

**bae** urban economics

**RESIDENTIAL AND NON-  
RESIDENTIAL SUB-AREA  
GROWTH PROJECTIONS TO 2045**

El Dorado County  
Planning Commission  
March 14, 2024  
Legistar 24-0414

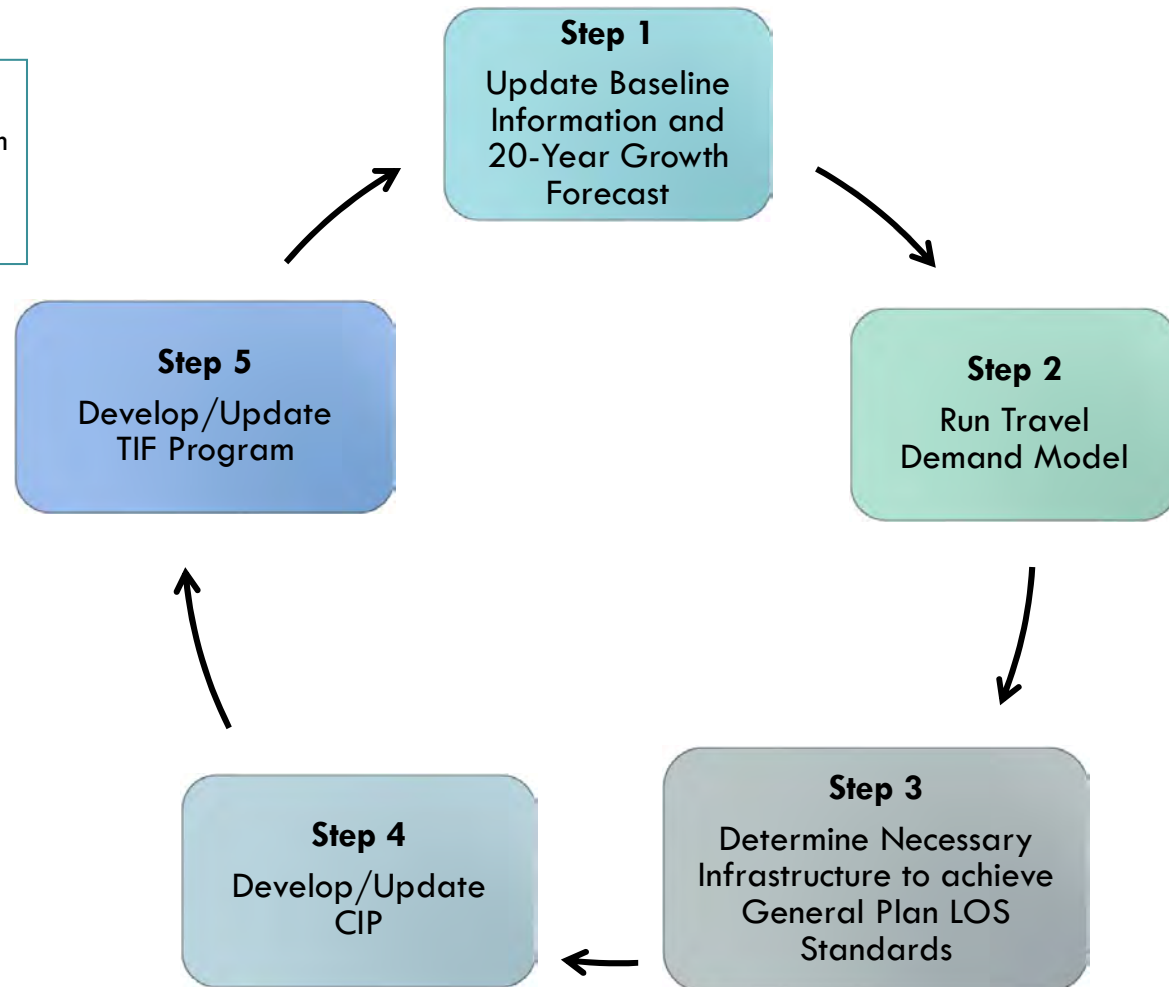
# MAJOR 5-YEAR CIP AND TIF PROGRAM CYCLE\*

## Acronyms

CIP - Capital Improvement Program

LOS - Level of Service

TIF - Traffic Impact Fee



\*As required by  
General Plan  
Policy TC-Xb and  
Implementation  
Measure TC-B

