



Travel Demand Model Update: Land Use

El Dorado County
Board of Supervisor Meeting
April 16, 2012

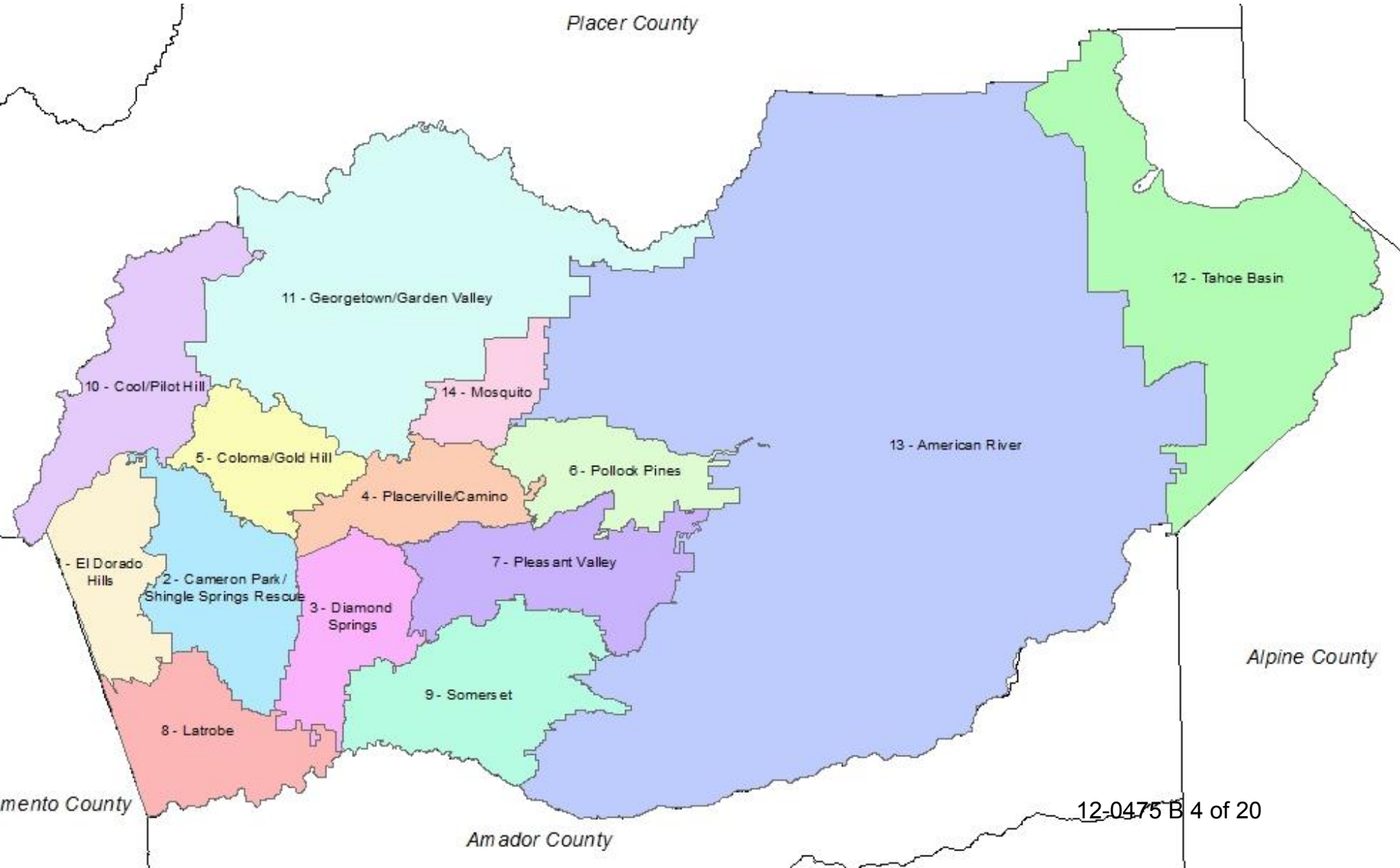
Agenda

- Overview
- Market Areas
- Achievable Development
- 2035 Projections
- 2035 Land Use Forecast
- Next Steps
- Schedule

