El Dorado County
Travel Demand Model

2012 UPDATE

Land Use
Final

October 14, 2013

Prepared for

Prepared by

Kimley-Horn
and Associates, Inc.

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1. LAND USE

1.1 Existing Land Use and Socioeconomic Data

Base year (2010) land use and socioeconomic data that are inputs to the selected trip generation and trip distribution methodologies are discussed in this section.

The land use and socioeconomic data are used as:

- Input for the base (2010) model trip generation,
- Basis for developing future land use and socio-economic data; and
- Other model functions and analyses as appropriate.

1.1.1 Model, Land Use and Socioeconomic Reports and Data

Numerous modeling, land use, and socioeconomic reports and data sets were reviewed in developing the model inputs and the associated trip generation and trip distribution submodels. The resources reviewed include the following:

- **2008 El Dorado County Housing Element**, amended in April 21, 2009 this report includes data and analysis on housing, by type, within EDC.
- **2010 Living Units database**, compiled by EDC staff during the development of the ongoing Housing Element Update, this version was revised to include data through only 2010, at the request of Kimley-Horn, to determine multi-family units (as parcel data does not include this as a standard attribute) in the base year.
- **2010 EDC parcel shapefile**, this version which was revised to include data through only 2010 was prepared by EDC at the request of Kimley-Horn for use as the base file for identifying single family residences and the use and status of individual parcels.
- **2010 US Census data and shapefiles**, obtained from the US Census website that includes information on employment, dwelling units, and housing vacancy rates.
- **2000 Sacramento Area Household Travel Survey: Final Report**, this is the most recent household survey available for the Sacramento Council of Governments (SACOG) region and includes detailed information on the socio-economic characteristics and related trip characteristics of its inhabitants.
- **2008 SACOG Small Area Data Set**, prepared by SACOG in support of regional modeling activities, this data set includes detailed parcel level analysis of employment and housing characteristics.
- **2008 SACOG Traffic Analysis Zones,** prepared by SACOG in support of regional modeling activities, this data set includes detailed cross classification information for 2008 and 2035 conditions.
- **2008 Model Update Report: SACMET 07,** although not finalized this report discusses the major processes carried out by the most recent version of the SACMET model.

The trip generation submodel essentially utilizes household (units and associated socioeconomic data) and employees as the primary data input. However, as designed, the model relies heavily on land use as the basic user input. Although, this may appear to

create a contradictory approach to developing model input, it is appropriate considering the following:

- Land use data is readily available, reliable and verifiable through the County's parcel database.
- Given the nature of future forecasting a model that relies on land use (rather than direct population, employment and socio-economic data inputs) is typically more useful and flexible considering its likely applications.
- The trip generation rates are developed based on analysis of thousands of individual responses contained in the regional household survey that are subsequently defined in terms of socio-economic characteristics and individual trip making characteristics.

The following section discusses the development of model inputs for the trip generation submodel in further detail.

1.1.2   Base Year Input Development

Exhibit 1 shows the major steps involved with developing the base (2010) model dataset for input into the trip generation submodel. As shown, the residential input data related to households was developed through the following steps:

1. To obtain a count of dwelling units by single family and multi-family residences, the **2010 EDC parcel shapefile** was joined with the **2010 Living Units Database**. This combined dataset was then overlaid with the Traffic Analysis Zone (TAZ) structure previously developed and discussed in **Technical Memorandum #4** to develop aggregate totals of dwelling units by TAZ.

2. The TAZ structure was also joined in GIS with a **2010 US Census shapefile** that had information on dwelling units and households (occupied units) at the census block group level. This analysis in GIS provided occupancy rates for each TAZ in the study area. For reference, a thematic map showing the relative vacancy rates of dwelling units (by Census block group) in El Dorado County is provided in **Exhibit 9.**

3. The vacancy rates by TAZ from the Census data was applied to the dataset in step 1 to convert dwelling units from the EDC parcel data to the number of occupied units or households.

4. The household totals by TAZ were associated with a unique cross-classification by overlaying the **2008 SACOG Traffic Analysis Zones** structure with the EDC TAZ structure. As shown in Exhibit 1, this data was then validated and subsequently used as a direct input into the EDC model's trip generation submodel.

Cross Classification

House Holds

Employees

SACOG TAZ Statification (3)

EDC Parcels + MFR Data (1) → TAZ * Occupancy Rate (2) → Trip Generation Function

EDC Parcels → 2008 SACOG Small Data Set + 2008-2010 Employment Estimate (4) → TAZ
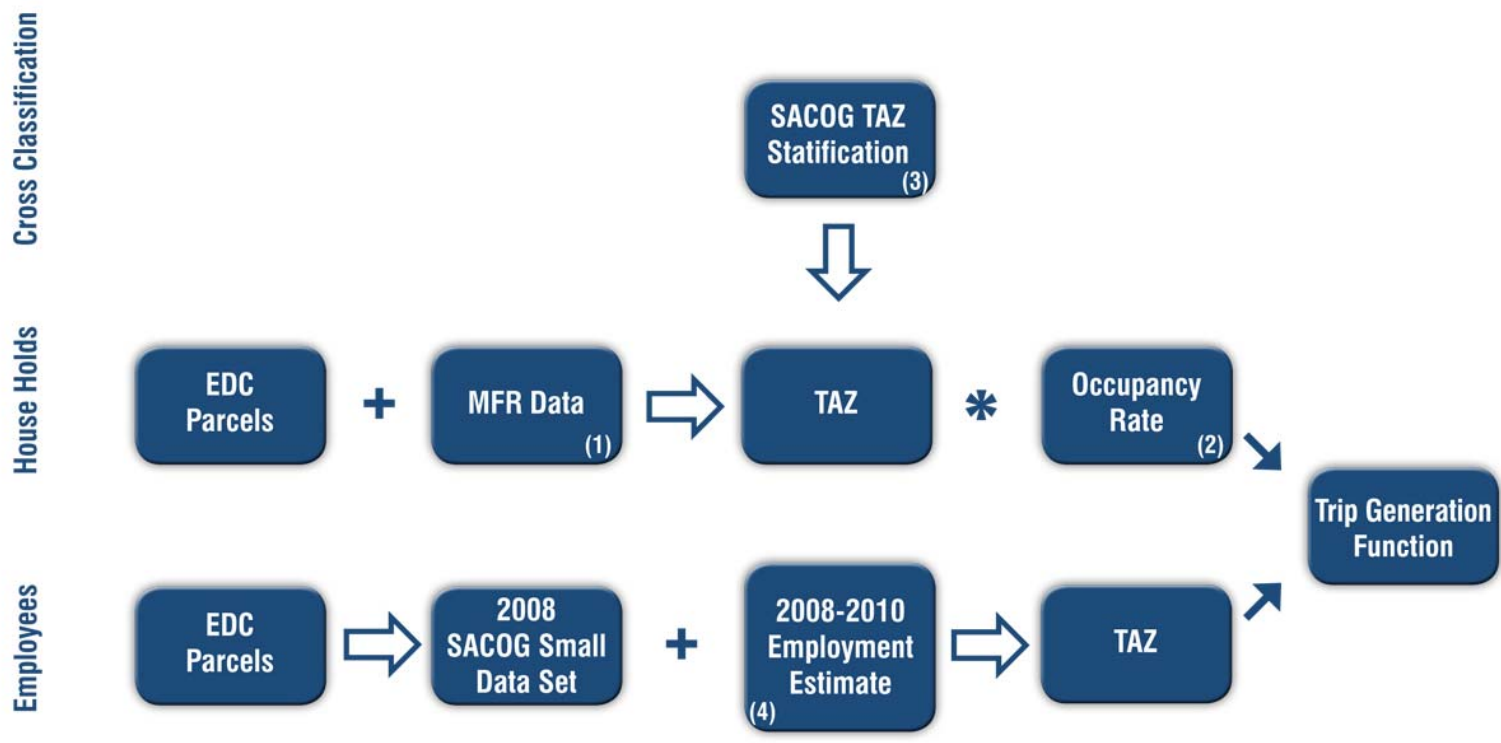
(1) 2012 El Dorado County Living Units Data Base
(2) 2010 US Consensus Block Group Data
(3) 2000 SACOG Household Travel Survey including data in 2000 US Census
(4) 2012 Kimley-Horn Analysis
MFR - Multi-Family Residence
EDC - El Dorado County
GIS - Geographical Information System
SACOG - Sacramento Association Council of Governments
⇨ GIS Overlay

Exhibit 1 – Base Year Model Trip Generation Inputs

Legend

Census Blockgroups
Vacancy Rate
- 0.02 - 0.06
- 0.07 - 0.12
- 0.13 - 0.20
- 0.21 - 0.31
- 0.32 - 0.92

Source: U.S. Census Bureau, 2010 Census.
SF1 Housing and Households Data
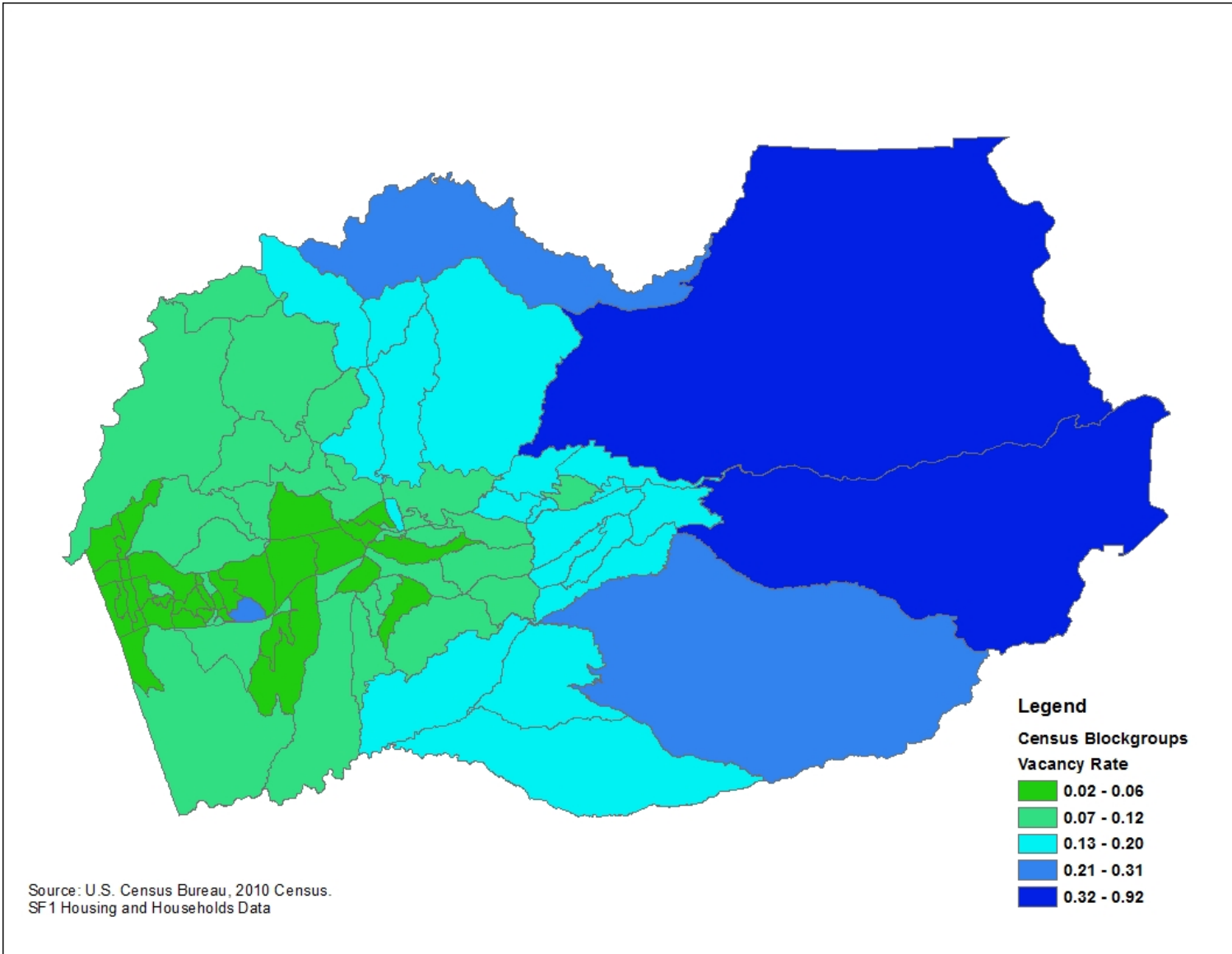
Exhibit 2 – 2010 EDC Vacancy Rates