# STUDY OVERVIEW

## Task:

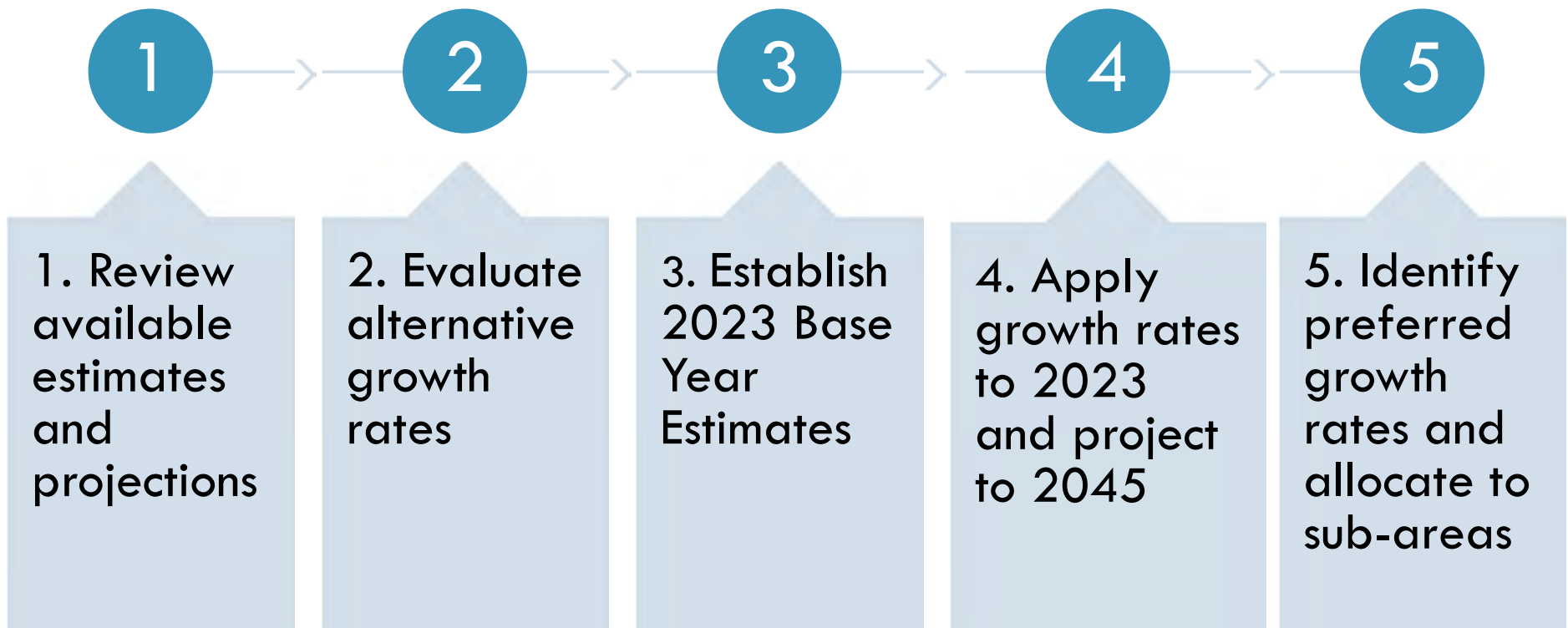
- Prepare updated housing and employment growth projections

## Purpose:

- Assist update of Travel Demand Model for the Major Update to the Traffic Impact Fee (TIF) Program

