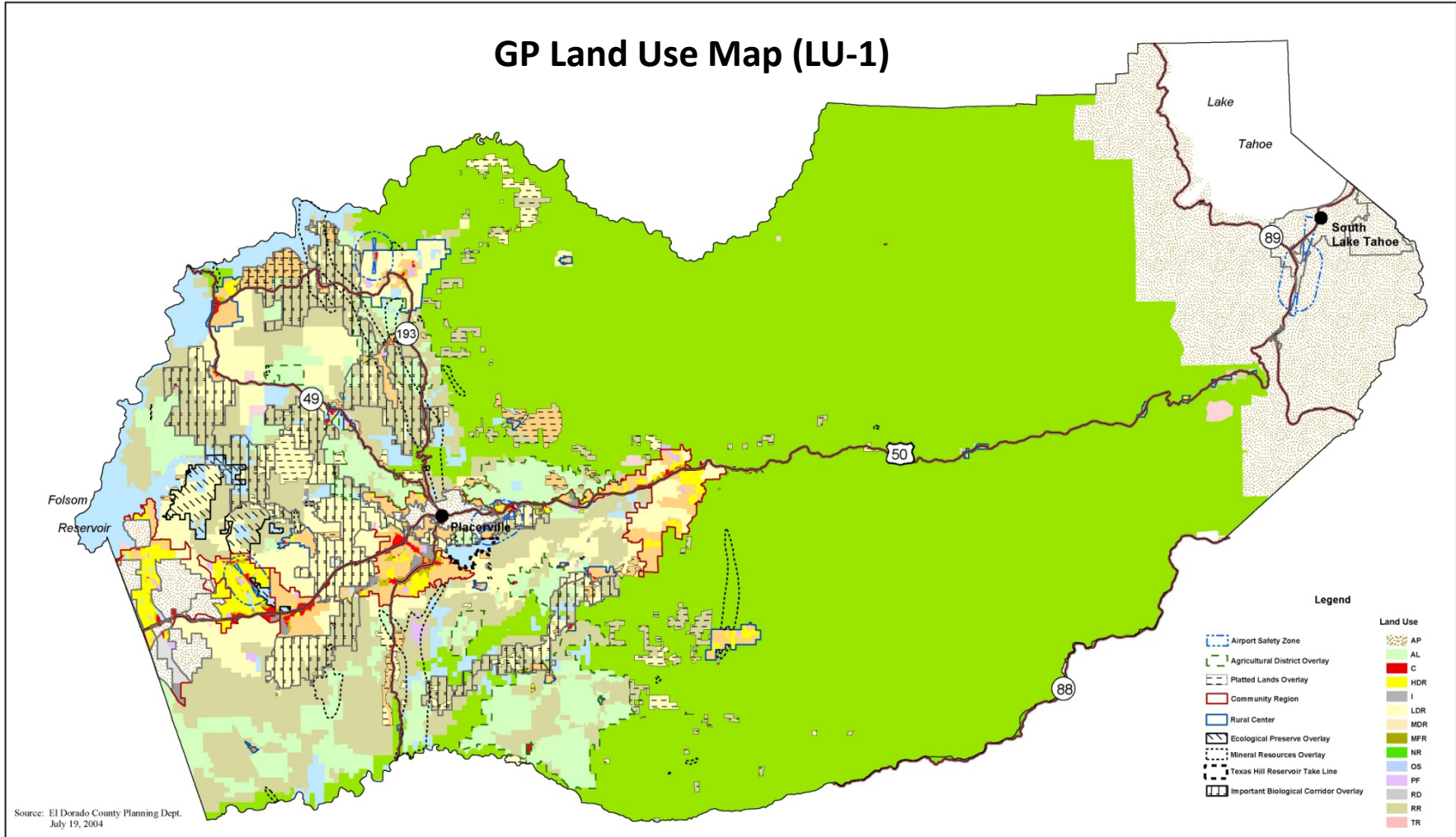


# WHAT IS" GENERAL PLAN LAND USE MAP - "Keep It Rural" While Accommodating 32,000 New Units and 42,000 New Jobs

## How? With Community Regions and Rural Centers

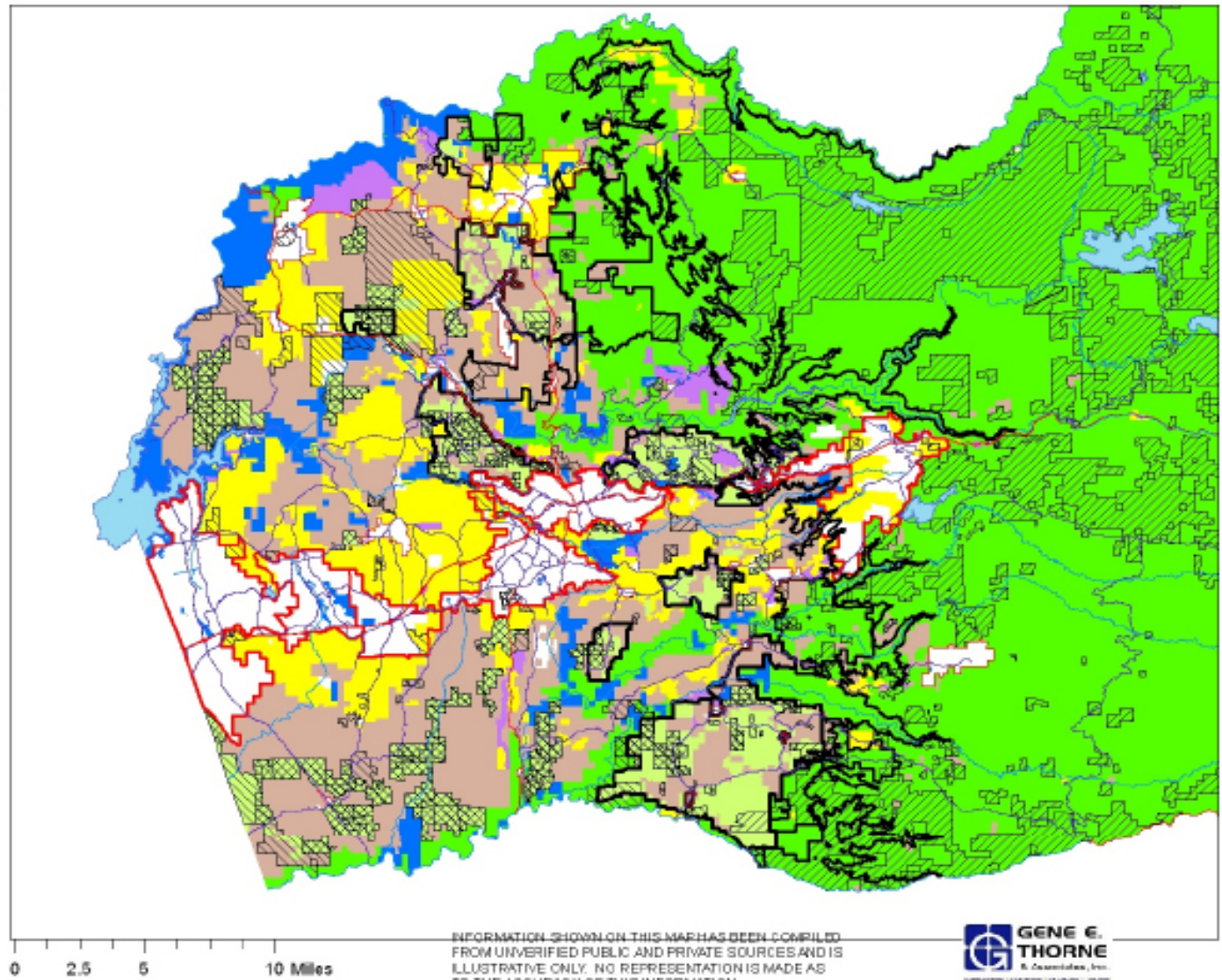


# “WHAT IS” GENERAL PLAN LAND USE DESIGNATIONS

MAP 1  
EL DORADO COUNTY

**Legend**

- 3000' Elevation
- Land Use Base**
- AL
- LDR
- NR
- OS
- RR
- AGRICULTURAL DISTRICTS
- PROPOSED AG DISTRICT
- WILLIAMSON ACT CONTRACT
- AE
- TPZ
- PLATTED LANDS
- COMMUNITY REGIONS
- RURAL CENTERS