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Similarly, the process for determining non-residential input data (primarily employment in the study area) for the trip generation submodel relied on the **2010 EDC parcel shapefile** to identify land uses that would likely include employment (such as commercial or industrial). Although the **2010 EDC parcel shapefile** database includes extensive information on land use, zoning, and ownership information it does not include specific information regarding the number of employees located at a particular site. As the **2008 SACOG Small Area Data Set** includes extensive employment information, including data purchased from InfoUSA, it was determined to be a useful basis for establishing employment values for the EDC model. Following is an overview of the steps completed to establish the non-residential input data for trip generation submodel:

1. The **2010 EDC parcel shapefile** was overlaid in GIS with the **2008 SACOG Small Area Data Set** to establish the base dataset to determine the number of employees per non-residential parcel. Subsequently, this base dataset was reviewed in detail to review location whose uses did not clearly include employment based on their descriptions provided in the **2010 EDC parcel shapefile.**

2. Analysis of the dataset created in the overlay described in Step 1 identified 33,003 employees associated with parcels that were marked as non-residential use in the **2010 EDC parcel shapefile** .

3. The overlay also matched employees from the **2008 SACOG Small Area Data Set** to parcels identified as a residential use in the parcel dataset. These "mismatched" parcels represented 11,748 employees. A review of the validity of the employment totals for these parcels was conducted for the top 100 parcels by number of employees. This included 9,560 employees or approximately 81% of the 11,748 identified for review.

4. The check of the "mismatched" parcels involved extensive review of aerial photography for these 100 parcels to determine the validity of these employment locations. The review narrowed the total to 10,479 employees identified in the mismatched parcels as being locations that likely include employment activities and were misidentified in the EDC parcel dataset.

5. The parcels identified within the **2008 SACOG Small Area Data Set** as having employment activities was analyzed to determine average employment rates for the various land use categories within the dataset. Through a series of GIS based overlays, this data was used to derive employment rates that correspond to the land use descriptions used by EDC.

6. The resulting employment rates, shown in **Exhibit 3**, were then applied to the EDC parcels identified as development that occurred after 2008 and having employment based activities. As shown in Exhibit 1, the resulting parcel employment data was then added to larger data set and overlaid with the EDC TAZs for validation and subsequent use in the trip generation submodel.

EDC 2010 Parcel Use Types by Use Class	SACOG 2008 Parcel LANDUSE TYPES	HH/DU	DU/ACRE	WORKER/HH	ENR_K12/ACRE	ENR_UNI/ACRE	EDU/ACRE	FOOD/ACRE	GOV/ACRE	OFC/ACRE	OTHER/ACRE	RET/ACRE	SVC/ACRE	MED/ACRE	IND/ACRE	TOTAL/ACRE
COM																
BAR	10. Community/Neighborhood Retail	0	0	0	0	0	0	8.32	0	0	0	8.32	8.32	0	0	24.96
MARINAS	AIRPORT	0	0	0	0	0	0	0.01	0.01	0	0	0	0.03	0	0.03	0.07
MISC. IMPROVED COMMERCIAL	16. Community/Neighborhood Commercial/Office	0	0	0	0	0	0	1.36	0	0	0	12.16	9.93	0.89	0	24.34
MOBILE HOME PARKS	4. Medium Density Residential	0.95	10.95	0.51	0	0	0	0	0	0	0	0	0	0	0	0
MOTEL	10. Community/Neighborhood Retail	0	0	0	0	0	0	8.32	0	0	0	8.32	8.32	0	0	24.96
PARKING LOT	AIRPORT	0	0	0	0	0	0	0.01	0.01	0	0	0	0.03	0	0.03	0.07
PLACE OF WORSHIP	Civic/Institution	0	0	0	0	0	0	0	0.22	0	0	0	3.55	0.66	0	4.42
RESTAURANT	10. Community/Neighborhood Retail	0	0	0	0	0	0	8.32	0	0	0	8.32	8.32	0	0	24.96
RETAIL STORES <=5	10. Community/Neighborhood Retail	0	0	0	0	0	0	8.32	0	0	0	8.32	8.32	0	0	24.96
RETAIL STORES >15	11. Regional Retail	0	0	0	0	0	0	2.92	0	0	0	15.56	3.33	0.21	0	22.01
RETAIL STORES 5	10. Community/Neighborhood Retail	0	0	0	0	0	0	8.32	0	0	0	8.32	8.32	0	0	24.96
SERVICE STATION	10. Community/Neighborhood Retail	0	0	0	0	0	0	8.32	0	0	0	8.32	8.32	0	0	24.96
SUPERMARKETS	10. Community/Neighborhood Retail	0	0	0	0	0	0	8.32	0	0	0	8.32	8.32	0	0	24.96
VACANT COMMERCIAL LAND	16. Community/Neighborhood Commercial/Office	0	0	0	0	0	0	1.36	0	0	0	12.16	9.93	0.89	0	24.34
IND																
HEAVY MANUFACTURING	14. Heavy Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	7.86	7.86
HOSPITALS & CONVALESCENT HOSPITALS	49. Medical Facility	0	0	0	0	0	0	0	0	0	0	0	0	139.05	0	139.05
LIGHT MANUFACTURING	13. Light Industrial	0	0	0	0	0	0	0.5	0	3.58	0	0.5	0.5	0.36	6.38	11.8
MEDICAL/DENTAL/VET OFFICES	9. Moderate-Intensity Office	0	0	0	0	0	0	0.48	4.1	15.22	0	15.46	6.33	0	0	41.59
MINI-WAREHOUSES (MINI-STORAGE)	13. Light Industrial	0	0	0	0	0	0	0.5	0	3.58	0	0.5	0.5	0.36	6.38	11.8
MISC. IMPROVED INDUSTRIAL PROPERTY	14. Heavy Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	7.86	7.86
OFFICES	12. Light Industrial - Office	0	0	0	0	0	0	0.38	0	20.15	0	0.38	0.38	1.77	2.72	25.79
PRIV. HYDROELECTRIC GENERATION PLANT	AIRPORT	0	0	0	0	0	0	0.01	0.01	0	0	0	0.03	0	0.03	0.07
PUBLIC UTILITY (ON STATE ASSESSED ROLL)	15. Public/Quasi-Public	0	0	0	0	0	0	0	4.57	0	0	0	0	0	0	4.61
VACANT INDUSTRIAL LAND	14. Heavy Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	7.86	7.86
WAREHOUSES	13. Light Industrial	0	0	0	0	0	0	0.5	0	3.58	0	0.5	0.5	0.36	6.38	11.8
MFR																
CONDOMINIUMS & TOWNHOUSES	4. Medium Density Residential	0.95	10.95	0.51	0	0	0	0	0	0	0	0	0	0	0	0
MULTI-RESIDENTIAL 2-3 UNITS	4. Medium Density Residential	0.95	10.95	0.51	0	0	0	0	0	0	0	0	0	0	0	0
MULTI-RESIDENTIAL 4+ UNITS	5. Medium-High Density Residential	0.96	12.05	0.28	0	0	0	0	0	0	0	0	0	0	0	0
RETIREMENT HOUSING	4. Medium Density Residential	0.95	10.95	0.51	0	0	0	0	0	0	0	0	0	0	0	0
VACANT MULTI-RES. LAND 4+ UNITS ALLOWED	5. Medium-High Density Residential	0.96	12.05	0.28	0	0	0	0	0	0	0	0	0	0	0	0
MSC																
CAMPGROUNDS	AIRPORT	0	0	0	0	0	0	0.01	0.01	0	0	0	0.03	0	0.03	0.07
CEMETERIES	AIRPORT	0	0	0	0	0	0	0.01	0.01	0	0	0	0.03	0	0.03	0.07
COMMUNITY ORIENTED FACILITIES	Civic/Institution	0	0	0	0	0	0	0	0.22	0	0	0	3.55	0.66	0	4.42
ENV. SENSITIVE LAND - RESTRICTED USE																
FARMLAND SECURITY ZONE (CONTRACT)																
FIRE SUPPRESSION FACILITIES	Civic/Institution	0	0	0	0	0	0	0	0.22	0	0	0	3.55	0.66	0	4.42
MINERAL RIGHTS	13. Light Industrial	0	0	0	0	0	0	0.5	0	3.58	0	0.5	0.5	0.36	6.38	11.8
MISC. IMPROVED RECREATIONAL	AIRPORT	0	0	0	0	0	0	0.01	0.01	0	0	0	0.03	0	0.03	0.07
RURAL NON-RES. IMPROVEMENT 2.51-20.0 AC.	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
RURAL RESTRICTIVE ZONING - CLCA (ACTIVE)	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
RURAL RESTRICTIVE ZONING - NON-RENEWAL	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
SCHOOLS - LARGE (101+ STUDENTS)	50. K-12 Schools	0	0	0	23.42739	0	4.24	0	0	0	0	0	0	0	0	4.24
SCHOOLS - MEDIUM (13-100 STUDENTS)	50. K-12 Schools	0	0	0	23.42739	0	4.24	0	0	0	0	0	0	0	0	4.24
SCHOOLS - SMALL (1-12 STUDENTS)	50. K-12 Schools	0	0	0	23.42739	0	4.24	0	0	0	0	0	0	0	0	4.24
SKI RESORTS	AIRPORT	0	0	0	0	0	0	0.01	0.01	0	0	0	0.03	0	0.03	0.07
RES																
MANUF. HOMES <=2.5 AC. (MOBILES)	3. Low Density Residential	0.91	4.85	1.19	0	0	0	0	0	0	0	0	0	0	0	0
MOBILE HOME ON RENTED LAND	3. Low Density Residential	0.91	4.85	1.19	0	0	0	0	0	0	0	0	0	0	0	0
NON-RES. IMPROVEMENTS <=2.5 AC.	3. Low Density Residential	0.91	4.85	1.19	0	0	0	0	0	0	0	0	0	0	0	0
PLANNED UNIT DEVELOPMENTS	3. Low Density Residential	0.91	4.85	1.19	0	0	0	0	0	0	0	0	0	0	0	0
RESIDENCE ON LEASED LAND	3. Low Density Residential	0.91	4.85	1.19	0	0	0	0	0	0	0	0	0	0	0	0
RURAL MOBILE HOME 2.51+ AC.	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
RURAL RES. 2.51-20.0 AC. 1 SF UNIT	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
RURAL RES. 20+ AC. 1 RES. UNIT	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
RURAL RES. LAND 20+ MINOR NON-RES IMPR	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
SINGLE FAM. RES. <=2.5 AC.(INC. MAN. HMS	2. Very Low Density Residential	0.9	2.25	1.2	0	0	0	0	0	0	0	0	0	0	0	0
VAC RURAL RES LAND 2.51-20.0 AC. 1 UNIT	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
VACANT RES. LAND <=2.5 AC. 1-3 UNITS	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0
ZERO LOT LINE	1. Rural Residential	0.88	0.32	1.1	0	0	0	0	0	0	0	0	0	0	0	0

