.5
Little Norway	1	1.5	100.0%	0.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	1.5	0.0
Lotus	31	66.3	47.8%	52.2%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	31.7	34.7
Mt. Aukum	6	20.7	66.8%	33.2%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	13.8	6.8
Mosquito	4	7.5	0.0%	100.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.0	7.5
Mt. Ralston	2	0.7	63.1%	36.9%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.5	0.3
Nashville	0	0.0	0.0%	100.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.0	0.0
Oak Hill	4	7.3	73.5%	26.5%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	5.4	1.9
Phillips	4	6.4	0.0%	100.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.0	6.4
Pilot Hill	12	16.2	64.1%	35.9%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	10.4	5.8
Pleasant Valley	17	37.7	21.5%	78.5%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	8.1	29.6
Quintette	1	4.4	0.0%	100.0%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.0	4.4
Rescue	2	3.3	25.8%	74.2%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	0.9	2.5
Somerset	7	12.1	62.8%	37.2%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	7.6	4.5
Strawberry	10	17.2	40.6%	59.4%	0	0.0	0.0%	0.0%	0	0.0	0.0%	0.0%	7.0	10.2
<b>Subtotal, All Rural Centers</b>	<b>275</b>	<b>378.2</b>	<b>44.5%</b>	<b>55.5%</b>	<b>3</b>	<b>9.6</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0</b>	<b>0.0</b>	<b>0.0%</b>	<b>0.0%</b>	<b>177.9</b>	<b>209.8</b>
<b>Non-Community Region/ Rural Center</b>	<b>29</b>	<b>62.5</b>	<b>57.5%</b>	<b>42.5%</b>	<b>11</b>	<b>120.3</b>	<b>84.7%</b>	<b>15.3%</b>	<b>0</b>	<b>0.0</b>	<b>0.0%</b>	<b>0.0%</b>	<b>137.8</b>	<b>45.0</b>
<b>Total, Unincorporated Area</b>	<b>1,144</b>	<b>1,209.5</b>	<b>58.5%</b>	<b>41.5%</b>	<b>173</b>	<b>407.1</b>	<b>83.6%</b>	<b>16.4%</b>	<b>203</b>	<b>185.3</b>	<b>96.4%</b>	<b>3.6%</b>	<b>1,226.4</b>	<b>575.5</b>

Sources: County of El Dorado; CTA Engineering and Surveying, 2015; BAE, 2015.

# Exhibit L

**Table 4: Summary of Partially Developed Commercial Parcels**

Community Region or Rural Center	Commercial				Industrial				R&D				Total Commercial Development Capacity (Ac.)
	# of Parcels	Acres	% Developed	Acres Developable	# of Parcels	Acres	% Developed	Acres Developable	# of Parcels	Acres	% Developed	Acres Developable	
<b>Community Region</b>													
Cameron Park	6	41.2	41.6%	24.0	1	6.0	55.0%	2.7	0	0.0	0.0%	0.0	26.8
Camino/Pollock Pines	2	8.5	27.8%	6.1	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	6.1
El Dorado/Diamond Springs	97	279.5	42.7%	160.2	39	260.6	56.3%	113.9	0	0.0	0.0%	0.0	274.1
El Dorado Hills	8	70.6	60.6%	27.8	1	20.6	70.0%	6.2	17	135.3	53.4%	63.0	97.0
Placerville (outside City Limits)	9	19.2	44.6%	10.6	4	14.5	28.6%	10.4	0	0.0	0.0%	0.0	21.0
Shingle Springs	35	77.3	57.5%	32.9	4	13.9	64.6%	4.9	0	0.0	0.0%	0.0	37.8
<b>Subtotal, All Community Regions</b>	<b>157</b>	<b>496.4</b>	<b>47.3%</b>	<b>261.7</b>	<b>49</b>	<b>315.6</b>	<b>56.3%</b>	<b>138.0</b>	<b>17</b>	<b>135.3</b>	<b>53.4%</b>	<b>63.0</b>	<b>462.7</b>
<b>Rural Center</b>													
Chrome Ridge	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Coloma	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Cool	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Fairplay	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Grays Corner	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Grizzly Flat	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Georgetown	1	2.2	1.0%	2.2	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	2.2
Garden Valley	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Greenwood	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Kelsey	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Kyburz/Silverfork	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Latrobe	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Little Norway	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Lotus	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Mt. Aukum	1	2.8	1.0%	2.7	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	2.7
Mosquito	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Mt. Ralston	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Nashville	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Oak Hill	3	12.0	26.4%	8.8	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	8.8
Phillips	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Pilot Hill	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Pleasant Valley	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Quintette	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Rescue	3	9.3	46.9%	5.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	5.0
Somerset	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
Strawberry	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0	0.0	0.0%	0.0	0.0
<b>Subtotal, All Rural Centers</b>	<b>8</b>	<b>26.3</b>	<b>28.9%</b>	<b>18.7</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0.0%</b>	<b>0.0</b>	<b>18.7</b>
<b>Non-Community Region/ Rural Center</b>	<b>5</b>	<b>21.9</b>	<b>28.4%</b>	<b>15.7</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0.0%</b>	<b>0.0</b>	<b>15.7</b>
<b>Total, Unincorporated Area</b>	<b>170</b>	<b>544.6</b>	<b>45.6%</b>	<b>296.1</b>	<b>49</b>	<b>315.6</b>	<b>56.3%</b>	<b>138.0</b>	<b>17</b>	<b>135.3</b>	<b>53.4%</b>	<b>63.0</b>	<b>497.1</b>