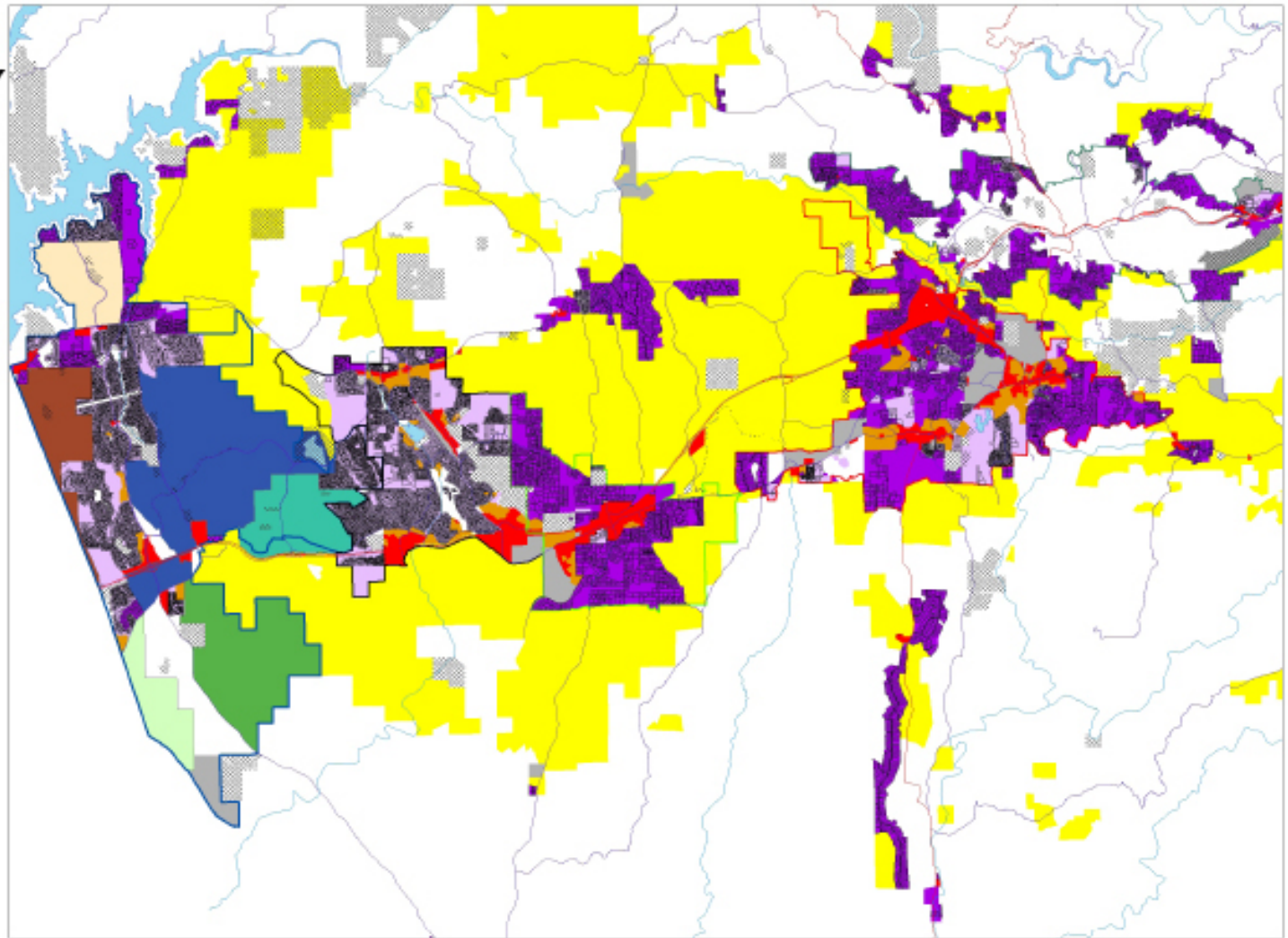
# “WHAT IS” Community Regions with Sewer

**MAP 9**  
**EL DORADO COUNTY**

EL DORADO HILLS  
CAMERON PARK  
SHINGLE SPRINGS  
EL DORADO  
DIAMOND SPRINGS  
COMMUNITY REGIONS

**Legend**

- LESS THAN 5 ACRES
- COMMUNITY REGIONS**
- PLACERVILLE
- EL DORADO HILLS
- DIAMOND SPRINGS/EL DORADO
- CAMERON PARK
- SHINGLE SPRINGS
- SPECIFIC PLANS**
- BASS LAKE HILLS
- CARSON CREEK
- NORTHWEST EL DORADO HILLS
- PROMONTORY
- SERRANO
- VALLEY VIEW
- Land Use Base**
- C
- MFR
- MDR
- MDR
- LDR
- I
- PUBLIC AGENCY PROPERTY



0 5,000 10,000 20,000 Feet

INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.



06/06/2010

# IN WHICH REGIONS ARE THE 12,470 BUILT?

REGIONS WITHIN EL DORADO COUNTY	TAZ MODEL FORECAST		ACTUAL NEW DWELLING UNITS PER REGION		TOTAL OF NEW DWELLING UNITS BY REGION	PERCENT OF TAZ FORECAST	PERCENT OF 12,470
	SF	MF	SF	MF			
EL DORADO HILLS	13,006	1,139	5,344	972	6,316	45%	51%
CAMERON PARK	2,966	1,373	1,913	480	2,393	55%	19%
PP / CAMINO	991	118	551	1	552	50%	4%
DIAMOND / ED	1,564	1,359	251	125	376	13%	3%
SHINGLE SPRINGS	287	46	203	23	226	68%	2%
RURAL			2,211		2,211		20%

\*October 2009 DOT Housing Analysis by TAZ's (numbers are approximate since TAZ's are not based upon Community Region boundaries)

(GP Policy 2.9.1.2)

75% OF THE NEW DWELLING UNITS ARE IN  
COMMUNITY REGIONS WITH SEWER

**“KEEP IT RURAL” - 75% of New DUs to CRs with Sewer**  
**COMMUNITY REGIONS WITH SEWER MAY ACCOMMODATE 75% OF**  
**THE NEW 20,000 DU’S FOR ALL HOUSEHOLDS. RURAL CENTERS AND**  
**RURAL REGIONS MAY PLAN FOR 25% OF THE NEW 20,000 DU’S.**