Exhibit 3 – Employment Factors

EDC Travel Demand Model – 2012 Update

1.1.3 Validation of Base Year Trip Generation Input Data

Validation of the Base (2010) model inputs was accomplished through a review of available Census data and other readily available data sources. Specifically, 2010 Census data from the Decennial Census was used as the basis for tabulating the number of dwelling units, vacancy rates, households, and employment in El Dorado County. As shown in **Exhibit 4**, households are within 4 percent.

Exhibit 4 – Analysis of Base Year Household and Employment Estimates

	EDC Base Model Data (2010)[1]	Decennial Census Data (2010)[1]
Dwelling Units	62,142	64,209
Vacancy Rate	10.7%	10.7%
Households	55,493	57,346
Employment	43,564	56,121[2]

(1) Study area is El Dorado County with the exception of the Tahoe Basin
(2) Total of non-employment and employment data from the Census databases which are Countywide (include Tahoe Basin)

Since the Census data on employment is only available countywide (includes Tahoe Basin), a direct comparison to the totals for the study area is more difficult. Comparison of the employment totals between the Census and the EDC dataset is further complicated by the fact that employment estimates are widely considered less accurate than household estimates (which is why TDMs typically hold productions constant during the balancing of productions and attractions).

The 56,121 employment number shown is representative of 41,027 from the 2010 Census County Business Patterns database and 15,094 from the Census Non-Employer database (typically self-employed unincorporated businesses). As noted, the employment estimate shown is Countywide (includes the Tahoe Basin) while the EDC estimate is only for the study area. The EDC employment estimate would suggest that approximately 73% of total employment is within the study area (which excludes the Tahoe Basin). Considering that approximately 79% (total households for EDC was estimated by the 2010 Census to be 70,223) of the total households are in the study area and that the Tahoe Basin has a significant service employment sector (hotels, restaurants, etc.) these values, on a proportional basis, appear reasonable. Additionally the 2008 SACOG Small Area Data Set which relies on data from InfoUSA, which is commonly used and widely considered a valid source for employment data for model development. Accordingly, based on this review the household and employment totals were determined to be reasonable for use in the TDM.

1.2 Future Land use and Socioeconomic Data

Future year trip generation and trip distribution is based on land use and socioeconomic forecasts developed for the following scenarios:

- **2025 No-Project and 2035 No-Project**: based on the existing General Plan; and
- **2035-Project**: based on the Targeted General Plan Amendment and the Zoning Ordinance Update.

The land use forecasts were developed through an extensive parcel level analysis of vacant and underdeveloped areas where residential, multi-family housing, commercial, research & development, public and industrial development could be situated. Parcels within the Community Regions, with the exception of Camino/Pollock Pines were reviewed using the 2010 El Dorado County parcel database and verified using aerial imagery and local knowledge of development patterns and history to estimate the amount of achievable residential units and non-residential development. The areas of analysis exclude the Tahoe Basin (Market Area #12) and parcels within the Placerville city limit.

1.2.1 Achievable Development Methodology and Assumptions

For the year 2025 and 2035 No-Project scenarios, vacant and underdeveloped lands within the Community Regions were reviewed on a parcel-by-parcel basis to estimate the development potential according to the land use designations in the current General Plan. A list of criteria was developed to provide a systematic and defensible process for determining the probable density for a given parcel. Constraints to the developable area of a parcel were expressed with a percent developable designation and include notes that document influencing factors as appropriate.

The following considerations (in no particular order of priority) were analyzed to establish levels of achievable development:

- Current (non-expired), approved projects including available data on Specific Plans, Development Agreements, Parcel Maps and Tentative Subdivision Maps;
- Local physical characteristics such as topography, wetlands, drainage courses, parcel adjacency;
- Historical densities in the vicinity of the parcel;
- Known restrictions to land division such as Covenants, Conditions and Restrictions (CC&Rs);
- General Plan policies affecting parcel densities such as Planned Development Policies, Agricultural Policies, Wetland Polices, and Erosion Control Policies;
- Active and Roll-out Williamson Act properties; and
- Identified regulatory and governmental restrictions or limitations (US Army Corp of Engineers, California Fish and Game, etc.).

Several considerations were excluded from the analysis and are listed below:

- Availability of public water and sewer within the Community Regions.
- Oak woodland constraints (GP Policy 7.4.4.4 retention standards).

- Visibly developed or intensely landscaped areas were excluded from achievable development on underutilized parcels where future development appears unlikely.
- Medium size (~10 acre) HDR parcels were assumed to be developed as 49 units due to Planned Development requirements for >50 lots.
- The density bonus policy was not used to assign additional achievable units to specific parcels. The nature of this policy does not lend itself to parcel level forecasting in a predictable fashion, and the overall increased unit allocation associated with this policy is assumed to be less than significant to the purposes of the achievable unit forecast due to the policy being more common or practical in lower density land uses such as Medium Density Residential (MDR), Low Density Residential (LDR) and Rurual Residential (Rural Region).
- Ecological Preserve Overlays were assumed to be offset by an applicable density transfer policy.
- For the 2025 and 2035 No-Project scenarios, the analysis assumed that Williamson Contract properties that are currently in the contract will remain so and rolling-out parcels will transition into the General Plan assigned land use designation.
- The economic feasibility of a particular development is a market condition driven consideration which is better accounted for at the growth projection level, and not directly attributed to the achievable amount of development for a given parcel.

Upon the completion of the achievable analysis for the 2025 and 2035 No-Project scenarios, an additional level of review was conducted to determine appropriate modifications to the No-Project scenarios based on the proposed Project considerations for the 2035-Project scenario. The proposed Project considerations which includes the Targeted General Plan Amendment (Resolution of Intention 182-2011) and the Zoning Ordinance Update (Resolutions of Intention 183-2011 and 184-2011) were reviewed to determine which components of the project would potentially be significant enough to change the achievable development numbers for the Project scenario.

The following summarizes the findings of the review:

- The following amendments would affect achievable development numbers (in the order of appearance): High Density Residential (from 5 to 8 units), Multi-family (from 24 to 30 units), Mixed Use (from 16 to 20 units), and Planned Development policies (removal of open space requirement).
- Other project policy amendments such as 8.1.3.1. and 8.1.3.2. (AG) would affect achievable development to a much lesser degree due to its low density land use designations and focus in rural locations.
- Amendment to the Density Bonus (clarification) and Policy 7.1.2.1 would not contribute to significant changes of the achievable development numbers.

1.2.2   Community Regions Parcel Review Process

The following outlines the process used to determine Achievable Development for parcels within the Community Regions:

1. Determine the density/intensity and type of use in GIS.

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2. Using Google Earth Pro, determine terrain (review 2 to 3 cross sections to evaluate an average slope of the property in 2-3 directions), wetlands (measure 50 or 100 feet buffers around the wetland feature), relative location of dwelling units, and other constraints (discussed below).

3. Based on the results of #2, determine the non-developable area of the parcel.

4. Determine the developable area of the parcel (difference between total parcel and non-developable area of the parcel).

5. Estimate reasonable amount of additional units the developable area can accommodate (considering access to roadways, possible layout, surrounding density, adjacency, Planned Development concepts and other factors).

6. Based on the result of #5, determine the net density of the parcel and verify its reasonableness.

Existing (historical) densities on developed lands for residential and multi-family uses were reviewed to estimate reasonable density ranges for particular development areas. **Exhibit 5** summarizes developed parcel density results by Community Region for residential and multi-family properties. Multi-family properties were segmented into parcel size categories.

Exhibit 5 – Typical Historical Developed Parcel Densities

| COMMUNITY REGION | SINGLE FAMILY | | PARCEL SIZE | MULTI FAMILY | |
	RANGE	PREVAILING		RANGE	PREVAILING
EL DORADO HILLS	1.8-3.8	2.8-3.3	<1 AC	2.-17	8
			1-5 AC	11	-
			>5 AC	9.-14	12
CAMERON PARK	1.5-3	2.5-3	<1 AC	1.8-29*	16-20
			1-7 AC	2.-20	19
			>7 AC	8.-18	-
SHINGLE SPRINGS	0.2-20**	1	<1 AC	2.-11	3
			1-7 AC	1.3-15	no pattern
			>7 AC	-	-
DIAMOND/EL DORADO	1.-3	3	<1 AC	2.-20.7	2.-12
			1-5 AC	0.65-18	1.-2***
			>5 AC	0.2-7.5	***
UNINC. PLACERVILLE	0.1-9	1.3-2	<1 AC	2.-20	2.5-10
			1-5 AC	0.6-18	2
			>5 AC		

* attributed to older properties (prior to 1980s) due to parking, amenities and etc.
** mobile homes
*** 2-unit MFR on 1ac+ parcels

1.2.3   GIS Analysis of Community Region Parcels

Analysis of achievable development was documented at the parcel level in GIS. **Exhibit 6** is a summary of the data fields added to the parcel dataset to capture assumptions and considerations used in the analysis.