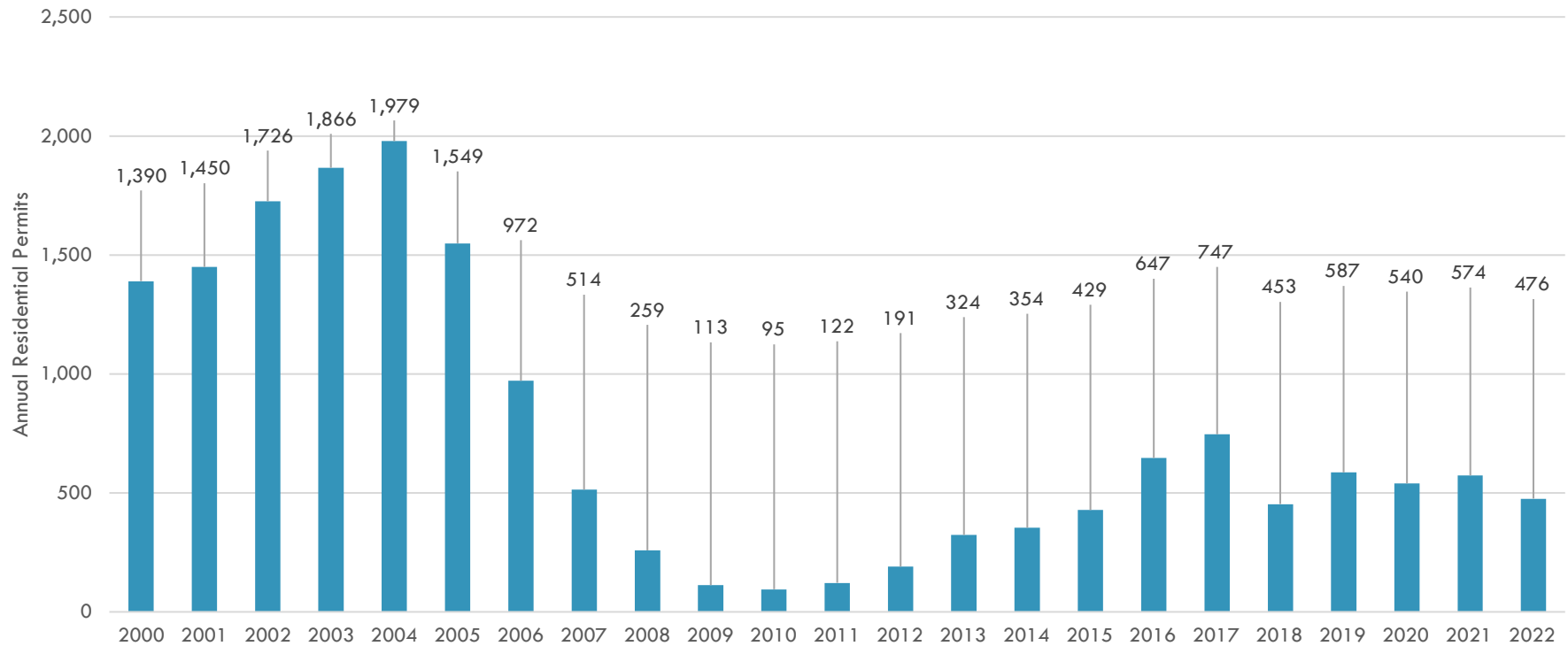
# WHERE WE ARE IN THE PROCESS

- Prepare West Slope Growth Projections through 2045
- Review with Board of Supervisors
- Refine Projections (e.g., updated base year data from 2018); Allocate Growth to Sub-Areas
- Review Draft Study with Planning Commission
- Review Draft Study with Board of Supervisors
- Finalize Study



# WEST SLOPE PROJECTIONS PROCESS

## Annual Residential Permits 2000 - 2022



# WEST SLOPE HISTORICAL BUILDING PERMITS

# BASE YEAR HOUSING AND EMPLOYMENT ESTIMATES

- Updated to 2023 by starting from 2018 base and adding housing and employment growth from building permit activity.
- Most localized data available
- Data tailored to West Slope (less Placerville)
  - 57,100 housing units
  - 37,712 jobs