Overview



Market Areas



Achievable Development

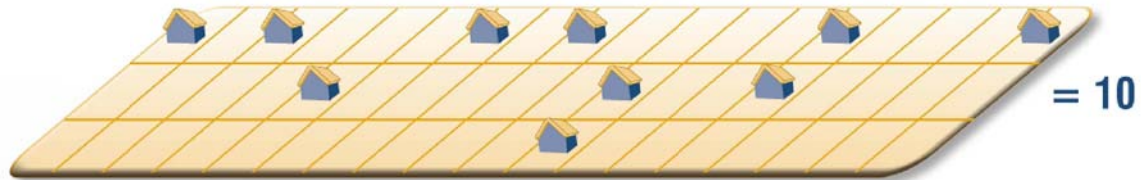
Achievable Development is an estimate of the reasonably expected intensity of development that is anticipated for a particular land use or parcel given known opportunities, constraints, and assumptions.

Achievable Development

Available Land



Existing



Existing Plus Commitments



Achievable Development



Achievable Development: Determining Capacity

- Pending applications
- Expired commitments
- Prior analysis/design
- Adjacent land use
- Aerial imagery and topography
- Historically densities for similar project types
- Historical densities given regulations

Achievable Development: Determining Capacity

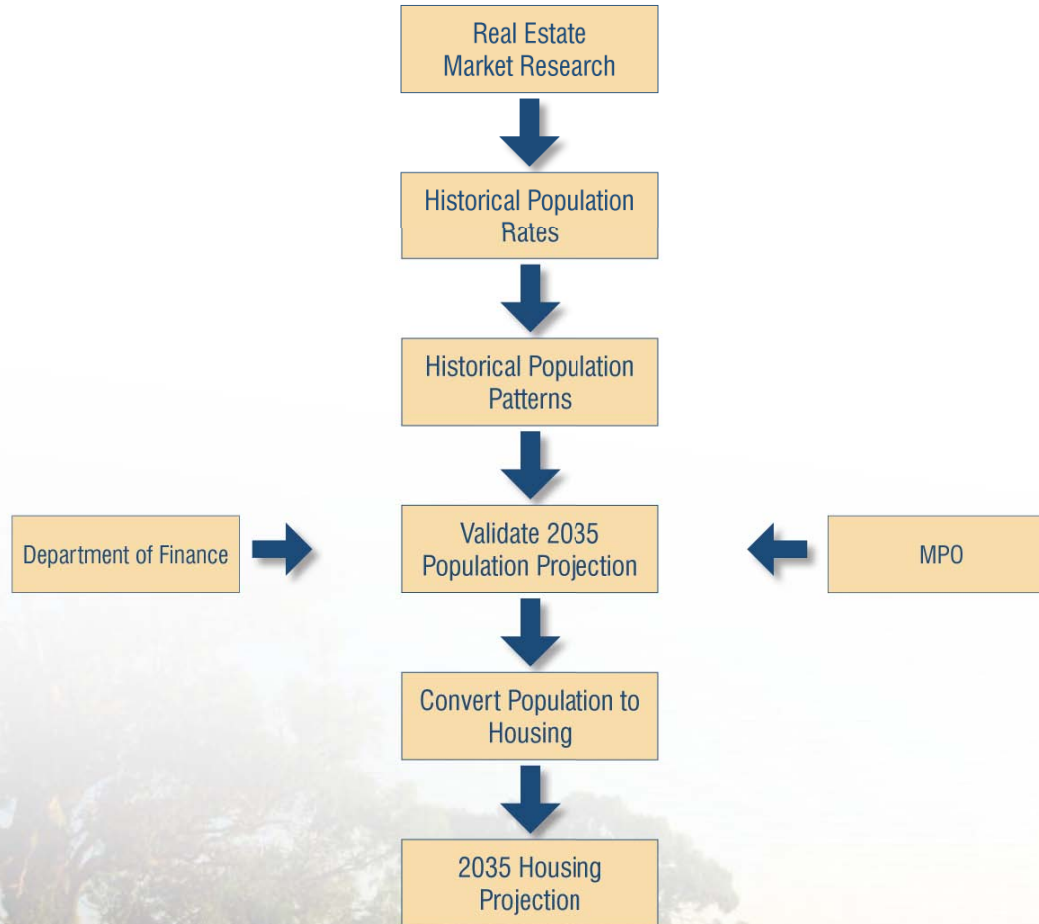
- Restrictions to land division
- Prior mapping
- Other restrictions or limitations