Exhibit 6 – Parcel Data Fields

Category	Field Name(s)	Description	Field Type
Parcel Data and Land Use	U1_DU U2_DU U3_DU	Number of dwelling units for residential land use types	Numeric
Parcel Data and Land Use	U1_LUD U2_LUD U3_LUD	Current or applicable land use – Single Family Residential (SFR), Multi Family Residential (MFR), Open Space (OS), etc.	Text
Parcel Data and Land Use	U1_COVER U2_COVER U3_COVER	Development area – 100% if fully developable or less if constrained	Numeric
Development Constraints	SLOPE	Indicates presence of challenging terrain; 1= challenging slopes or 0=easy buildable	Binary
Development Constraints	WETLANDS	Indicates presence of wetlands using aerial imagery; 1=wetlands visible on site or 0=none visible	Binary
Development Constraints	GP_POLICY	Notes General Plan policies affecting the density of the parcel	Binary
Development Constraints	HIST_DENSITY	Local densities was used to determine the number of units; 1=yes or 0=no	Binary
Development Constraints	PR_EFFORTS	Note known previous development efforts used in the assignment of units; 1=yes or 0=no	Binary
Development Constraints	ADJ_LU	Indicates presence of adjacent land uses (e.g. MDR or AL)that would reduce the overall density of the parcel; 1=yes or 0=no	Binary
Development Constraints	CTA_NOTES	Provides additional information such as +30% slopes, PD Policy, AG adjacency, wetlands, etc.	Text

1.2.4   Rural Region and Rural Center Analysis

Within Rural Regions and Rural Centers, land capacity was determined based on assessment of vacant parcels with residential land use (HDR, MDR, LDR, and Rural Region). In particular, Market Area 5 included an assessment of underdeveloped parcels with residential land use as an additional consideration. Adjustments were made to parcels adjacent to active and roll-out Williamson Act contract lands. Second dwelling units were

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not considered based on the understanding that most parcels divisions already represent the maximum allowed density considering the underlying land use with limited parcel level review.

1.2.5   Non-Residential Land Uses

Research and Development, Commercial, and Industrial land uses were reviewed based on parcel levels in Community Regions and limited review in Rural Regions and Rural Centers.

Within Community Regions, commercial uses were broken down into several traffic generated categories such as RETAIL, SERVICE, MEDICAL, OFFICE, INDUSTRIAL, and MIXED USE (residential component) based on their percentage reasonably expected to be found in particular locations. This task was accomplished through consultations with commercial developers taking into consideration geographical locations and surrounding uses.

1.3   Residential Growth Allocation in Market Areas

Projected residential growth for the West Slope of El Dorado County was based on 2035-Projections prepared by BAE (refer to **Appendix A** for full report). The BAE projections for residential growth are summarized in **Exhibit 7**. The inventory of achievable residential units by Market Area is shown in **Exhibit 8**.

New housing units were distributed within the Market Areas for the 2025 No-Project, 2035 No-Project, and 2035-Project scenarios. It is important to note that the assignment of units to a specific parcel or the lack thereof is not intended as a vesting of development rights. The unit allocations merely represent one of many possible scenarios for how growth could occur over time. These allocations are intended to represent an example of the type of growth pattern that is most likely based on the considerations outlined in Section 1.2. The intent of the land use forecast is for traffic modeling purposes, which aggregates parcel level data to TAZ geography level which further offsets the actual effect of assigning particular units on a specific parcel or nearby parcels. The Rural Region, Rural Centers, and the Camino Pollock Pines Community Region areas were excluded from the parcel data analysis; those areas were assigned growth at the TAZ level.

Achievable residential growth was assigned to vacant and underutilized lands to the extent that achievable units were available in the areas identified for growth per the BAE forecasts. An achievable unit does not necessitate that a land owner would choose to develop a unit, but for the purpose of the analysis, it is assumed that achievable units are available to meet market demand. It is noted that any shortfall between achievable units in a given Market Area and the growth projections identified for that Market Area were resolved through reasonable assumptions as to where the additional units would likely be distributed based on the considerations described in this report. These instances are documented on a case by case basis with the rationale for the reallocation of the units documented accordingly.

Proposed aspects of the 2035-Project scenario are anticipated to have little or no significant effect on the achievable unit findings. However, certain specific project considerations listed in **Exhibit 9** are assumed to have a significant enough effect on the achievable unit forecast to warrant adjustments to the data at the parcel level within the Community Regions.

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Exhibit 7 – Projected Residential Growth

Market Area	New Housing Units Each Period		
	2010 to 2025	2025 to 20235	Total
#1 - El Dorado Hills			4,781
Single Family Units	*2,425*	*2,025*	
Multi-Family Units	*296*	*36*	
#2 - Cameron Park / Shingle Springs			4,195
Single Family Units	*2,244*	*1,700*	
Multi-Family Units	*143*	*109*	
#3 - Diamond Springs			912
Single Family Units	*487*	*369*	
Multi-Family Units	*31*	*23*	
#4 - Unincorporated Placerville Area			454
Single Family Units	*243*	*184*	
Multi-Family Units	*15*	*12*	
#5 - Coloma / Gold Hill			921
Single Family Units	*525*	*397*	
Multi-Family Units	*-*	*-*	
#6 - Pollock Pines			1,129
Single Family Units	*604*	*432*	
Multi-Family Units	*39*	*55*	
#7 - Pleasant Valley			1,058
Single Family Units	*602*	*456*	
Multi-Family Units	*-*	*-*	
#8 - Latrobe			94
Single Family Units	*54*	*41*	
Multi-Family Units	*-*	*-*	
#9 - Somerset			695
Single Family Units	*396*	*299*	
Multi-Family Units	*-*	*-*	
#10 - Cool / Pilot Hill			924
Single Family Units	*525*	*398*	
Multi-Family Units	*-*	*-*	
#11 - Georgetown / Garden Valley			1,361
Single Family Units	*774*	*587*	
Multi-Family Units	*-*	*-*	
#12 - Tahoe Basin			N/A
Single Family Units	*N/A*	*N/A*	

Market Area		New Housing Units Each Period		
		2010 to 2025	**2025 to 20235**	**Total**
	Multi-Family Units	*N/A*	*N/A*	
#13 - American River				503
	Single Family Units	*286*	*217*	
	Multi-Family Units	*-*	*-*	
#14 - Mosquito				291
	Single Family Units	*165*	*125*	
	Multi-Family Units	*-*	*-*	
Total				17,318
Sources: Condensed from El Dorado County, BAE, 2013, Table 3				

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Exhibit 8 – Achievable Unit Summary (No-Project)

Market Area	El Dorado Hills Community Region			Cameron Park Community Region			Shingle Springs Community Region			Diamond Springs Community Region			Placerville Community Region			Camino/Pollock Pines Community Region			Community Region Total	Rural Region	Total
	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use			
#1 - El Dorado Hills	6,775	332		451															7,558	866	8,424
#2 Cameron Park/Shingle Springs	938			1,495	1,003		1,061	1,096		91									5,684	1,025	6,709
#3 - Diamond Springs										2,621	3,191	257							6,069	1,091	7,160
#4 - Unincorporated Placerville Area										209	83		621	49		42			1,004	388	1,392
#5 - Coloma / Gold Hill										23			82						105	822	927
#6 - Pollock Pines																891	191		1,082	243	1,325
#7 - Pleasant Valley										10	46		363						419	732	1,151
#8 - Latrobe																			-	1,257	1,257
#9 - Somerset																			-	830	830
#10 - Cool / Pilot Hill																			-	2,369	2,369
#11 - Georgetown / Garden Valley																			-	2,688	2,688
#13 - American River																			-	1,198	1,198
#14 - Mosquito																			-	318	318
Total	**8,045**			**2,949**			**2,157**			**6,531**			**752**			**1,487**			**21,921**	**13,827**	**35,748**

	EDH Community Region			CP Community Region			SS Community Region			DS Community Region			PLV Community Region			CPP Community Region		
	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use	SFR	MFR	Mix Use
Units by Type	95.9%	4.1%	0.0%	66.0%	34.0%	0.0%	49.2%	50.8%	0.0%	45.2%	50.8%	3.9%	93.5%	6.5%	0.0%	87.2%	12.8%	0.0%

Notes:

1) Rural Region achievable units shown are based on an incomplete analysis of the rural region on a parcel level. Actual achievable unit capacity in the rural region will exceed this amount. This number was prepared and shown in an effort to verify that the projected housing needs in the rural areas can in fact be accommodated only. The number shown should be viewed as a minimum that is known to be exceeded in reality.

2) Mixed use historical growth patterns indicate that mixed use development has not played a significant role in previous growth patterns. It is expected that the most likely area to experience this type of growth is the Diamond Springs Community Region as reflected in the table.

Exhibit 9 – Residential Growth Assumptions

Assumption	Description
High Density Residential land use density adjusted from a maximum of 5 units/acre to 8 units/acre max	The larger areas of HDR with lower than average occurrences of fractured ownership and lower than average adjoining land use compatibility considerations were identified. Achievable units were increased for these parcels and growth was reallocated as appropriate
Multi–Family density adjusted from 24 to 30 units/acre	An appropriate increase in achievable mixed use units was applied and growth was reallocated as appropriate and if applicable
Mixed-use density adjusted from 16 units/acre to 20 units/acre	An appropriate 25% increase in achievable mixed use units was applied and growth reallocated as appropriate and if applicable
Planned Developments changes in open space and unit limitation requirement	Where applicable and appropriate, achievable units were increased for certain parcels and growth was reallocated as appropriate
Agricultural policies changes in buffer application and width to length ratio for adjacent lots	Where applicable and appropriate, achievable units will be increased for certain parcels and growth will be reallocated as appropriate

It is important to note that existing General Plan land use designations have been assumed for all parcels under all land use scenarios, and existing or proposed zoning for specific parcels are assumed to consider the range of available zones for the existing General Plan land use. For Low Density Residential land use parcels within the Community Region, General Plan policy 2.2.1.2 states …"Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure". Though the location of these land uses within the Community Region are subject to these special circumstances, until such time as a project is approved on these parcels, the achievable forecast and growth allocations assigned to these parcels for purposes of this traffic model will remain consistent with the existing LDR land use designation.

Within each Market Area, special conditions or circumstances may have an impact on how projected growth was allocated. Where these considerations are of a level appropriate for discussion, additional narrative is provided in the following sections to document the rationale for the distribution of units within a Market Area or within that portion of a Community Region that overlaps that Market Area.

1.3.1   Market Area #1: El Dorado Hills

Market Area #1 encompasses the vast majority of the El Dorado Hills Community Region with the exception of Industrial lands to the South, a portion of the Bass Lake Hills Specific Plan area, a small portion of Serrano Village J, and an already highly developed residential area to the East. It includes a northwesterly portion of the Cameron Park Community Region as well as a northeasterly and southeasterly Rural Region component.