Sources: County of El Dorado; CTA Engineering and Surveying, 2015; BAE, 2015.

# Exhibit L

**Table 5: Summary of Fully Vacant Commercial Parcels**

Community Region or Rural Center	Commercial			Industrial			R&D			Total Commercial Development Capacity (Ac.)
	# of Parcels	Acres	Developable	# of Parcels	Acres	Developable	# of Parcels	Acres	Developable	
<b>Community Region</b>										
Cameron Park	93	186.9	163.0	6	78.6	69.5	0	0.0	0.0	232.5
Camino/Pollock Pines	37	50.2	9.4	18	109.2	97.7	0	0.0	0.0	107.0
El Dorado/Diamond Springs	110	224.4	188.8	95	196.2	154.4	1	66.1	49.6	392.7
El Dorado Hills	61	215.0	167.3	5	252.4	165.9	59	644.6	560.9	894.2
Placerville (outside City Limits)	8	18.7	14.3	11	38.9	36.1	0	0.0	0.0	50.4
Shingle Springs	62	97.7	88.6	31	110.5	88.1	0	0.0	0.0	176.7
<b>Subtotal, All Community Regions</b>	<b>371</b>	<b>792.8</b>	<b>631.4</b>	<b>166</b>	<b>785.8</b>	<b>611.6</b>	<b>60</b>	<b>710.7</b>	<b>610.5</b>	<b>1,853.6</b>
<b>Rural Center</b>										
Chrome Ridge	5	8.9	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Coloma	1	2.3	1.1	0	0.0	0.0	0	0.0	0.0	1.1
Cool	15	115.7	32.0	0	0.0	0.0	0	0.0	0.0	32.0
Fairplay	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Grays Corner	2	1.9	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Grizzly Flat	1	0.8	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Georgetown	28	68.5	3.8	1	127.4	0.0	0	0.0	0.0	3.8
Garden Valley	4	14.7	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Greenwood	8	27.8	3.7	0	0.0	0.0	0	0.0	0.0	3.7
Kelsey	2	0.5	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Kyburz/Silverfork	6	2.7	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Latrobe	6	7.7	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Little Norway	2	2.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Lotus	8	27.8	20.2	0	0.0	0.0	0	0.0	0.0	20.2
Mt. Aukum	9	41.1	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Mosquito	2	7.9	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Mt. Ralston	3	2.3	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Nashville	1	4.4	4.4	0	0.0	0.0	0	0.0	0.0	4.4
Oak Hill	1	0.6	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Phillips	2	22.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Pilot Hill	10	20.8	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Pleasant Valley	5	9.6	6.5	0	0.0	0.0	0	0.0	0.0	6.5
Quintette	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Rescue	1	0.6	0.6	0	0.0	0.0	0	0.0	0.0	0.6
Somerset	2	16.6	0.0	0	0.0	0.0	0	0.0	0.0	0.0
Strawberry	3	0.6	0.0	0	0.0	0.0	0	0.0	0.0	0.0
<b>Subtotal, All Rural Centers</b>	<b>127</b>	<b>407.8</b>	<b>72.3</b>	<b>1</b>	<b>127.4</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0.0</b>	<b>72.3</b>
<b>Non-Community Region/ Rural Center</b>	<b>13</b>	<b>52.4</b>	<b>44.8</b>	<b>11</b>	<b>177.2</b>	<b>107.5</b>	<b>0</b>	<b>0.0</b>	<b>0.0</b>	<b>152.3</b>
<b>Total, Unincorporated Area</b>	<b>511</b>	<b>1,253.0</b>	<b>748.5</b>	<b>178</b>	<b>1,090.4</b>	<b>719.1</b>	<b>60</b>	<b>710.7</b>	<b>610.5</b>	<b>2,078.1</b>