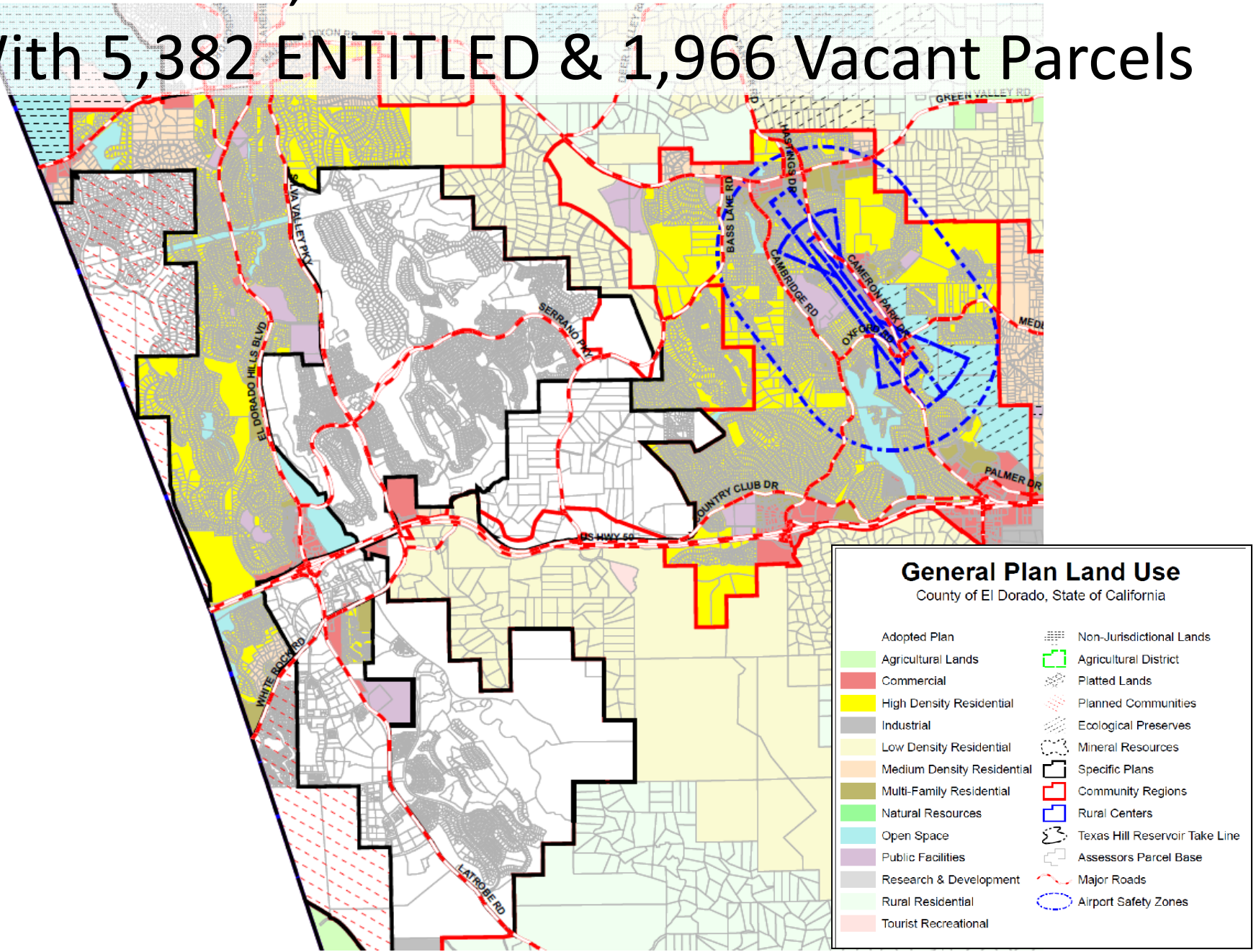
**ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER**

<b>EL DORADO COUNTY REGIONS</b>	<b>ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)</b>	<b>ACTUAL BELOW MODERATE (MFR)</b>	<b>MODERATE HOUSING (C/MUD &amp; MFR)</b>	<b>TOTAL</b>
<b>EL DORADO HILLS</b>	7,000	436	436	7,872
<b>CAMERON PARK</b>	2,000	1,231	1,231	4,462
<b>DIAMOND / ED</b>	2,500	1,230	1,230	4,960
<b>SHINGLE SPRINGS</b>	1,000	509	509	2,018
<b>TOTAL</b>	<b>12,500</b>	<b>3,406</b>	<b>3,406</b>	<b>19,312</b>

“Achievable” assumes sewer/water/fire roads

Assumes: Moderate Housing accommodated in same numbers as Below Moderate to CRs. Moderate is for illustration purposes only: Actual allocation will be set by BOS based upon available C/MUD and MFR lands. LDR within Community Regions is assumed at 5 acre parcels. **Projections as of 1/2011**

# “WHAT IS” 7,872 REALISTIC CAPACITY IN EDH With 5,382 ENTITLED & 1,966 Vacant Parcels



# MANDATED

## Regional Housing Needs Allocation (Government Code Section 65588)

### Regional Housing Needs Assessment – Western Slope Only

<u>Income Category</u>	<u>2006-2013</u>	<u>2013-2021</u>
Very Low (0-50% of AMI)	2,242	954
Low (51-80% of AMI)	1,466	669
Moderate (81-120% of AMI)	1,412	734
Above Moderate (over 120% of AMI)	<u>2,354</u>	<u>1,591</u>
<b>TOTAL UNITS</b>	7,474	3,948