The allocation of growth within this Market Area was highly affected by the market share of approved specific plans and other approved projects. The supply of achievable Single Family Residential (SFR) units in Market Area #1 is able to accommodate the projected SFR growth in **Exhibit 8**. The limited supply of Multi Family Residential (MFR) lands inside of these Community Regions for Market Area #1 also limits potential MFR growth. Growth projections from **Exhibit 7** can be accommodated within this Market Area, but the MFR achievable units are assumed to be 100% built out at year 2035 to accommodate the projected MFR growth.

The Market Area #1 distribution of projected growth from **Exhibit 7** was allocated for the 2025 and the 2035 scenarios in accordance with **Exhibit 10/Exhibit 10A**. This table summarizes the total achievable units for the Community Region within this Market Area at 7,558 units. There are additional achievable units available in the Rural Region portion of the Market Area. The assessment of the rural capacity for this Market Area is 866 units as shown in **Exhibit 8**.

Exhibit 10 – Market Area #1 Growth Allocation Summary

Planning Area	Achievable Unit Capacity	%	2025 SFR	2025 MFR	2035 SFR	2035 MFR	2035 SFR Add	2035 SFR Final
Rural Region	Not defined	n/a	140		120		n/a	120
Carson Creek	1240	16.41%	375		313		46	359
Valley View	1978	26.17%	599		498		74	572
Promontory	567	7.50%	171		143		21	164
Bass Lake	550	7.28%	166		139		21	160
Serrano	1331	17.61%	402		335		50	385
Other CR Areas	1892	25.03%	572	296	477	36	-212	265
Totals	7558	100.00%	2425	296	2025	36	0	2025

Exhibit 10A:

Other CR Approved or active sites	2025	2035	Adjusted 2035
Ridgeview Unit 9	40	4	4
Silver Springs	212	32	32
Treviso II	20	0	0
Underutilized Lands	260	411	219
Existing Vacant Lots	40	30	10
total	572	477	265

Note: The 441 units assigned to underutilized lands and existing vacant lots are partially (212 units) reallocated to entitled lands in the adjusted 2035 column as appropriate.

In order to conform to the projections provided in **Exhibit 7**, the historical trend of rural development rates must be increased. There are competing considerations to this historical trend, such as General Plan policies. As a result, it was appropriate to reduce the amount of rural allocations within certain Market Areas containing Community Regions to offset the significant amount of rural growth proposed in other Market Areas with little or no Community Region areas. It was not reasonable to assume that no rural growth will occur in any given Market Area, but rather, a reasonable reduction in traditional rural unit allocations were made in Market Areas where it was appropriate to compensate; Market Area #1 is representative of such locations. Within Market Area #1, there are approved projects located in the Rural Region areas and major roadways adjacent to and running through the Rural Region. It was determined appropriate to assign approximately 6+/-% of the projected growth to the Rural Region area. The assumption was based on the conflicting historical trends, and approved projects/General Plan policy considerations for this particular Market Area.

<u>SFR 2025 No-Project</u>: The remainder of the projected growth for Market Area #1 was initially weighted in **Exhibit 10** by achievable unit capacity. Each specific plan area and the remaining growth allocation for other areas within the Community Region are noted in the first column. The weighted share of those capacities is shown in column 2. This does not include achievable units in the Rural Region area. The weighted share of these capacities was then directly applied to the remaining 2025 growth projections within the Community Region area and units are noted accordingly as 2025 SFR. For the specific plans and rural areas, the year 2025 scenario is accommodated adequately. Further breakdown of the non-specific plan areas is needed to finalize the 2025 allocations in other areas of the Community Region.

In an effort to address other approved projects or likely growth areas, **Exhibit 10A** lists other approved projects and considerably sized vacant or underutilized lands in the Community Region. The growth is allocated to these areas as well as to underdeveloped lands and existing undeveloped single family lots in a rational manner based on established criteria.

Within the Rural Region portion of Market Area #1, the growth was allocated equally to the North and South areas. Approved projects exist in both of those areas and capacity was adequate to accommodate growth in each area. Allocations were completed in GIS accordingly and all 2025 units were accommodated.

<u>SFR 2035 No-Project</u>: The rural land allocation percentages were applied as appropriate from **Exhibit 10**. Following this allocation, the weighted share of the specific plans was again applied to generate a development scenario between various lands. These allocations were further refined again in the previous table shown to allocate to other Community Region lands. Because of the relative ease of delivery of units to the market within a specific plan area or approved project area versus unentitled lands, it is likely that a shift in growth patterns would occur at this point to reallocate from untitled lands in the Community Region to remaining entitled lands. **Exhibit 10 and Exhibit 10A** depicts the accommodation of this concept through the movement and reassignment of a reasonable number of units to the approved specific plans which still retain capacity. The growth was allocated to these areas as well as to underdeveloped lands and existing undeveloped single family lots in a manner consistent to the considerations applied throughout the analysis. Additional considerations which influence the reassignment of units to the entitled lands include: 1) frequency of existing challenging site conditions on remaining lands; 2) challenges associated with infill housing entitlements; and 3) time constraints associated with entitlements and frequency of fractured ownership of available lands.

<u>MFR</u>: The 2025 and 2035 allocations of MFR for this Market Area were straightforward since the 2035-Projection equates to 100% build out of the achievable MFR lands. Allocations were completed in GIS accordingly.

<u>SFR & MFR 2035-Project</u>: The year 2035-Project scenario reflects appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed.

Exhibit 11 – 2035-Project Achievable Unit Summary

Market Area	El Dorado Hills Community Region SFR	MFR	Mix Use	Cameron Park Community Region SFR	MFR	Mix Use	Shingle Springs Community Region SFR	MFR	Mix Use	Diamond Springs Community Region SFR	MFR	Mix Use	Placerville Community Region SFR	MFR	Mix Use	Camino/Pollock Pines Community Region SFR	MFR	Mix Use	Community Region Total	Rural Region	Total
#1 - El Dorado Hills	7,096	332		566															7,994	866	8,860
#2 Cameron Park/Shingle Springs	938			2,438	1,003		1,089	1,096		97									6,661	1,025	7,686
#3 - Diamond Springs										3,590	3,191	321							7,102	1,091	8,193
#4 - Unincorporated Placerville Area										209	83		693	49		42			1,076	388	1,464
#5 - Coloma / Gold Hill										23			82						105	822	927
#6 - Pollock Pines																891	191		1,082	243	1,325
#7 - Pleasant Valley										10	46					363			419	732	1,151
#8 - Latrobe																			-	1,257	1,257
#9 - Somerset																			-	830	830
#10 - Cool / Pilot Hill																			-	2,369	2,369
#11 - Georgetown / Garden Valley																			-	2,688	2,688
#13 - American River																			-	1,198	1,198
#14 - Mosquito																			-	318	318
Total	8,366			4007			2185			7570			824			1487			24439	13827	38266

	EDH Community Region SFR	MFR	Mix Use	CP Community Region SFR	MFR	Mix Use	SS Community Region SFR	MFR	Mix Use	DS Community Region SFR	MFR	Mix Use	PLV Community Region SFR	MFR	Mix Use	CPP Community Region SFR	MFR	Mix Use
Units by Type	96.0%	4.0%	0.0%	75.0%	25.0%	0.0%	49.8%	50.2%	0.0%	51.9%	43.9%	4.2%	94.1%	5.9%	0.0%	87.2%	12.8%	0.0%

Notes:

1) Rural Region achievable units shown are based on an incomplete analysis of the rural region on a parcel level. Actual achievable unit capacity in the rural region will exceed this amount. This number was prepared and shown in an effort to verify that the projected housing needs in the rural areas can in fact be accommodated only. The number shown should be viewed as a minimum that is known to be exceeded in reality.

2) Mixed use historical growth patterns indicate that mixed use development has not played a significant role in previous growth patterns. It is expected that the most likely area to experience this type of growth is the Diamond Springs Community Region as reflected in the table.

1.3.2   Market Area #2: Cameron Park/Shingle Springs

Market Area #2 encompasses the Cameron Park Community Region with the exception of a small portion to the West which lies within Market Area #1. It also includes the entire Shingle Springs Community Region as well as a very small portion of the Diamond Springs/El Dorado Community Region to the East. The easternmost portion of the El Dorado Hills Community Region, generally containing a portion of the Bass Lake Hills Specific Plan, a portion of Serrano Village J and other highly developed residential areas also lies within Market Area #2. The rural area within Market Area #2 is considerably larger than that of Market Area #1 and has been more intensely subdivided in the past than that of Market Area#1. The Rural Region component within Market Area #2 is geographically divided by the Community Regions and is broken for purposes of allocations into a southern and northern area.

The allocation of growth within this Market Area was not as highly affected by the market share of approved specific plans, but approved projects are still a relevant consideration. The El Dorado Hills Community Region is characterized by a portion of the approved Bass Lake Hills Specific Plan and a portion of Serrano Village J. The Cameron Park Community Region is characterized by approved projects such as Silver Springs and Cameron Hills North of US 50 and other approved projects such as Campobello and Porter Subdivisions to the South of US 50. The northerly projects are generally larger in size than the southerly projects. The Shingle Springs Community Region has a lower amount and size of approved projects and can be characterized typically by smaller approved projects in the 20+/- lot range or less. The Diamond Springs/El Dorado Community Region within Market Area #2 has very little residential capacity for consideration.

The supply of achievable SFR units in Market Area #2 (**Exhibit 8**) was able to accommodate the projected SFR growth from **Exhibit 7** through use of both Community Region and Rural Region lands. MFR growth projections from **Exhibit 7** for this Market Area can easily be accommodated as well. Note that there is a substantial excess of MFR capacity within Market Area#2 compared to the projected growth estimates from **Exhibit 7**.

The Market Area #2 distribution of projected growth from **Exhibit 7** was allocated for the 2025 and the 2035 scenarios in accordance with **Exhibit 12**. This table summarizes the total achievable units for the Community Region within this Market Area at 5,684 units. There are additional achievable units available in the Rural Region portion of the Market Area. An assessment of the rural capacity for this Market Area listed in **Exhibit 8** shows 1,025 units.