**Board of Supervisors reviewed recommended growth rates and on January 9<sup>th</sup>, endorsed the following:**

**Housing Units:**

Average Annual Growth Rate: 0.62%

*New Housing Units 2023-2045: 8,332*

*Total Housing Units in 2045: 65,432*

**Employment:**

Average Annual Growth Rate: 0.62%

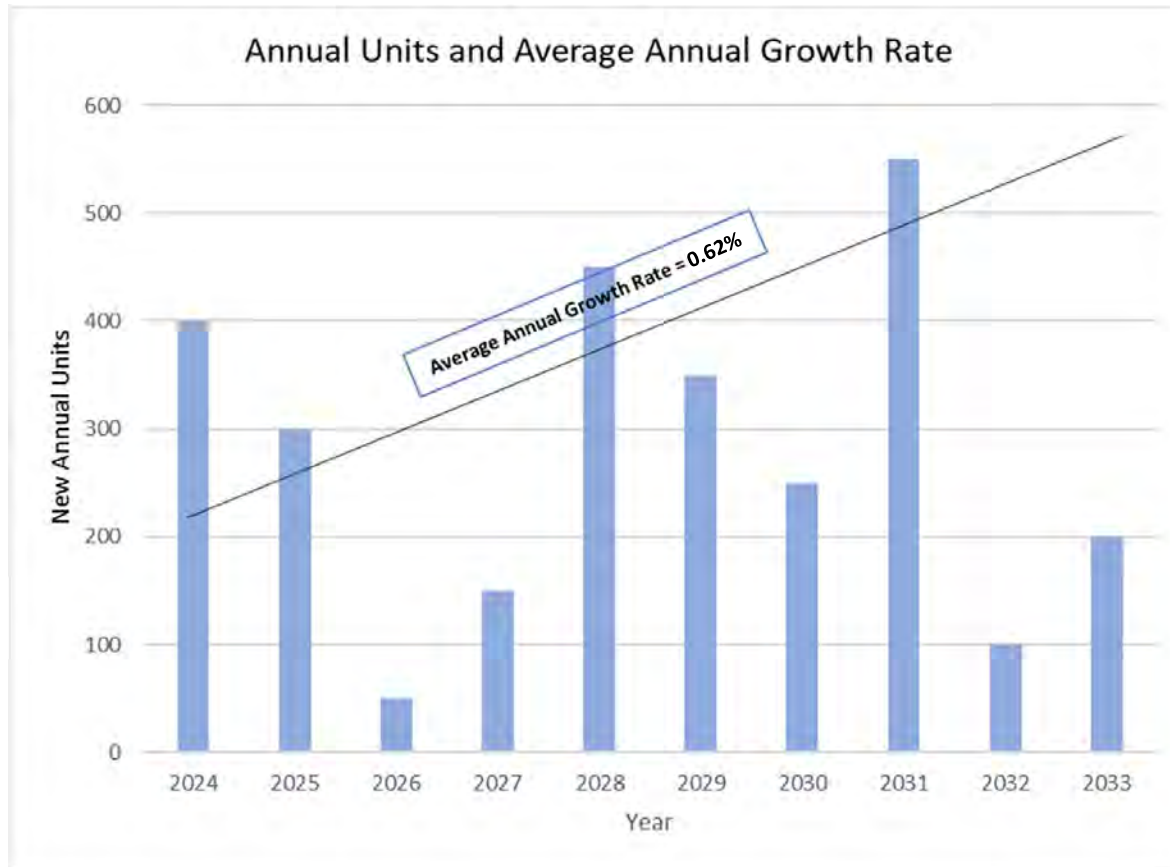
*New Jobs 2023-2045: 5,485*

*Total Jobs in 2045: 43,197*

**RECOMMENDED  
GROWTH RATES**

**Through 2045**





**EXAMPLE OF AVERAGE  
ANNUAL GROWTH RATE  
OVER 10 YEARS**

# COMMUNITY REGION DEVELOPMENT CAPACITY

- Growth is constrained by land available for residential or non-residential development
- Updated 2023 development capacity estimated starting from 2018 land capacity and reducing the capacity based on development projects permitted between 2019 and 2023
- If a sub-area lacks sufficient housing development capacity, excess market demand is re-allocated to nearby Community Regions that have sufficient capacity

# SUB-AREA GROWTH ALLOCATION PROCESS

- Estimate future Housing and Employment demand based on Board-endorsed growth rates, historical growth patterns, and available development capacity.
  - Housing demand equally weighs historical growth rate and size of existing base to allocate CRs a share of West Slope growth
  - Employment demand weighs historical growth 25%, the 2023 jobs base 25%, and the 2023-2045 housing growth factor 50% in allocating CRs a share of West Slope growth
- Initial demand allocations to five Community Regions and the balance of the West Slope area.
- Re-allocate excess demand from areas that lack capacity to nearby areas that have capacity

<b>HOUSING DEMAND</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>'23 to '45 Demand #</b>	<b>Estimated Single-Family Capacity (Units) (b)</b>	<b>Estimated Multifamily Capacity (Units) (b)</b>	<b>Total Residential Capacity (Units) (b)</b>
<b>West Slope Less City of Placerville (a)</b>	<b>57,100</b>	<b>57,811</b>	<b>59,627</b>	<b>61,502</b>	<b>63,436</b>	<b>65,432</b>	<b>8,332</b>	<b>8,675</b>	<b>5,839</b>	<b>14,514</b>
El Dorado Hills CR	16,831	17,222	18,221	19,252	20,316	21,414	4,583	1,587	213	1,800
Cameron Park CR	7,669	7,725	7,867	8,014	8,166	8,323	654	1,837	988	2,825
Diamond Springs CR	3,996	4,023	4,094	4,166	4,241	4,318	322	2,920	3,579	6,499
Shingle Springs CR	1,053	1,070	1,114	1,160	1,207	1,255	202	947	1,010	1,957
Placerville CR (Less City of Placerville)	2,098	2,112	2,149	2,186	2,225	2,265	167	674	49	723
Balance of West Slope	25,453	25,658	26,182	26,723	27,281	27,857	2,404	710	0	710

