

REVISION TO ATTACHMENT 4H

Slides 6 & 7

- Slide 6: Correction to asterisks on “Existing TIM Fee Project Obligations” and “Rough Ballpark Cost of Additional CIP Projects that may be needed.” The notes were switched. Correction was made to reflect the appropriate footnote.
- Slide 7: Correction was made on minor graphical error on Scenario 2. Graph was corrected.



EL DORADO COUNTY GENERAL PLAN 20-YEAR GROWTH FORECAST

EL DORADO COUNTY COMMUNITY DEVELOPMENT AGENCY
LONG RANGE PLANNING DIVISION

April 8, 2014

Legistar #14-0245

AGENDA

Need for 20-Year Growth Forecast

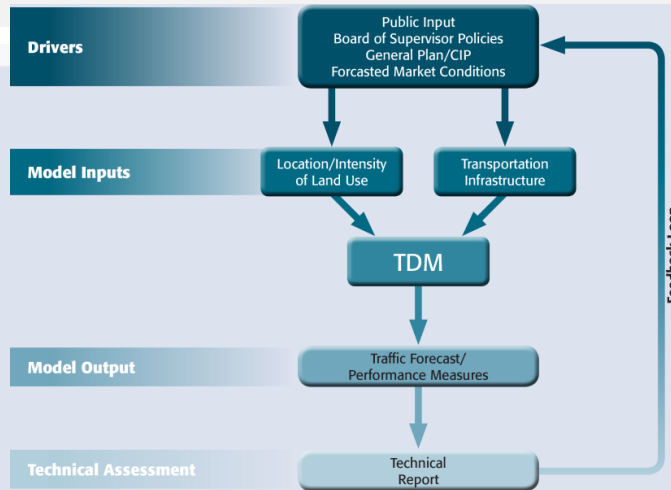
20-Year growth forecast scenarios

Staff recommendation

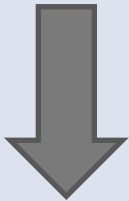