Achievable Development: Other Considerations

- Exclude Tahoe Basin
- Placerville provides its own
- Treat Camino/Pollock Pines as Rural Center
- Assume Williamson Act is constant
- Consider higher Multi-Family densities
- Use GP not zoning
- Consider mixed-use

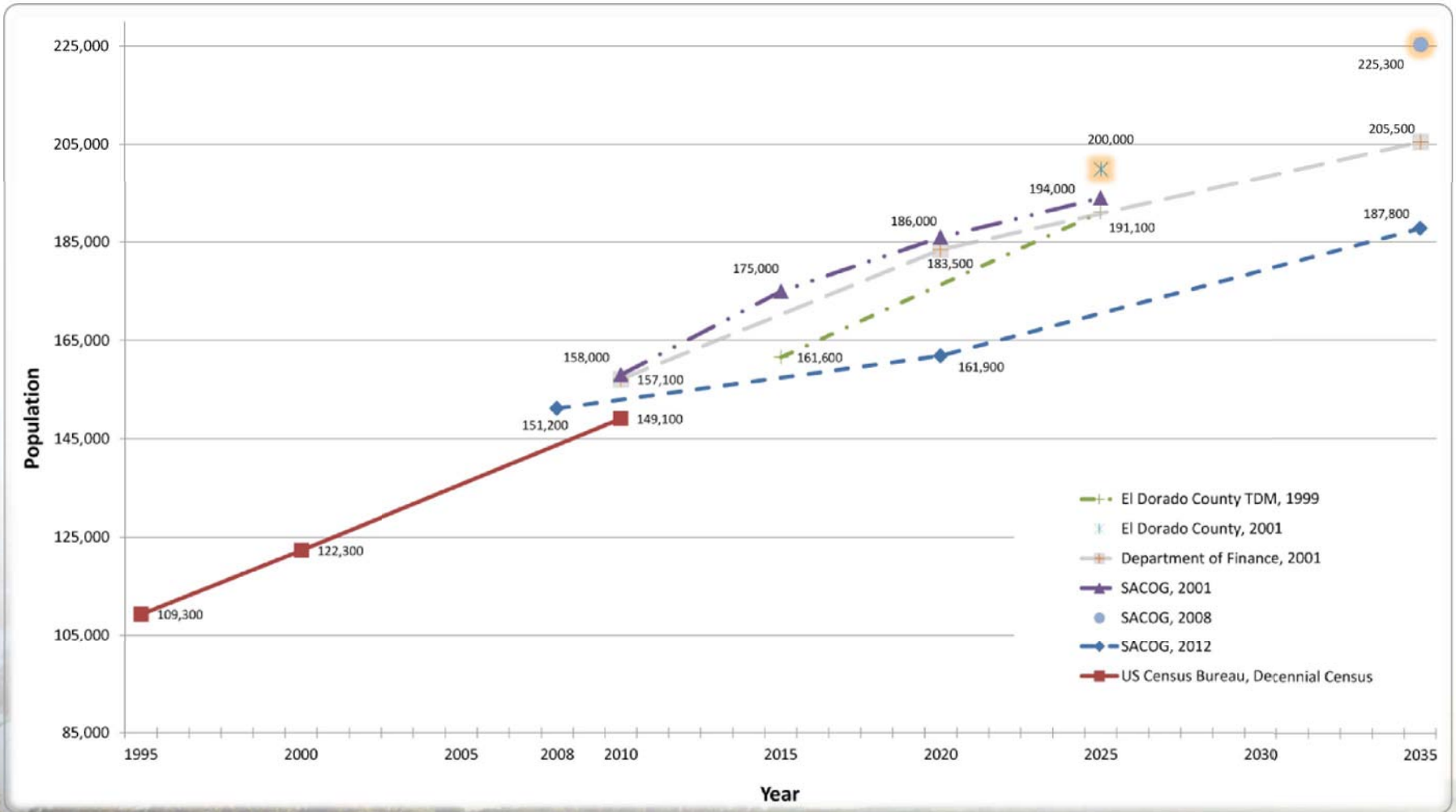
2035 Projections: Housing



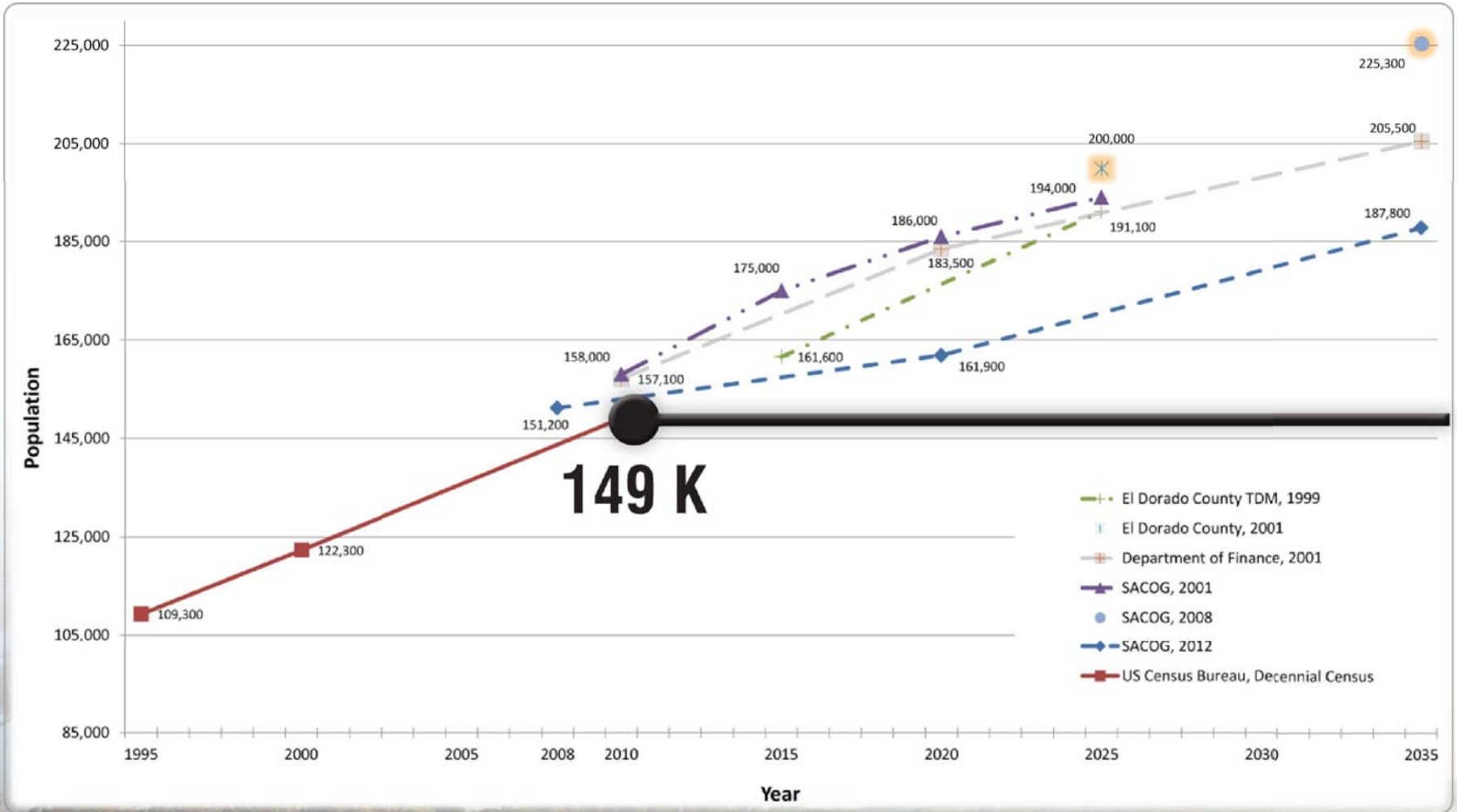
2035 Market Area
Housing Projection



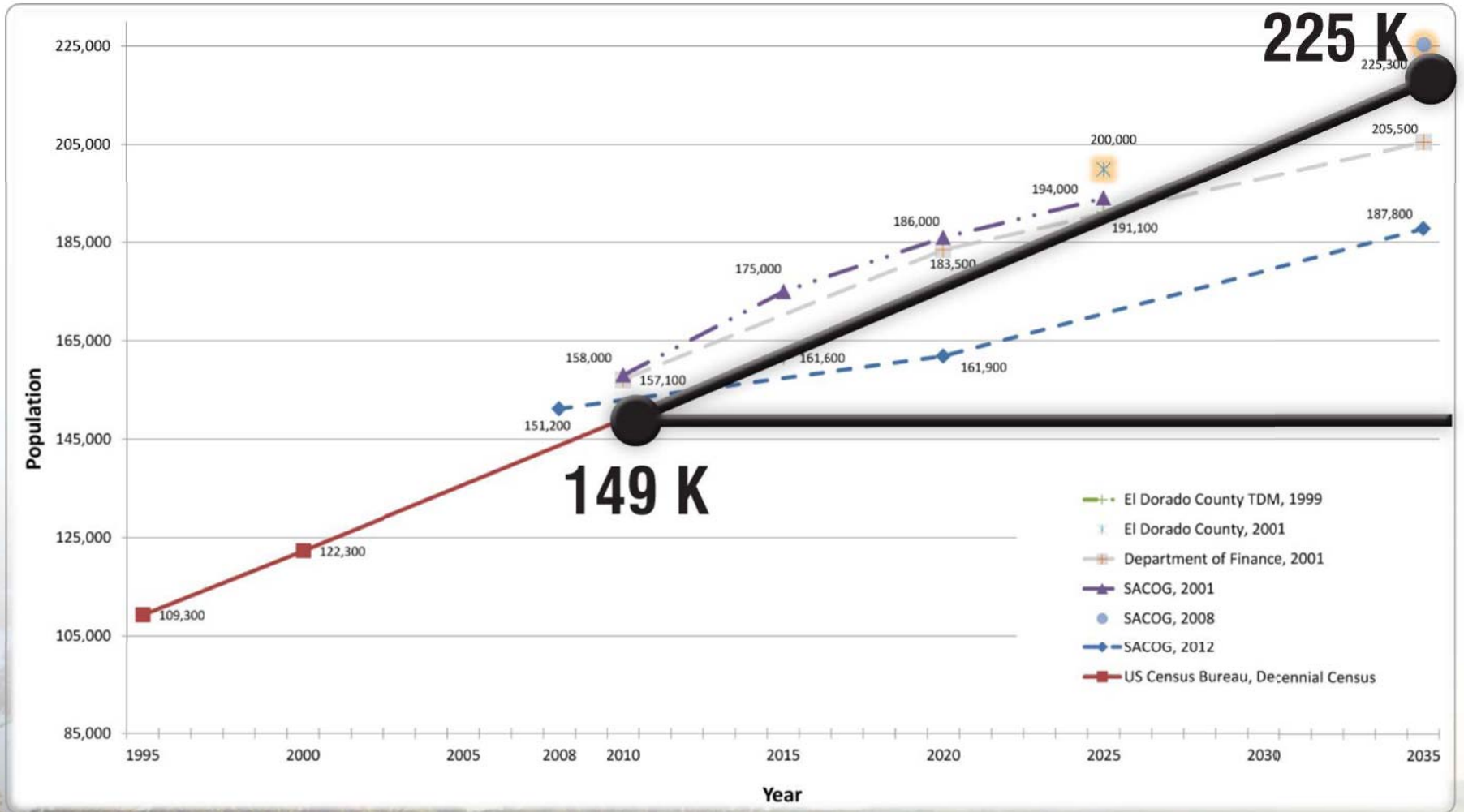
2035 Projections: Population



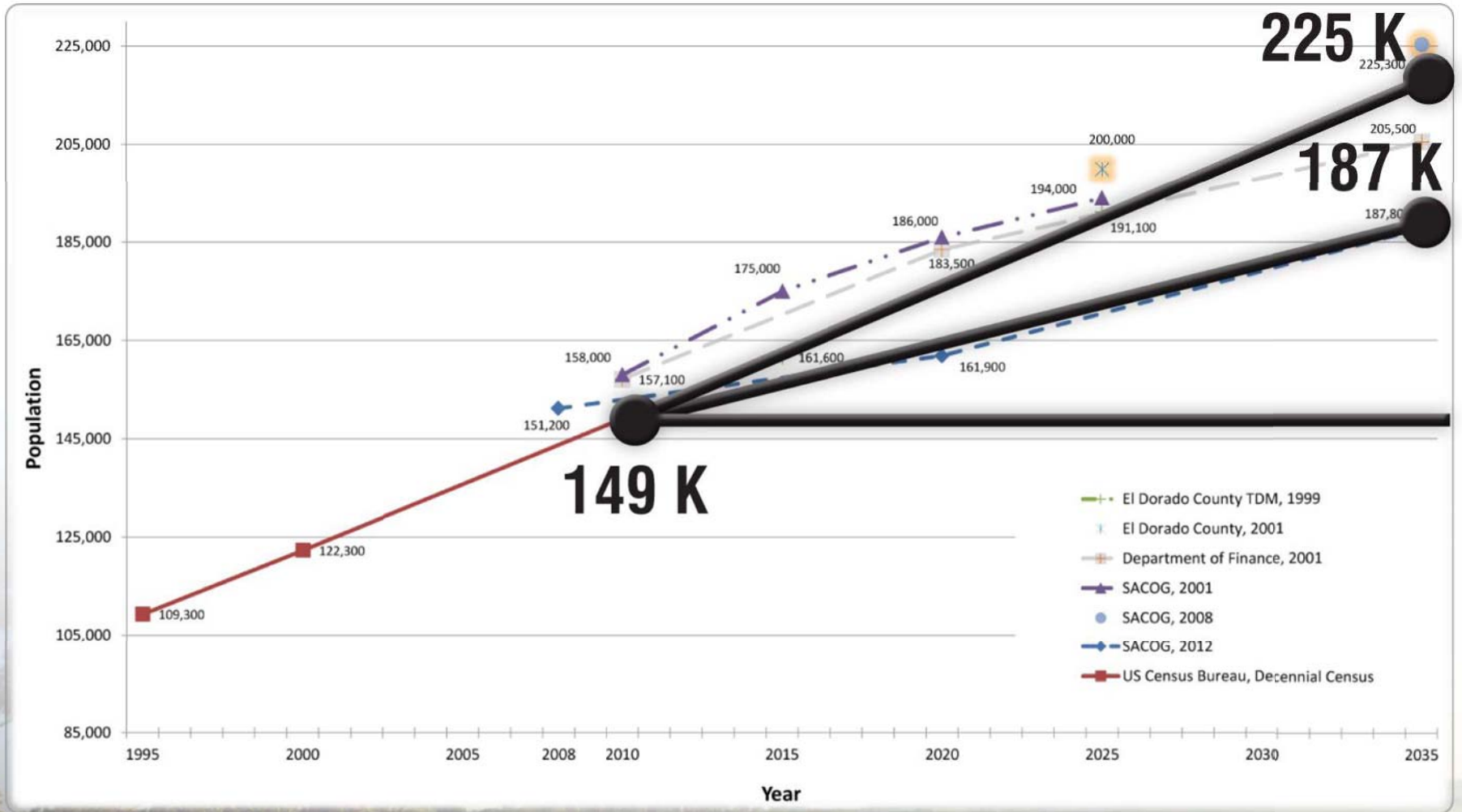