Exhibit 12 – Market Area #2 Growth Allocation Summary

Planning Area	Achievable Unit Capacity SFR	Achievable Unit Capacity MFR	% of SFR Capacity in CR	% of MFR Capacity in CR	
Rural Region North	Not defined				
Rural Region South	Not defined				
El Dorado Hills CR	938	0	26.16%	0.00%	
Cameron Park CR	1,495	1,003	41.70%	47.78%	
Shingle Springs CR	1,061	1,096	29.60%	52.22%	
Diamond/El Dorado CR	91	0	2.54%	0.00%	
Totals	3585	2099	100.00%	100.00%	

Exhibit 12A:

Rural Regions	2025	2035
Rural north	90	147
Rural south	134	221
Totals	224	368

Exhibit 12B:

Community Regions	2025 SFR % of CR Capacity	2025 SFR units	2025 MFR	2035 SFR % of CR Capacity	2035 SFR units	2035 MFR
El Dorado Hills	70%	657		95%	266	
Cameron Park	65%	972	107	90%	471	82
Shingle Springs	37%	389	36	86%	580	27
Diamond/El Dorado	2%	2		17%	15	
		2,020	143		1,332	109

Historical trends, however, suggest significant growth will occur in the El Dorado Hills Community Region and Cameron Park Community Region compared to more limited growth in the Shingle Springs Community Region and Diamond/El Dorado Community Region; the former historically being several times that of the latter. It is important to note that the total growth forecast for Market Area #2 for SFR exceeds the capacity of the Community Region. A minimum of 359 units of SFR, representing 9.1% of SFR growth projection for Market Area#2, must go to the Rural Region at complete build out of the Community Regions achievable capacity. It is not reasonable to assume 100% build out within the Community Region in 2025 when rural capacity still exists. Therefore, it was appropriate to allocate growth in the Rural Region area similar to historic trends, while considering that there is not an unlimited supply of rural capacity; there will still be an interest in accommodating growth inside the Community Region even when it begins to utilize more challenging achievable locations. Within Market Area 2, there are approved projects located in the Rural Region as well. It was therefore appropriate to assign approximately 15+/-% of the projected SFR growth to the Rural Region area (592 units). This growth will likely to occur in the later years than in the early years as lands within the Community Regions become more developed, resulting in a shift some of this rural growth from the 2025 scenario (10% of 2025 SFR growth) into the 2035 scenario (22% of 2035 SFR growth). Additionally, based on approved Rural Region projects and the relative size of the northern and southern portions of the Rural Region areas, it was appropriate to apply a 40/60, north/south split to the rural allocation as shown in **Exhibit 12A**.

Community Region growth projected for Market Area#2 suggests that the Community Regions within the Market Area will need to absorb growth that exceeds approved project

and large vacant land capacity over time. These Community Regions will therefore need to accommodate growth on underutilized lands. The infrastructure challenges associated with this type of growth were factored into the assumption to keep the rural growth at a 15% rate, since rural growth also has challenges. It is expected that as a result of the capacity limitations within the El Dorado Hills Community Region and the Cameron Park Community Region, that remaining projected growth will continue to shift up the hill into the Shingle Springs Community Region. It was appropriate, therefore, to initially continue the intensive growth trends within the westerly Community Regions, while shifting that trend to the East as the capacity is absorbed. Appropriate allocations are shown in **Exhibit 12B**.

SFR 2025 No-Project: Significantly more growth has occurred historically in the El Dorado Hills Community Region and Cameron Park Community Region than in Shingle Springs Community Region and Diamond Springs Community Region. There is very little capacity available within the Diamond Springs Community Region for Market Area#2. It is anticipated that the intensity of growth allocations will move from West to East, increasing in the East (Shingle Springs Community Region) over time. The growth projections for Market Area#2, excluding rural allocations indicate a remaining projected 2025 growth of 2,020 units to the Community Regions. This represents a 56% build out of available SFR capacity in all Community Regions (3,585 units total) within Market Area#2. Therefore, it was reasonable to apply a higher percentage of capacity absorption moving from West to East. Infrastructure considerations within the Market Area #2 El Dorado Hills Community Region and Cameron Park Community Region suggest that while El Dorado Hills Community Region may initially have the ability to absorb growth more easily, the rate of growth is likely to equalize with that of Cameron Park Community Region over time, and the growth will begin to shift toward the Shingle Springs Community Region as capacity within the other Community Regions is absorbed. **Exhibit 12B** reflects growth trends allocated between the Community Regions for SFR that are consistent with these considerations.

SFR 2035 No-Project: These allocations follow a similar pattern to the 2025 No-Project scenario with an increased participation in the growth rate for the Shingle Springs Community Region over time as discussed above. The total remaining SFR allocation to the Community Regions in Market Area#2 for 2035 is 1,332 units. The remaining capacity within the Community Regions after the 2025 absorption is 1,565 units. This implies an 85% build out of the remaining capacity within the Community Regions by 2035 on average. **Exhibit 12B** reflects growth trends allocated between the Community Regions for SFR that are consistent with these considerations.

MFR: The 2025 and 2035 allocations of MFR for this Market Area use very little of the available lands for MFR in Market Area#2. The capacity for the MFR is roughly an even split between the Cameron Park Community Region and the Shingle Springs Community Region. There are active MFR project interests in the Cameron Park Community Region area and there are traditionally much higher residential growth rates in Cameron Park than in Shingle Springs. As a result, it was appropriate to allocate more growth to Cameron Park Community Region, to lower the disparity between growth rates in these Community Regions over time as proximity to Highway 50 and proximity to other uses begins to shift more MFR growth to Shingle Springs Community Region.

<u>SFR & MFR 2035-Project</u>: The year 2035-Project scenario reflects appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed.

1.3.3   Market Area #3: Diamond Springs

Market area #3 encompasses the majority of the Diamond Springs/El Dorado Community Region with the exception of a small portion to the West and East that lie within Market Area#2 and Market Area#7, as well as the portion North of Highway 50 which lies in Market Area #4. The rural area within Market Area #3 is roughly comparable to that of Market Area #2 and initially appears to have a similar capacity to accommodate growth as that or the Market Area#2 rural region area. However, the Market Area#3 Rural Region area extends further from Highway 50 to the South than in Market Area#2.

The allocation of growth within this Market Area was not highly affected by the market share of approved projects at this time. It may be expected that the resolution of the alignment of the Diamond Springs Parkway in 2011 could increase the likelihood of projects within the Diamond Springs/El Dorado Community Region moving forward, leading to growth within the Community Region at or above the historical ratio between Community Region and Rural Region growth rates for this Market Area.

The supply of achievable Single Family Residential (SFR) units in Market Area #3 (**Exhibit 8**) was able to accommodate the projected SFR and MFR growth from **Exhibit 7**. Note that there is a substantial excess of MFR capacity within Market Area#3 compared to the projected growth estimates from **Exhibit 7**.

It is expected that the Mixed Use (MU) concept is most likely to gain interest in the Diamond Springs/El Dorado Community Region as reflected in the **Exhibit 8** achievable unit summary. However, the excess capacity of MFR lands within this Community Region may affect the rate at which the MU concept begins to reach implementation stage. Though not of a level of significance in the growth allocation, the concept is appropriate for discussion within this Community Region.

There was adequate capacity within the Diamond Springs/El Dorado Community Region to easily accommodate all projected growth for the SFR and MFR uses through 2035. It was reasonable to assume based on historical growth trends that the growth allocations noted in **Exhibit 13/13A** for this Market Area are appropriate.

Exhibit 13 – Market Area #3 Growth Allocation Summary

Rural Region	2025	2035
Rural Region	52	39
Totals	52	39

Assumes historical growth trends within the CR will begin to increase in relation to RR growth over time.
Therefore apply a 10% total RR growth allocation to <u>all residential</u> growth for MA#3 in 2025 and 2035

Exhibit 13A:

Community Regions	2025			2035		
	SFR units	MFR units	MU units	SFR units	MFR units	MU units
Diamond/El Dorado	415	31	20	310	23	20
Totals	415	31	20	310	23	20

A minor amount of SFR has been reallocated to the Mixed Use category to accommodate the expected interest in this use category over time

<u>SFR & MFR 2035-Project</u>: The year 2035-Project scenario contains appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed herein.

1.3.4   *Market Area #4: Unincorporated Placerville*

Market area #4 encompasses the majority of the Unincorporated Placerville Community Region with the exception of a small portion to the Northwest which are situated within Market Area #5 as well as a portion of the Diamond/El Dorado Community Region north of Highway 50.   The City of Placerville is excluded from Market Area#4 and the Unincorporated Placerville Community Region surrounds the City inclusive of additional peripheral lands adjacent to the City. The rural area within Market Area #4 surrounds the Unincorporated Placerville Community Region and contains a small area to the West on the north side of Highway 50 and expands to the East of Placerville encompassing a larger rural area in that direction.   Within this rural area lies a portion of the Camino/Pollock Pines Community Region.   For purposes of this effort, the Camino/Pollock Pines Community Region was not analyzed at the parcel level, but a reasonable assessment of the land use was completed to support the achievable capacity at a less detailed level.

The allocation of growth within this Market Area was not highly affected by the market share of approved projects at this time. The supply of achievable SFR units and MFR units in Market Area #4 (**Exhibit 8**) was able to accommodate the projected SFR and MFR growth from **Exhibit 7**. It was reasonable to assume based on historical growth trends and available capacities in various areas that the growth allocations noted in **Exhibit 14/Exhibit 14A** for this Market Area are appropriate.

Exhibit 14 – Market Area #4 Growth Allocation Summary

Rural Region	2025	2035
Rural Region	86	65
Totals	86	65

Assumes roughly 2/3 of growth will occur within the CR's based on historical trends, and there is little reason for a change in that pattern.
based on capacity/demand relationship forecast. Therefore apply a 33% total RR growth allocation to <u>all residential</u> growth for MA#4 in 2025 and 2035

Exhibit 14A:

Community	2025			2035		
Regions	SFR units	MFR units	MU units	SFR units	MFR units	MU units
Uninc Placerville	173	5		131	4	
Diamond/El Dorado	58	10		44	8	
Camino/Pollock	12			9		
Totals	243	15	0	184	12	0

Approx. 63% of available MFR is located in Diamond/El Dorado CR and 37% in Uninc Placerville CR, and allocations are proportional
SFR allocations are similarly weighted by capacity per CR: 24% to Diamond/El Dorado, 71% to Uninc Placerville, and 5% to Camino/Pollock

<u>SFR & MFR 2035-Project</u>: The year 2035-Project scenario contains appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed herein.

1.3.5 Market Area #5: Coloma/Gold Hill

Market area #5 encompasses a very small portion of the Unincorporated Placerville Community Region and a very small portion of the Diamond/El Dorado Community Region North of Highway 50.

The supply of achievable SFR units in Market Area #4 (**Exhibit 8**) was able to accommodate the projected SFR growth from **Exhibit 8**, but substantial growth must occur in the Rural Region to accommodate projections. No MFR growth was projected in this Market Area.

It was reasonable to assume based on historical growth trends and available capacities in various areas that the growth allocations noted in **Exhibit 15/Exhibit 15A** for this Market Area are appropriate.