Next steps



STEPS TO ACHIEVE MAJOR UPDATES

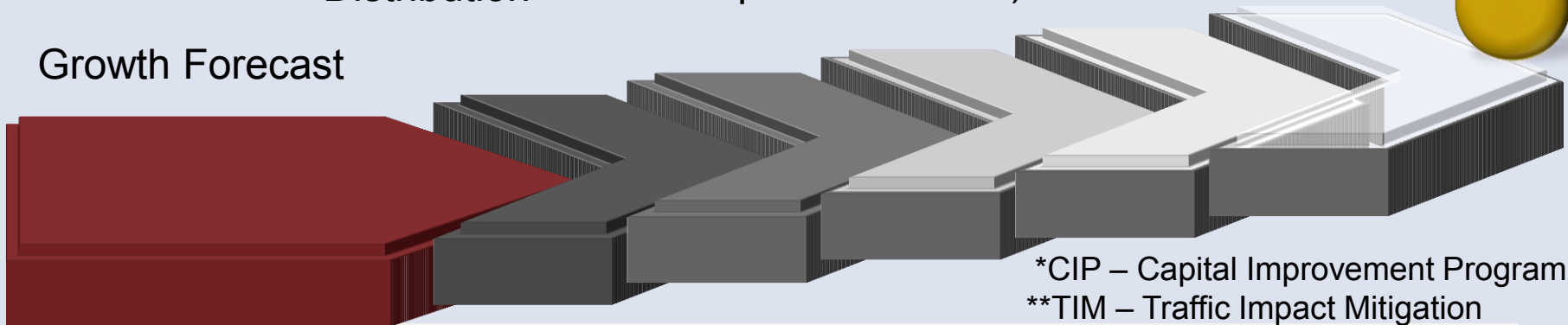


START
HERE



Distribution Impact Mitigation
(How and When) Costs CIP* and
TIM** Fee Program

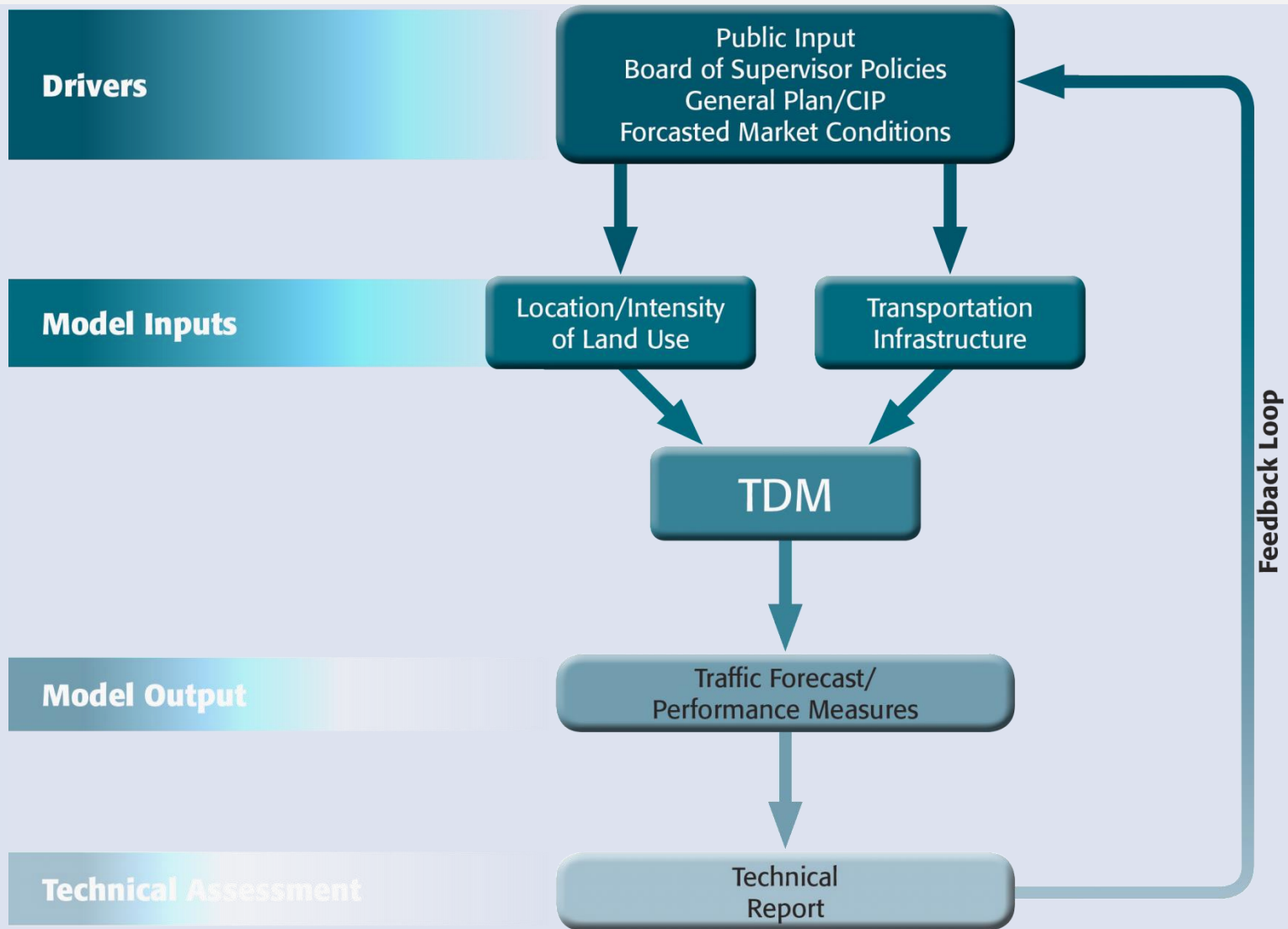
Growth Forecast



*CIP – Capital Improvement Program
**TIM – Traffic Impact Mitigation



TRAVEL DEMAND MODEL (TDM) AND PLANNING PROCESS



20-YEAR GROWTH FORECAST SCENARIOS

- Scenario 1: Historical Growth Rate with Historical Distribution
- Scenario 2: Existing + Entitled + RHNA
- Scenario 2 Modified: Existing + Entitled + RHNA (multifamily-limited to the equivalent #s consistent with Scenarios 1 & 3)
- Scenario 3: Historical Growth Rate with General Plan Distribution