Sources: County of El Dorado; CTA Engineering and Surveying, 2015; BAE, 2015.

# Exhibit L

**Table 6: Summary of Partially Developed Commercial Parcels within 0.5 Miles of Transit Stops**

Community Region or Rural Center	Commercial				Industrial				R&D				Total Commercial Development Capacity (Ac.)
	# of Parcels	Acres	% Developed	Acres Developable	# of Parcels	Acres	% Developed	Acres Developable	# of Parcels	Acres	% Developed	Acres Developable	
<b>Community Region</b>													
Cameron Park	6	41.2	41.6%	24.0	1	6.0	55.0%	2.7	0	0.0	0.0%	0.0	26.8
Camino/Pollock Pines	2	8.5	27.8%	6.1	0	0.0	0%	0.0	0	0.0	0.0%	0.0	6.1
El Dorado/Diamond Springs	92	258.3	41.2%	151.8	22	164.8	57.6%	69.8	0	0.0	0.0%	0.0	221.6
El Dorado Hills	4	35.1	58.3%	14.7	1	20.6	70.0%	6.2	0	0.0	0.0%	0.0	20.8
Placerville (outside City Limits)	9	19.2	44.6%	10.6	4	14.5	28.6%	10.4	0	0.0	0.0%	0.0	21.0
Shingle Springs	35	77.3	57.5%	32.9	3	11.2	73.9%	2.9	0	0.0	0.0%	0.0	35.8
<b>Total, Unincorporated Area</b>	<b>148</b>	<b>439.7</b>	<b>45.4%</b>	<b>240.2</b>	<b>31</b>	<b>217.1</b>	<b>57.6%</b>	<b>92.0</b>	<b>0</b>	<b>0.0</b>	<b>0.0%</b>	<b>0.0</b>	<b>332.1</b>

Sources: County of El Dorado; El Dorado Transit, 2015; CTA Engineering and Surveying, 2015; BAE, 2015.

# Exhibit L

**Table 7: Summary of Fully Vacant Commercial Parcels within 0.5 Miles of Transit Stops**

Community Region or Rural Center	Commercial			Industrial			R&D			Total Commercial Development Capacity (Ac.)
	# of Parcels	Acres	Acres Developable	# of Parcels	Acres	Acres Developable	# of Parcels	Acres	Acres Developable	
<b>Community Region</b>										
Cameron Park	92	192.7	162.7	6	78.6	69.5	0	0.0	0.0	232.2
Camino/Pollock Pines	36	42.1	9.4	16	68.0	56.5	0	0.0	0.0	65.9
El Dorado/Diamond Springs	105	201.0	178.4	53	117.5	90.0	0	0.0	0.0	268.3
El Dorado Hills	35	77.8	60.7	0	0.0	0.0	7	64.8	45.6	106.3
Placerville (outside City Limits)	5	3.2	1.9	11	38.9	36.1	0	0.0	0.0	38.0
Shingle Springs	49	85.8	92.9	18	48.2	44.2	0	0.0	0.0	137.2
<b>Total, Unincorporated Area</b>	<b>322</b>	<b>602.6</b>	<b>506.0</b>	<b>104</b>	<b>351.2</b>	<b>296.4</b>	<b>7</b>	<b>64.8</b>	<b>45.6</b>	<b>848.0</b>

Sources: County of El Dorado; El Dorado Transit, 2015; CTA Engineering and Surveying, 2015; BAE, 2015.