# PROJECTED HOUSING DEMAND THROUGH 2045

# HOUSING GROWTH ALLOCATIONS TO 2045

						<b>Projected Growth Share (d)</b>	<b>Projected Growth Rate '23-'45</b>
<b>TOTAL HOUSING ALLOCATION (Cumulative New Units Since 2023) (c)</b>							
<b>West Slope Less City of Placerville (a)</b>	<b>711</b>	<b>2,527</b>	<b>4,402</b>	<b>6,336</b>	<b>8,332</b>	<b>100%</b>	0.62%
El Dorado Hills CR	391	1,390	1,800	1,800	1,800	22%	0.46%
Cameron Park CR	56	198	966	2,182	2,612	31%	1.34%
Diamond Springs CR	27	102	288	480	678	8%	0.71%
Shingle Springs CR	17	74	488	915	2,180	26%	5.23%
Placerville CR (Less City of Placerville)	14	53	150	250	353	4%	0.71%
Balance of West Slope	205	710	710	710	710	9%	0.13%
<b>SINGLE-FAMILY HOUSING ALLOCATION (Cumulative New Units Since 2023)</b>							
<b>West Slope Less City of Placerville (a)</b>	<b>620</b>	<b>2,195</b>	<b>3,431</b>	<b>4,607</b>	<b>5,684</b>		
El Dorado Hills CR	345	1,226	1,587	1,587	1,587		
Cameron Park CR	36	129	628	1,419	1,698		
Diamond Springs CR	12	46	129	216	304		
Shingle Springs CR	8	36	236	443	1,055		
Placerville CR (Less City of Placerville)	13	49	140	233	329		
Balance of West Slope	205	710	710	710	710		
<b>MULTIFAMILY HOUSING ALLOCATION (Cumulative New Units Since 2023)</b>							
<b>West Slope Less City of Placerville (a)</b>	<b>91</b>	<b>332</b>	<b>972</b>	<b>1,729</b>	<b>2,649</b>		
El Dorado Hills CR	46	164	213	213	213		
Cameron Park CR	20	69	338	763	913		
Diamond Springs CR	15	56	158	264	373		
Shingle Springs CR	9	38	252	472	1,125		
Placerville CR (Less City of Placerville)	1	4	10	17	24		
Balance of West Slope	0	0	0	0	0		

# EMPLOYMENT GROWTH ALLOCATIONS TO 2045

JOBS DEMAND	2023	2025	2030	2035	2040	2045	'23 to '45 Growth #	Vacant Non-Res. Acres (c)	Jobs Per Available Non-Res. Acre
<b>West Slope Less City of Placerville (a)</b>	<b>37,712</b>	<b>38,178</b>	<b>39,372</b>	<b>40,605</b>	<b>41,880</b>	<b>43,197</b>	<b>5,485</b>	<b>2,187</b>	<b>2.5</b>
El Dorado Hills CR	13,232	13,350	13,652	13,965	14,288	14,621	1,389	871	1.6
Cameron Park CR	3,435	3,530	3,775	4,027	4,288	4,558	1,123	253	4.4
Diamond Springs CR	6,919	6,993	7,184	7,381	7,584	7,795	876	182	4.8
Shingle Springs CR	2,700	2,785	3,002	3,226	3,458	3,697	997	606	1.6
Placerville CR (Less City of Placerville)	1,959	1,975	2,016	2,059	2,103	2,148	189	68	2.8
Balance of West Slope	9,467	9,544	9,743	9,948	10,159	10,378	911	207	4.4
							<b>Projected Growth Rate '23-'45</b>		
<b>JOBS ALLOCATION (Cumulative New Jobs Since 2023) (b)</b>									
<b>West Slope Less City of Placerville</b>	<b>466</b>	<b>1,660</b>	<b>2,893</b>	<b>4,168</b>	<b>5,485</b>		0.62%		
El Dorado Hills CR	118	420	733	1,056	1,389		0.45%		
Cameron Park CR	95	340	592	853	1,123		1.29%		
Diamond Springs CR	74	265	462	665	876		0.54%		
Shingle Springs CR	85	302	526	758	997		1.44%		
Placerville CR (Less City of Placerville)	16	57	100	144	189		0.42%		
Balance of West Slope	77	276	481	692	911		0.42%		

- Transportation will present this information to the Board on April 2, 2024, for final approval and ask for direction to use the growth projections and allocations in the update to the Travel Demand Model.
- Following Board adoption and direction, work will begin on inputting the new growth projections and allocations into the Travel Demand Model

## DEPARTMENT OF TRANSPORTATION'S NEXT STEPS

QUESTIONS?