Key Similarities:

- All are at \approx 1% growth rate (approximately 17,500 residential units)
- All assume Regional Housing Needs Allocation (RHNA)
- All have identical employment growth and distribution

Key Differences:

- Growth occurs in different areas
- Scenario 2 includes a higher number of by-right multi-family housing



SUMMARY OF SCENARIOS

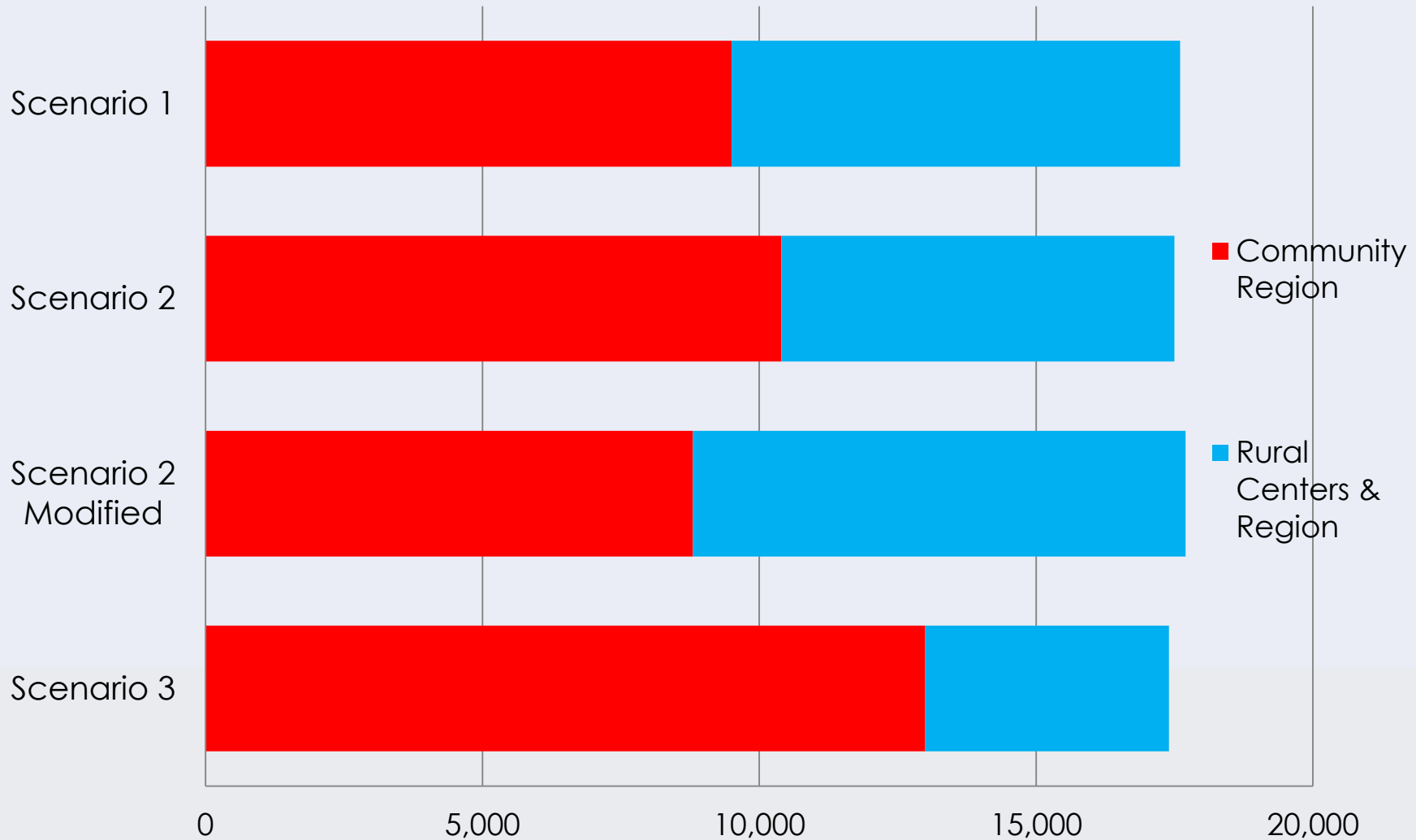
	Historical Growth Rate w/Historical Distribution (Scenario 1)	Existing + Entitled (Scenario 2)	Existing + Entitled (Modified Scenario 2)	Historical Growth Rate w/General Plan Distribution (Scenario 3)
Growth Rate through 2035:	Approx. 1%			
Approximate Community Region/Rural Region Distribution	54/46	58/42	50/50	75/25
Approximate 2035 Projected homes:	17,500			
<i>Approx. Single Family Homes – Comm. Reg.</i>	6,500	5,800	6,400	10,000
<i>Approx. Multi Family Homes - Comm. Reg.</i>	3,000	4,600	2,400	3,000
<i>Approx. Single Family Homes - Rural Reg.</i>	7,800	5,900	8,000	4,100
<i>Approx. Multi Family Homes -Rural Reg.</i>	300	1,200	900	300
Total Rough Ballpark Cost of CIP Projects, including current TIM Fee Project Obligations**	\$397.8M	\$484.0M	\$404.6M	\$406.5M
<i>Existing TIM Fee Project Obligations**</i>	\$325M			
<i>Rough Ballpark Cost of Additional CIP Projects that may be needed*</i>	\$72.8M	\$159.0M	\$79.6M	\$81.5M
Vehicle Miles Traveled (VMT)	5,061,000	6,004,000	5,073,000	4,992,000