Exhibit 15 – Market Area #5 Growth Allocation Summary

Rural Region	2025	2035
Rural Region	462	360
Totals	462	360

Assume 60% build out of CR achievable capacity in 2025 followed by 95% total build out of CR, with the balance of growth to the RR area

Exhibit 15A:

Community Regions	2025			2035		
	SFR units	MFR units	MU units	SFR units	MFR units	MU units
Uninc Placerville	49			29		
Diamond/El Dorado	14			8		
Camino/Pollock						
Totals	63	0	0	37	0	0

SFR allocations are weighted by capacity per CR: 22% to Diamond/El Dorado, 78% to Uninc Placerville

SFR 2035-Project: The year 2035-Project scenario contains appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed herein.

1.3.6 Market Area #6: Pollock Pines

Market area #6 encompasses most of the Camino/Pollock Pines Community Region with the exception of a small portion to the West which is situated in Market Area #4. For purposes of this effort, the Camino/Pollock Pines Community Region was not analyzed at the parcel level, but a reasonable assessment of the land use was completed which supports the achievable capacities at a less detailed level.

The supply of achievable SFR and MFR units in Market Area #4 (**Exhibit 8**) was able to accommodate the projected SFR and MFR growth from **Exhibit 7**, but growth must occur in the Rural Region to accommodate the projections. It was reasonable to assume based on historical growth trends and available capacities in various areas that the growth allocations noted in **Exhibit 16/Exhibit 16A** for this Market Area are appropriate.

Exhibit 16 – Market Area #6 Growth Allocation Summary

Rural Region	2025	2035
Rural Region	127	91
Totals	127	91

The rural capacity shown in table 2 for MA#6 is only 243 SFR units compared to 891 in the CR. Though additional rural capacity exists, (this rural capacity in not a max achievable based on parcel analysis) there is not likely a significant amount of additional rural capacity available. As a result, it is appropriate to weight the SFR unit assignment according to the CR/Rural capacities shown in table 2 (21% rural).

Exhibit 16A:

Community Regions	2025			2035		
	SFR units	MFR units	MU units	SFR units	MFR units	MU units
Camino Pollock	477	39		341	55	
Totals	477	39	0	341	55	0

SFR & MFR 2035-Project: The year 2035-Project scenario contains appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed herein.

1.3.7   Market Area #7: Pleasant Valley

Market area #7 encompasses the Southerly portion of the Camino/Pollock Pines Community Region and a very small portion of the Diamond/El Dorado Community Region. For purposes of this effort, the Camino/Pollock Pines Community Region was not analyzed at the parcel level, but a reasonable assessment of the land use was completed which supports the achievable capacities at a less detailed level.

The supply of achievable SFR units in Market Area #7 (**Exhibit 8**) was able to accommodate the projected SFR growth from **Exhibit 7**, but significant growth must occur in the Rural Region to accommodate projections. It was reasonable to assume based on historical growth trends and available capacities in various areas that the growth allocations noted in **Exhibit 17/Exhibit 17A** for this Market Area are appropriate.

Exhibit 17 – Market Area #7 Growth Allocation Summary

Rural Region	2025	2035
Rural Region	412	312
Totals	412	312

The rural capacity shown in table 2 for MA#7 is 732 SFR units compared to 419 in the CR's representing 36.4% / 63.6% distribution. The same ratio is used for 2025 and 2035 CR?RR allocations.

Exhibit 17A:

Community Regions	2025			2035		
	SFR units	MFR units	MU units	SFR units	MFR units	MU units
Camino Pollock	186			141		
Diamond/El Dorado	4			3		
Totals	190	0	0	144	0	0

The SFR growth within the CR's is assumed to be proportional to achievable capacity in each CR.

SFR 2035-Project: The year 2035-Project scenario contains appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the

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GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed herein.

1.3.8 *Market Areas #8 to #11, #13&#14: Latrobe, Somerset, Cool/Pilot Hill, Georgetown/Garden Valley, American River, and Mosquito*

These Market Areas encompass only Rural Region and Rural Center land areas within the County; no distinction between Community Region or Rural Region allocations in these Market Areas is necessary.

The supply of achievable SFR units in these Market Areas (**Exhibit 8**) is able to accommodate the projected SFR growth from Table 1, but all growth will occur in the Rural Region and RC's. The rural allocations for these remaining Market Areas are summarized in **Exhibit 18**.

Exhibit 18 – Market Area #7 Growth Allocation Summary

Rural Centers & Rural Regions within	2025 SFR units	2035 SFR units
Market Area #8	54	41
Market Area #9	396	299
Market Area #10	525	398
Market Area #11	774	587
Market Area #13	286	217
Market Area #14	165	125
Totals	2200	1667

All projections are from Table 1

SFR 2035-Project: The year 2035-Project scenario contains appropriate adjustments to both the achievable units, as reflected in **Exhibit 11**, and the allocation of units within the GIS database to accommodate for appropriate project driven adjustments based on the considerations previously discussed herein.

1.4 Residential Growth Allocation in Rural Regions

This section provides a summary of the remaining growth in the Rural Regions that was allocated at the TAZ level as opposed to the parcel level.

Market Area #1: Assumes that these units will be absorbed largely within the approved rural projects to the Northeast near Green Valley Road as well as within the approved Marble Valley project area to the Southeast with a small amount of scattered development on other vacant/underutilized lands. An approximately 90/10 split along these lines is recommended.

Market Area #1:	2025 No-Project	2035 No-Project	2035-Project
Northeast	70	60	60
Southeast	70	60	60

Market Area #2: Assumes that these units will be absorbed within the approved projects such as the approved Marble Valley project area to the South and the approved Summerbrook project to the North with additional development located on other vacant/underutilized lands, primarily with decreasing intensity radiating from Highway 50 to the North and South and with decreasing

intensity from West to East. Growth should also decrease in intensity as it radiates away from major commute corridors and roadways in the rural region such as Green Valley Road, Ponderosa Road, North Shingle Road, South Shingle Road, and Mother Lode Drive as examples.

Market Area #2:	2025 No-Project	2035 No-Project	2035-Project
Northeast	90	147	147
Southeast	134	221	221

Market Area #3: Assumes that these units will be absorbed nearer the Community Regions or Rural Centers and radiating outward along major roadways in decreasing intensity.

Market Area #3:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	52	39	39

Market Area #4: Assumes that these units will be absorbed nearer the Community Regions and Rural Centers and radiating outward along major roadways in decreasing intensity. There will also be a tendency to decrease growth intensity from West to East, consistent with the land use patterns in the General Plan.

Market Area #4:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	86	65	65

Market Area #5: Assumes that these units will be absorbed nearer the Community Regions and RC's and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #5:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	462	360	360

Market Area #6: Assumes that these units will be absorbed nearer the Community Regions and RC's and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan. Land use patterns indicate more intense growth along the Westerly rural area between the Community Region and Market Area #4 as opposed to the Easterly direction.

Market Area #6:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	127	91	91

Market Area #7: Assumes that these units will be absorbed nearer the Community Regions and RC's and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #7:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	503	382	382

Market Area #8: Assumes that these units will be absorbed nearer the Community Regions and Rural Centers and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #8:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	54	41	41

Market Area #9: Assumes that these units will be absorbed nearer the Community Regions and Rural Centers and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #9:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	396	299	299

Market Area #10: Assumes that these units will be absorbed nearer the Community Regions and RC's and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #10:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	525	398	398

Market Area #11: Assumes that these units will be absorbed nearer the Community Regions and RC's and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #11:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	774	587	587

Market Area #13: Assumes that these units will be absorbed nearer the Community Regions and RC's and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #13:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	286	217	217

Market Area #14: Assumes that these units will be absorbed nearer the Community Regions and RC's and radiating outward along major roadways in decreasing intensity, but also trending per land use patterns as shown in the General Plan.

Market Area #14:	2025 No-Project	2035 No-Project	2035-Project
Rural Region	165	125	125

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1.5 Non-Residential Growth Allocation

Employment growth on non-residential land uses for the West Slope of El Dorado County was based on 2035-Projections prepared by BAE (refer to **Appendix A** for full report). The same process of parcel level review was applied for non-residential uses to determine achievable development. Input from developers was then used to determine the appropriate mix of employment. **Exhibit 19** provides an inventory of the achievable development for non-residential uses.

Employment factors were derived from the BAE employment forecast based on the gross acreage divided by the number of jobs. **Exhibit 20** summarizes how employment by type (EDUCATION, OFFICE, RETAIL, SERVICE, MEDICAL, and INDUSTRIAL) were allocated to the Market Areas by applying the employment factors to the amount of achievable development (in acres) for non-residential uses.

Exhibit 19 – Non-Residential Achievable Development Summary

Market Areas	El Dorado Hills Community Region						Cameron Park Community Region						Shingle Springs Community Region						Diamond Springs Community Region							Placerville Community Region						CR	RR	TOTAL
	RET	OFF	SER	MED	IND	EDU	RET	OFF	SER	MED	IND	EDU	RET	OFF	SER	MED	IND	EDU	RET	OFF	SER	MED	IND	MIX	EDU	RET	OFF	SER	MED	IND	EDU			
#1 - El Dorado Hills	91	336	62	108	224	38	1	1	3	1	0	44																				908	0	**908**
#2 Cameron Park/ Shingle Springs							94	16	35	16	63	20	12	22	76	4	101	27	7	7	12		22									535	47	**582**
#3 - Diamond Springs																			84	22	97	2	270	29								503	23	**526**
#4 - Unincorporated Placerville Area																			90	6	23	3	0	0	22	7	0	17	0	47		215	12	**227**
#5 - Coloma / Gold Hill																																0	98	**98**
#6 - Pollock Pines																																0	0	**0**
#7 - Pleasant Valley																																0	0	**0**
#8 - Latrobe																																0	0	**0**
#9 - Somerset																																0	0	**0**
#10 - Cool / Pilot Hill																																0	0	**0**
#11 - Georgetown / Garden Valley																																0	0	**0**
#13 - American River																																0	0	**0**
#14 - Mosquito																																0	0	**0**
TOTAL	91	336	62	108	224	38	94	17	38	17	63	64	12	22	76	4	101	27	181	36	132	4	292	29	22	7	0	17	0	47	0	2,162	180	**2,342**

Exhibit 20 – Employment Allocation Summary

Market Area #1 - El Dorado Hills

	2025	2035	Total Ac	Period	Education 2025	Education 2035	Office 2025	Office 2035	Retail 2025	Retail 2035	Service 2025	Service 2035	Medical 2025	Medical 2035	Industrial 2025	Industrial 2035		
Education	16.05	12.25	28.3	2010-2015	35	41	822	959	136	159	137	159	161	188	123	143		
Office	77.22	58.48	135.7	2015-2025	37	43	866	1009	143	167	144	168	170	198	129	152		
Retail	23.21	17.59	40.8	2025-2035	38		911		151		151		179		136			
Service	23.34	17.66	41.0		110	84	2599	1968	430	326	432	327	510	386	388	295		
Medical	17.19	13.01	30.2		194		4567		756		759		896		683		7855	Jobs Total
Industrial	26.19	19.91	46.1		28.3		135.7		40.8		41		30.2		46.1		322.1	Area Total
			322.1		6.86		33.66		18.53		18.51		29.67		14.82			Factor