2012 Annual Median Income (AMI) for a family of 4 is \$76,100

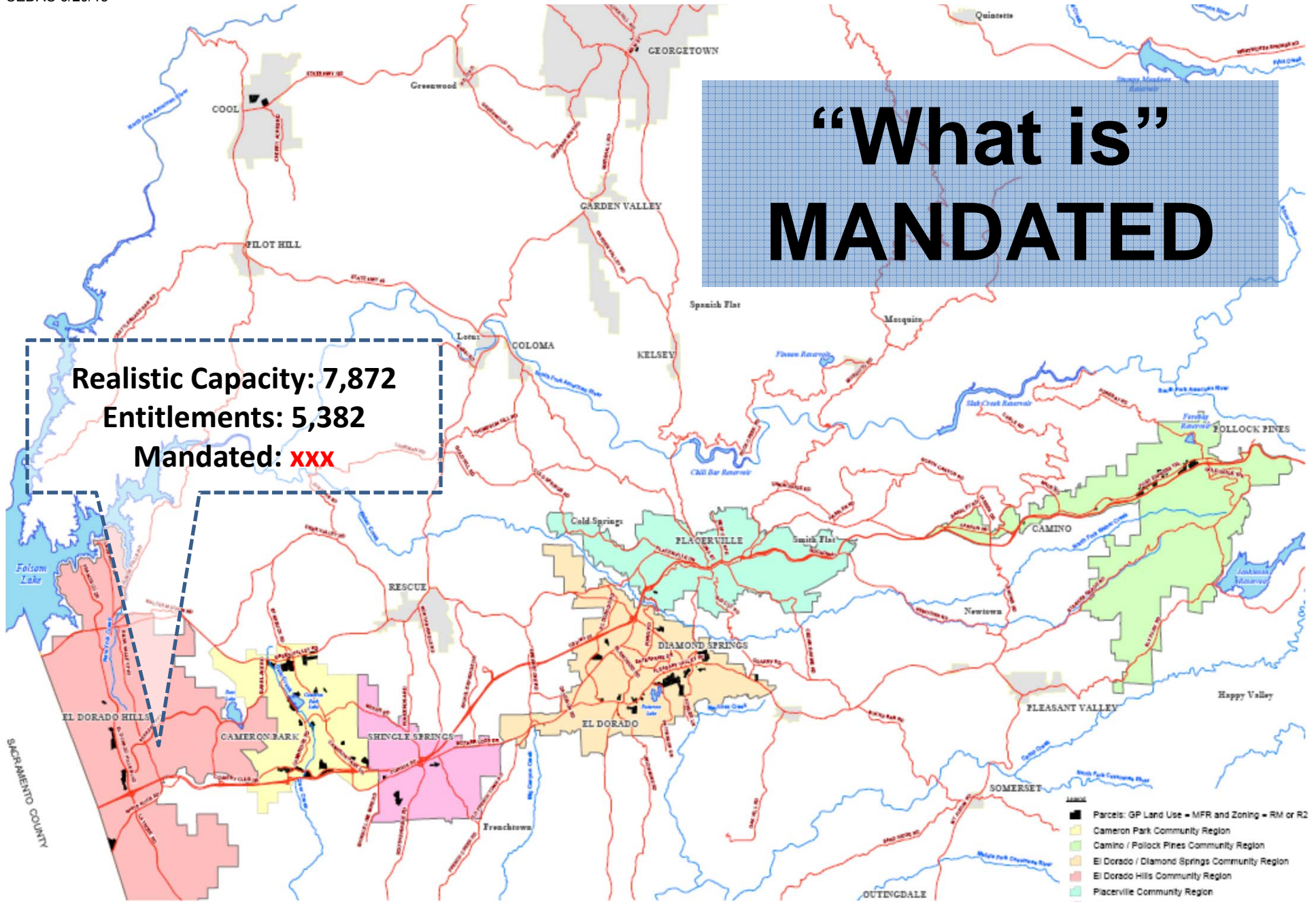
[http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP\\_092012.pdf](http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP_092012.pdf)

( 50 )

12-0267 12A 50 of 56

# “What is” MANDATED

**Realistic Capacity: 7,872**  
**Entitlements: 5,382**  
**Mandated: xxx**



SELECTED PARCELS  
(Parcels: GP Land Use = MFR and Zoning = RM or R2)  
County of El Dorado

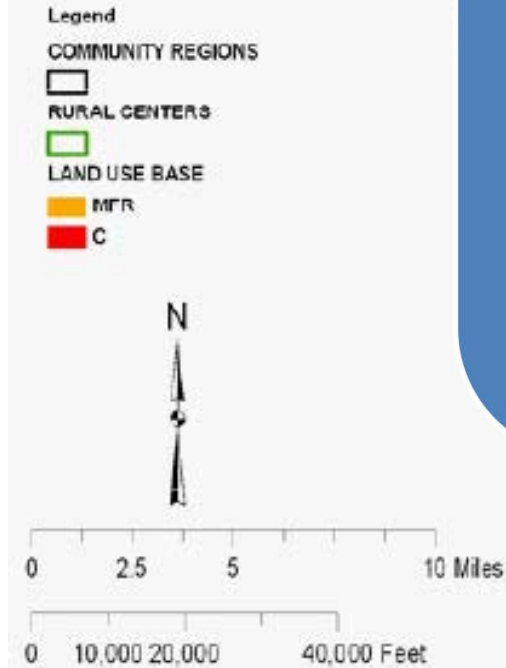


WITH ENTIREMENTS COMPILED FROM UNINCORPORATED AREAS AND PARCELS IN WHICH THE COUNTY HAS JURISDICTION. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION.