* Without the buildout of 2013 CIP

** Reimbursement agreements, in construction, or completed



Residential Growth Community Region vs Rural Centers/Region



JOBS TO HOUSING BALANCE



20 Year Forecast \approx 1:1 Ratio

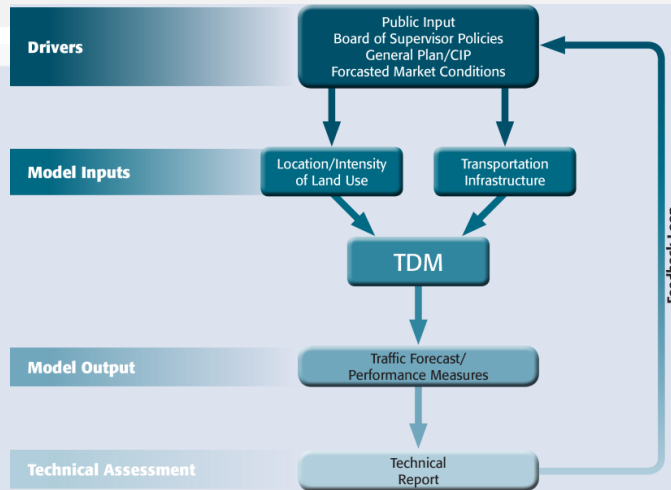


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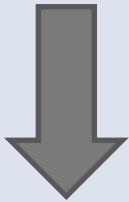
LRP 20-Year Growth Forecast

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STEPS TO ACHIEVE MAJOR UPDATES



START
HERE



Distribution Impact Mitigation
(How and
When) Costs CIP and
TIM Fee
Program

Growth Forecast



STAFF RECOMMENDS

Scenario 3, which:

1. *Implements General Plan and Board – Identified Objectives:*
 - creation of jobs
 - reducing sales tax leakage
 - reducing constraints to the development of moderate housing
 - preserving and protecting agriculture and natural resource lands.

2. *Protects and Preserves Agricultural and Rural Areas*

3. *Maximizes Existing Investments in Infrastructure and Services*

4. *Maintains consistency between General Plan and CIP*



NEXT STEPS

Next Steps:

Upon approval of the recommended action, staff will:

- Issue a request for proposal (RFP) for the Major Five-Year CIP and TIM Fee updates.
- Issue an RFP for Missouri Flat Circulation and Financing Plan Phase II.
- Proceed with Diamond Springs Parkway Project Study Report.