## Exhibit L

**Table 8: Summary of Parcels with Existing Non-Conforming Commercial Development**

<b>Community Region or Rural Center</b>	<b>Commercial</b>		<b>Industrial</b>		<b>Total Developed Non-Conforming Acres</b>
	<b># of Parcels</b>	<b>Acres</b>	<b># of Parcels</b>	<b>Acres</b>	
<b>Community Region</b>					
Cameron Park	2	9.6	2	1.6	11.2
Camino/Pollock Pines	5	9.4	2	1.2	10.6
El Dorado/Diamond Springs	5	5.8	5	10.4	16.3
Placerville (outside City Limits)	4	14.1	2	28.1	42.2
<b>Subtotal, All Community Regions</b>	<b>16</b>	<b>38.9</b>	<b>11</b>	<b>41.3</b>	<b>80.3</b>
<b>Rural Center</b>					
Coloma	9	12.8	0	0.0	12.8
Cool	0	0.0	1	131.6	131.6
Fairplay	1	1.0	0	0.0	1.0
Grizzly Flat	0	0.0	1	0.1	0.1
Georgetown	1	1.9	2	1.6	3.6
Kyburz/Silverfork	1	0.03	0	0.0	0.03
Lotus	1	6.9	0	0.0	6.9
Mosquito	1	3.5	0	0.0	3.5
Nashville	1	1.2	0	0.0	1.2
Oak Hill	1	0.6	0	0.0	0.6
Rescue	1	1.2	0	0.0	1.2
<b>Subtotal, All Rural Centers</b>	<b>17</b>	<b>29.1</b>	<b>4</b>	<b>133.3</b>	<b>162.5</b>
<b>Non-Community Region/ Rural Center</b>	<b>24</b>	<b>288.1</b>	<b>10</b>	<b>532.1</b>	<b>820.2</b>
<b>Total, Unincorporated Area</b>	<b>57</b>	<b>356.1</b>	<b>25</b>	<b>706.8</b>	<b>1,062.9</b>

Sources: County of El Dorado; BAE, 2015.

# Exhibit L

**Table 9: Summary of Commercial Parcels in the Missouri Flat Master Circulation & Financing Plan District**

Development Status	Commercial				Industrial				Total Commercial Development Capacity (Ac.)
	# of Parcels	Acres	% Developed	Acres Developable	# of Parcels	Acres	% Developed	Acres Developable	
Vacant	48	153.2	0%	132.4	53	115.0	0%	88.1	220.5
Partially Developed	37	165.1	44.7%	91.4	23	165.2	57.4%	70.4	161.7
Fully Developed	84	108.9	100%	0.0	87	104.7	100%	0.0	0.0
<b>Total, All Commercial Parcels</b>	<b>169</b>	<b>427.2</b>	<b>47.6%</b>	<b>223.8</b>	<b>163</b>	<b>384.8</b>	<b>58.8%</b>	<b>158.4</b>	<b>382.2</b>

Sources: County of El Dorado; CTA Engineering and Surveying, 2015; BAE, 2015.