# “WHAT IS” HOUSING IN MFR C/MUD IN CR WITH SEWER

Very little vacant C/MF land



INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

March 31, 2011

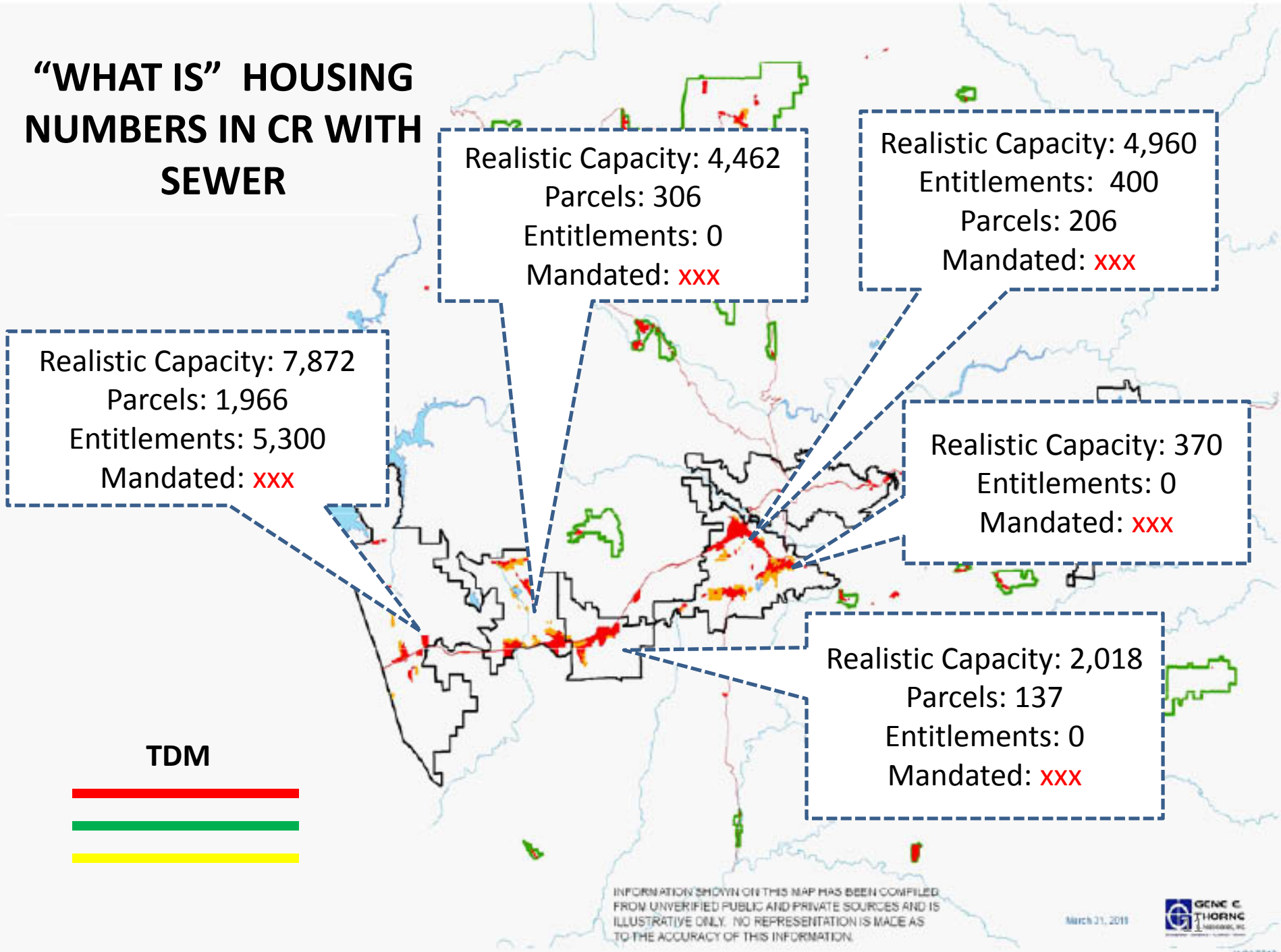


11/2/2010

# “What is” HOUSING SUMMARY

<b>TOTAL UNITS TO BE ACCOMMODATED</b>	<b>32,000</b>
<b>Units Built to Date</b>	<b>12,000</b>
<b>Total Units Remaining to be Accommodated</b>	<b>20,000</b>
<b>25% Accommodated in Rural Regions/Centers</b>	<b>5,000</b>
<b>75% Accommodated in Community Regions with Sewer + Pville</b>	<b>15,000</b>
<b>-</b>	
<b>Already Entitled (Specific Plans Mainly)</b>	<b>- 5,700</b>
<b>Mandated -</b>	<b>- 2,347</b>
<b>Existing Parcels</b>	<b>- 2,811</b>
<b>Mixed Use (Apartments Allowed by Right or MUD)</b>	<b>-1,500</b>
<b>2<sup>nd</sup> Units (4% of 20,000)</b>	<b>- 800</b>
<b>SUB TOTAL OF FORECAST DUs in CR W/Sewer</b>	<b>13,158</b>
<b>19,682 Achievable or Realistic Capacity in CR W/Sewer - 13,158 forecast leaves AVAILABLE for Forecast/Allocation</b>	<b>6,524</b>
<b>Assume 65% in Community Regions with Sewer or 12,000, 13,158 entitled, existing, mandated exceeds the 65%</b>	

# “WHAT IS” HOUSING NUMBERS IN CR WITH SEWER



# “What is” Housing Summary by Community Region with Sewer

	Community Region with Sewer					TOTAL
	EDH	CP	SS	ED/DS	PV	
<b>Est. Achievable Density Based on Realistic Capacity</b>	<b>7,872</b>	<b>4,462</b>	<b>2,018</b>	<b>4,960</b>	<b>370</b>	<b>19,682</b>
<b>Entitlements (lots)*</b>	<b>5,300</b>	<b>--</b>		<b>400</b>		<b>5,700</b>
<b>Mandated Affordable Units (Moderate and below)</b>	<b>xxx</b>	<b>xxx</b>	<b>xxx</b>	<b>xxx</b>	<b>xxx</b>	<b>2,347</b>
<b>Vacant Existing Single Family Residential Lots **</b>	<b>1,966</b>	<b>306</b>	<b>137</b>	<b>206</b>	<b>196</b>	<b>2,811</b>