2035 Projections: Population



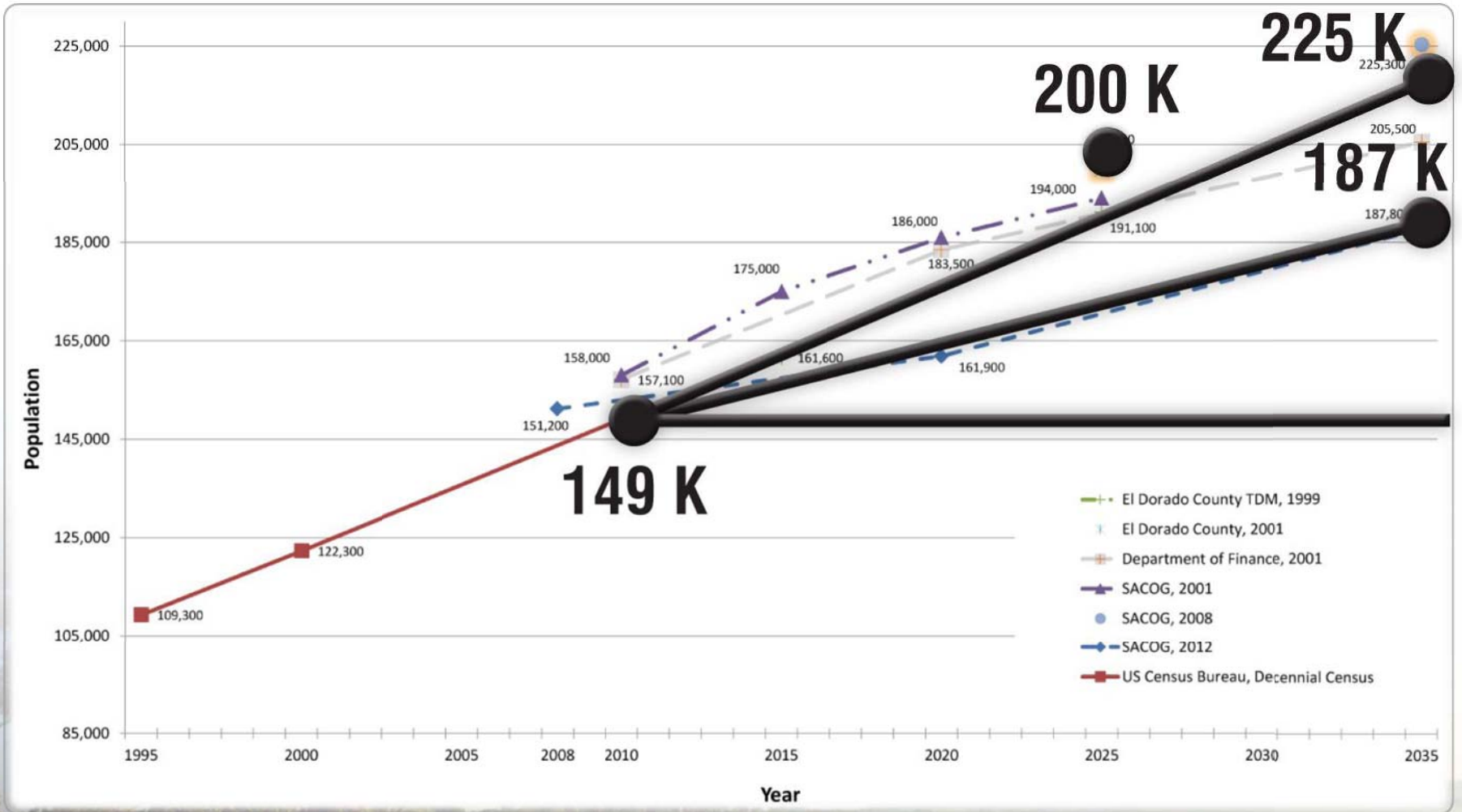
2035 Projections: Population



2035 Projections: Population



2035 Projections: Population



2035 Projections: Employment

- Related to new housing
- Regional economic growth
- Highway 50 commute
- Already approved projects
- Establish a jobs-to-household ratio

2035 Land Use Forecast: Housing



2035 Land Use: Considerations

- General Plan and State legislation
- Historical trends
- Proximity to infrastructure and site access
- Project status
- Growth patterns
- Proximity to major corridors
- Proximity to other uses and services

Next Steps

- Determine Achievable Development
- Update 2035 projections
- Prepare 2035 land use forecasts
- Conduct Land Use Forecast Workshop

Schedule

