

Attachment A

PLAN ASSUMPTIONS

Planning is an art as well as a science, and even with the best information, the future is difficult, if not impossible, to accurately predict. The following assumptions were developed in consideration of the physical, economic, and political conditions of the past, present, and future. These assumptions provide a basis for the physical planning policies of the General Plan.

1. Population Projections

The projected growth for the County, as determined by the State Department of Finance, can be accommodated over the 20-year planning time horizon. However, the actual number of years to reach a particular population projection is not critical to the validity of this Plan. Many other factors, such as water availability, creation of local jobs, economic conditions, etc., will determine the period of time over which this Plan remains valid.

2. Auburn Dam

Authorization for construction of the Auburn Dam is currently not addressed in this Plan; however, if authorization for the construction is approved, the Plan must be updated within a reasonable time to accommodate this significant change.

3. Jurisdiction of Other Government Agencies

Other agencies will continue to exercise significant policy control over lands within El Dorado County.

4. Agriculture and Timber

The agriculture and timber industries will remain economically viable during the 20-year planning time horizon of the Plan. The viability of these industries is critical to the maintenance of the County's customs, culture, and economic stability.

5. Water Supply

- A. An adequate supply of water will be available to serve the County's current population.
- B. Additional water supplies will be developed to support the projected growth.
- C. Lack of water availability may change the period of time over which this Plan remains valid.
- D. The designation of the American or Cosumnes Rivers as "Wild and Scenic" or their drainage basins as "National Recreation Areas" would be incompatible with the County's water storage objectives.

6. Housing

Policies in this Plan and their implementing directives will acknowledge and attempt to minimize their cost impact on the County's affordable housing goals and objectives. The housing needs for all economic segments for the unincorporated portions of the County may be achieved if the Housing Element is implemented.

7. Traffic Level of Service

In determining what levels of growth-related traffic are acceptable, the Plan balances a number of competing considerations. If the County sized its roadways solely to guarantee the smooth flow of traffic during limited peak periods in which commuter trips push traffic to maximum levels, one result would be the need to modify many rural two-lane roads by adding new lanes, thereby reducing the rural character of the affected adjacent lands. Such modifications would also entail enormous expense, while generating benefits only realized during limited periods. In addition, County revenue financing mechanisms, such as user fees in the form of gasoline tax or a road benefit assessment, are limited. In light of these considerations, the Plan has been designed to match any increases in the size of roadways to those necessary to meet the Level of Service and concurrency policies included in the Transportation and Circulation Element.