<b>Estimate Commercial Mixed Use</b>						<b>1,500</b>
<b>Potential Second Units***</b>						<b>800</b>
<b>Subtotal</b>	<b>7,266</b>	<b>306</b>	<b>137</b>	<b>606</b>	<b>196</b>	<b>13,158</b>
<b>75% of GP 20,000 new DU in CR W/Sewer</b>						<b>15,000</b>
<b>65% of GP 20,000 new DU in CR w/sewer</b>						<b>12,000</b>
<p><b>Source: El Dorado County GIS, Transportation and Planning Department Documents</b></p> <ul style="list-style-type: none"> <li><b>• Includes Approved Specific Plans, Tentative and Parcel Maps West Slope Only</b></li> <li><b>** Includes All Existing Lots including those in Bass Lake Hills, Carson Creek, NW El Dorado Hills, The Promontory, Serrano, and Valley View Specific Plans</b></li> <li><b>*** Estimated 4% of Total Remaining GP Growth (20,000)</b></li> </ul>						


# “What Is” Housing Recap

- General Plan Works
- 75% in Community Regions with sewer is “Doable”
- Entitled, Mandated, Existing parcels within CR W/Sewer already forecast
- Additional forecasts within CR W/Sewer to consider existing capacity
- Less than 10% of forecast parcels within CR W/Sewer exist
- Community Regions look to future
- 25% to Rural Region forecast to existing capacity

# Board Directed Action

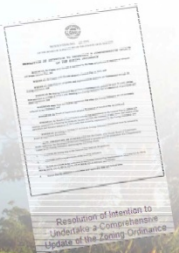
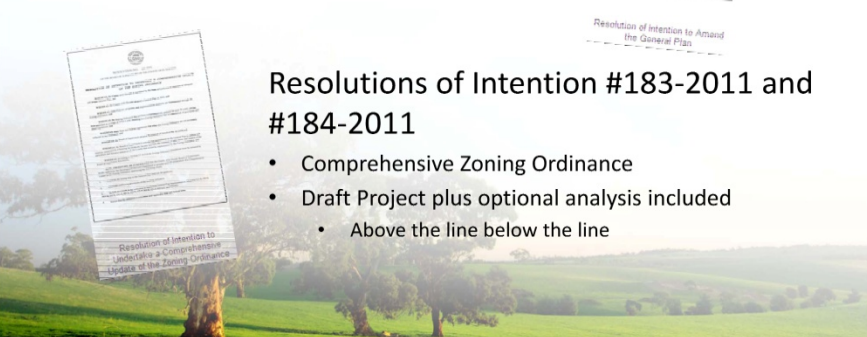
## Resolutions of Intention November 2011

**Resolution of Intention #182-2011**  
Targeted General Plan Amendment to address issues identified in the five year review



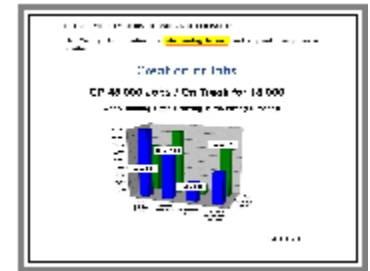
**Resolutions of Intention #183-2011 and #184-2011**

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
  - Above the line below the line