# Exhibit L

**Table 10: Summary Matrix of Infill Potential and Land Developability by Region(a)**

Region	Existing Development						General Infrastructure Availability				General Developability (f)	Additional Notes
	Intensity and Infill Potential on Developed Parcels						Water (d)	Sewer (d)	Roads (e)	Sidewalks (e)		
	Commercial		Industrial		R&D							
FAR (b)	Infill Cap. (c)	FAR (b)	Infill Cap. (c)	FAR (b)	Infill Cap. (c)							
El Dorado Hills	0.214	limited	0.091	limited	0.282	limited	EID	EID	1	1	1	El Dorado Hills Shopping center (intersection of Highway 50 and El Dorado Hills Blvd); retail spaces adjacent to Raley's, roughly 40% vacant (has been similar percentages since recession). El Dorado Hills Business Park: Available buildings are not ideal & rents are too low to make improvements, meaning relatively low demand, resulting in ongoing vacancies.
Cameron Park	0.217	limited	0.087	limited	n.a.	n.a.	EID	EID	2	1	2	Chronic vacant office building at SE corner of Cambridge Road offramp. Broker indicated housing isn't sufficient to support successful office. Mixture of aging infrastructure and large amount of vacant land made the area not business friendly, thus a few vacancies in the little commercial space present. According to one broker for Cameron Air Park, relatively high demand pre-recession, almost no demand post-recession, has offered reduced price rents to current tenants just to limit vacancies. Too much non-class A office space, combined with poor internet quality and better available space further west caused large vacancies in office space. Many brokers were optimistic about the potential of Cameron Park (especially the Cambridge road exit) due to anticipated new housing growth that will help to increase demand.
Shingle Springs	0.134	significant	0.295	limited	n.a.	n.a.	EID	EID	2	2	2	Comments about Internet Issues taking business further down the hill. In Shingle Springs Industrial Park, only a few vacancies, but real estate brokers are not keen on the area given the poor internet quality and better available space further west.
El Dorado/Diamond Springs	0.182	limited	0.153	significant	n.a.	n.a.	EID	EID	2	2	2	Comments about Internet Issues taking business further down the hill.
Placerville (Outside City)	0.180	limited	0.000	limited	n.a.	n.a.	EID	not served	2	3	3	
Camino Pollock Pines	0.117	limited (g)	0.012	limited	n.a.	n.a.	EID	not served	2	3	3	
Cool	0.101	limited	n.a.	limited	n.a.	n.a.	GDPUD	not served	1	1	3	Cool Village shopping center, built in 2007 has 21,900 sq. ft. of shop space and pads. 37% is vacant.
Coloma	0.038	limited	n.a.	limited	n.a.	n.a.	EID	not served	1	2	3	
Georgetown	0.136	limited (g)	n.a.	limited	n.a.	n.a.	GDPUD	not served	1	2	3	
Greenwood	0.035	limited	n.a.	limited	n.a.	n.a.	GDPUD	not served	1	2	3	
Lotus	0.079	limited (g)	n.a.	limited	n.a.	n.a.	EID	not served	1	2	3	
Mt. Aukum	0.044	limited	n.a.	limited	n.a.	n.a.	not served	not served	1	1	3	
Nashville	n.a.	limited	n.a.	limited	n.a.	n.a.	not served	not served	1	3	3	
Oak Hill	0.145	limited	n.a.	limited	n.a.	n.a.	EID	not served	1	3	3	
Pleasant Valley	0.118	limited	n.a.	limited	n.a.	n.a.	EID	not served	1	2	3	
Rescue	0.059	limited	n.a.	limited	n.a.	n.a.	EID	EID	1	2	1	

Notes:  
 (a) Only includes Community Regions and Rural Centers for which County data indicates there is commercial, industrial, or R&D designated land with remaining development potential.  
 (b) Average Floor Area Ratio of existing developed parcels for which both building square footage and parcel square area are available.  
 (c) Infill capacity is in reference to parcels that have already been developed. Infill capacity is limited if FAR of developed parcels is reasonably high and/or if there are limited numbers of developed parcels that have the appropriate land use designations.  
 (d) Based on conversations with staff of GDPUD and EID, commercial/industrial parcels located in areas served by these agencies generally have adequate water or water and sewer infrastructure as well as system capacity, respectively, to accommodate potential development without major capital expenditures.  
 (e) 1=widely available and appear adequate given remaining development potential; 2=some upgrading may be required to better support existing and/or future development potential; 3=significant gaps appear to exist.  
 (f) Applies to existing vacant parcels. 1=appears imminently developable; 2=likely requires some community infrastructure upgrades to support significant development; 3=appears to need major infrastructure investment to support development. Any area not served with both community water and sewer is deemed to require major infrastructure investment to support substantial new commercial or industrial development.  
 (g) County data indicate limited development potential on parcels in these areas; however, FAR calculations indicate some potential for infill on already developed parcels.

Sources: County of El Dorado; BAE, 2015.