Market Area #2 - Cameron Park

	2025	2035	Total Ac	Period	Education 2025	Education 2035	Office 2025	Office 2035	Retail 2025	Retail 2035	Service 2025	Service 2035	Medical 2025	Medical 2035	Industrial 2025	Industrial 2035		
Education	26.74	20.46	47.2	2010-2015	58	68	71	83	374	436	162	188	14	16	56	65		
Office	6.65	5.05	11.7	2015-2025	61	72	75	87	394	459	170	198	15	17	58	68		
Retail	63.88	48.32	112.2	2025-2035	64		78		415		179		15		61			
Service	27.63	20.87	48.5		183	140	224	170	1183	895	511	386	44	33	175	133		
Medical	1.54	1.16	2.7		323		394		2078		897		77		308		4,077	Jobs Total
Industrial	11.82	8.98	20.8		47.2		11.7		112.2		48.5		2.7		20.8		243.1	Area Total
			243.1		6.84		33.68		18.52		18.49		28.52		14.81			Factor

Market Area #3 - Diamond Springs

	2025	2035	Total Ac	Period	Education 2025	Education 2035	Office 2025	Office 2035	Retail 2025	Retail 2035	Service 2025	Service 2035	Medical 2025	Medical 2035	Industrial 2025	Industrial 2035		
Education	(0.36)	(0.24)	(0.6)	2010-2015	-1	-1	32	38	71	83	63	74	8	9	40	47		
Office	3.06	2.34	5.4	2015-2025	-1	-1	34	40	75	88	67	78	8	10	42	49		
Retail	12.16	9.24	21.4	2025-2035	-1		36		79		70		9		44			
Service	10.80	8.20	19.0		-3	-2	102	78	225	171	200	152	25	19	126	96		
Medical	0.85	0.65	1.5		-5		180		396		352		44		222		1,189	Jobs Total
Industrial	8.51	6.49	15.0		-0.6		5.4		21.4		19		1.5		15		61.7	Area Total
			61.7		8.33		33.33		18.50		18.53		29.33		14.80			Factor

Market Area #4 - Unincorporated Placerville Area

	2025	2035	Total Ac	Period	Education 2025	Education 2035	Office 2025	Office 2035	Retail 2025	Retail 2035	Service 2025	Service 2035	Medical 2025	Medical 2035	Industrial 2025	Industrial 2035		
Education	0.72	0.58	1.3	2010-2015	2	2	22	26	28	33	37	43	7	8	6	7		
Office	2.04	1.56	3.6	2015-2025	2	2	23	27	30	35	39	45	7	9	6	7		
Retail	4.82	3.68	8.5	2025-2035	1		24		31		40		8		6			
Service	6.31	4.79	11.1		5	4	69	53	89	68	116	88	22	17	18	14		
Medical	0.73	0.57	1.3		9		122		157		204		39		32		563	Jobs Total
Industrial	1.18	0.92	2.1		1.3		3.6		8.5		11.1		1.3		2.1		27.9	Area Total
			27.9		6.92		33.89		18.47		18.38		30.00		15.24			Factor

Sources: Condensed from El Dorado County, BAE, 2012, Table 6 & Appendix D

Market Area #5 - Coloma / Gold Hill

	2025	2035	Total Ac	Period	Education 2025	2035	Office 2025	2035	Retail 2025	2035	Service 2025	2035	Medical 2025	2035	Industrial 2025	2035		
Education	-	-	-	2010-2015	0	0	62	73	15	17	10	12	5	6	110	128		
Office	5.86	4.44	10.3	2015-2025	0	0	66	76	16	18	10	12	5	6	115	135		
Retail	2.60	1.90	4.5	2025-2035	0		69		17		11		6		121			
Service	1.69	1.31	3.0		0	0	197	149	48	35	31	24	16	12	346	263		
Medical	0.51	0.39	0.9		0		346		83		55		28		609		1,121	Jobs Total
Industrial	23.35	17.75	41.1		0		10.3		4.5		3		0.9		41.1		59.8	Area Total
			59.8		0.00		33.59		18.44		18.33		31.11		14.82			Factor

Market Area #7 - Pleasant Valley

	2025	2035	Total Ac	Period	Education 2025	2035	Office 2025	2035	Retail 2025	2035	Service 2025	2035	Medical 2025	2035	Industrial 2025	2035		
Education	1.32	1.18	2.5	2010-2015	3	4	9	11	39	46	38	44	4	4	9	10		
Office	0.85	0.65	1.5	2015-2025	3	4	10	11	41	48	39	46	4	4	9	11		
Retail	6.63	5.07	11.7	2025-2035	3		10		43		41		4		10			
Service	6.41	4.89	11.3		9	8	29	22	123	94	118	90	12	8	28	21		
Medical	0.42	0.28	0.7		17		51		217		208		20		49		562	Jobs Total
Industrial	1.89	1.41	3.3		2.5		1.5		11.7		11.3		0.7		3.3		31	Area Total
			31.0		6.80		34.00		18.55		18.41		28.57		14.85			Factor

Market Area #8 - Latrobe

	2025	2035	Total Ac	Period	Education 2025	2035	Office 2025	2035	Retail 2025	2035	Service 2025	2035	Medical 2025	2035	Industrial 2025	2035		
Education	-	-	-	2010-2015	0	0	7	8	3	3	2	2	1	1	11	12		
Office	0.62	0.48	1.1	2015-2025			7	8	3	3	2	1	1	0	11	13		
Retail	0.46	0.34	0.8	2025-2035			7		2		1		1		11			
Service	0.31	0.19	0.5		0	0	21	16	8	6	5	3	3	1	33	25		
Medical	0.08	0.03	0.1		0		37		14		8		4		58		121	Jobs Total
Industrial	2.22	1.68	3.9		0		1.1		0.8		0.5		0.1		3.9		6.4	Area Total
			6.4		0.00		33.64		17.50		16.00		40.00		14.87			Factor

Market Area #11 - Georgetown / Garden Valley

	2025	2035	Total Ac	Period	Education 2025	2035	Office 2025	2035	Retail 2025	2035	Service 2025	2035	Medical 2025	2035	Industrial 2025	2035		
Education	-	-	-	2010-2015	0	0	8	9	8	9	14	17	1	1	0			
Office	0.75	0.55	1.3	2015-2025	0	0	9	10	8	9	15	18	1	2				
Retail	1.31	0.99	2.3	2025-2035	0		9		8		16		2					
Service	2.42	1.88	4.3		0	0	26	19	24	18	45	35	4	3	0	0		
Medical	0.11	0.09	0.2		0		45		42		80		7		0		174	Jobs Total
Industrial	-	-	-		0		1.3		2.3		4.3		0.2		0		8.1	Area Total
			8.1		0.00		34.62		18.26		18.60		35.00		0.00			Factor

Sources: Condensed from El Dorado County, BAE, 2012, Table 6 & Appendix D

Market Area #13 - American River

	2025	2035	Total Ac	Period	Education 2025	Education 2035	Office 2025	Office 2035	Retail 2025	Retail 2035	Service 2025	Service 2035	Medical 2025	Medical 2035	Industrial 2025	Industrial 2035		
Education	1.56	1.14	2.7	2010-2015	3	4	3	4	1	1	1	1	0	0	0	0		
Office	0.35	0.25	0.6	2015-2025	4	4	4	4	1	1	1	1						
Retail	0.18	0.12	0.3	2025-2035	4		4		1		1							
Service	0.12	0.08	0.2		11	8	11	8	3	2	3	2	0	0	0	0		
Medical	-	-	-		19		19		5		5		0		0		48	Jobs Total
Industrial	-	-	-		2.7		0.6		0.3		0.2		0		0		3.8	Area Total
			3.8		7.04		31.67		16.67		25.00		0		0			Factor

Market Area #14 - Mosquito

	2025	2035	Total Ac	Period	Education 2025	Education 2035	Office 2025	Office 2035	Retail 2025	Retail 2035	Service 2025	Service 2035	Medical 2025	Medical 2035	Industrial 2025	Industrial 2035		
Education	-	-	-	2010-2015	0	0	17	20	16	19	31	36	3	3	0	0		
Office	1.67	1.23	2.9	2015-2025			19	21	17	20	32	38	3	3				
Retail	2.72	2.08	4.8	2025-2035			20		18	.	34		3					
Service	5.28	4.02	9.3		0	0	56	41	51	39	97	74	9	6	0	0		
Medical	0.30	0.20	0.5		0		97		90		171		15		0		373	Jobs Total
Industrial	-	-	-		0		2.9		4.8		9.3		0.5		0		17.5	Area Total
			17.5		0.00		33.45		18.75		18.39		30.00		0.00			Factor

Market Areas #6 - Pollock Pines, #9 - Somerset, #10 - Cool/Pilot Hill

	2025	2035	Total Ac	Period	Education 2025	Education 2035	Office 2025	Office 2035	Retail 2025	Retail 2035	Service 2025	Service 2035	Medical 2025	Medical 2035	Industrial 2025	Industrial 2035		
Education	-	-	-	2010-2015	0	0	0	0	0	0	0	0	0	0	0	0		
Office	-	-	-	2015-2025														
Retail	-	-	-	2025-2035														
Service	-	-	-		0	0	0	0	0	0	0	0	0	0	0	0		
Medical	-	-	-		0		0		0		0		0		0		0	Jobs Total
Industrial	-	-	-		0		0		0		0		0		0		0	Area Total
					0.00		0.00		0.00		0.00		0.00		0.00			Factor

Sources: Condensed from El Dorado County, BAE, 2012, Table 6 & Appendix D

1.6 Summary of Future Year Trip Generation Input Data

Exhibit 20 tabulates the number of dwelling units, households, and employment in El Dorado County for the 2025 and 2035 scenarios. For comparison purposes, the 2035 estimate from the SACOG Small Area Data Set is included. The vacancy rate in 2025 and 2035 used to convert dwelling units to households is assumed to be no different than the vacancy rate of 10.7% from the 2010 Census. The totals reflect the inclusion of Placerville and the exclusion of the Tahoe Basin.

Exhibit 21 – Analysis of Future Household and Employment Estimates

	2025 No-Project	2035 No-Project	2035 Project	2035 SACOG Small Area Estimates
Dwelling Units	77,241	85,235	82,323	74,653
Households	68,976	76,115	73,514	67,832
Employment	63,528	70,574	70,574	62,409

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Appendix A – BAE Report