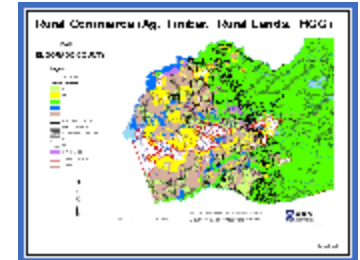



12-0837 K 16 of 49

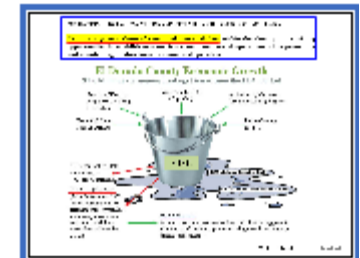
## Jobs & Jobs/Housing Balance



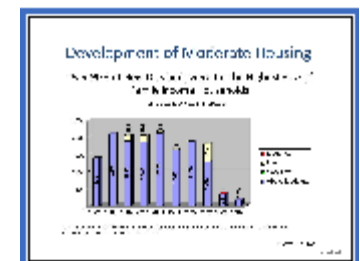
## Preserve Ag/Nat'l Resource Lands (Rural Lands/Rural Commerce)



## Sales Tax Leakage

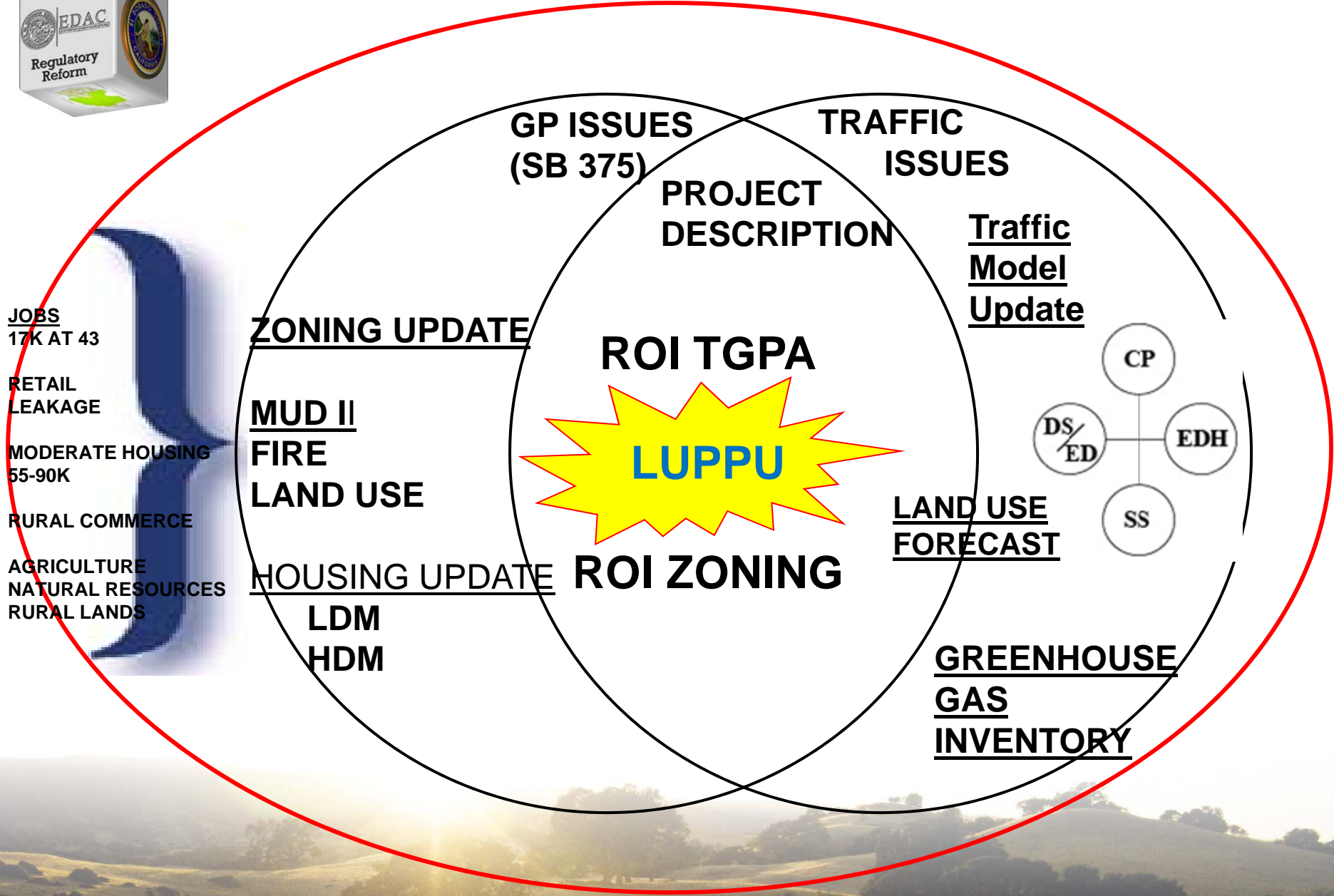


## Moderate Housing





# CEQA

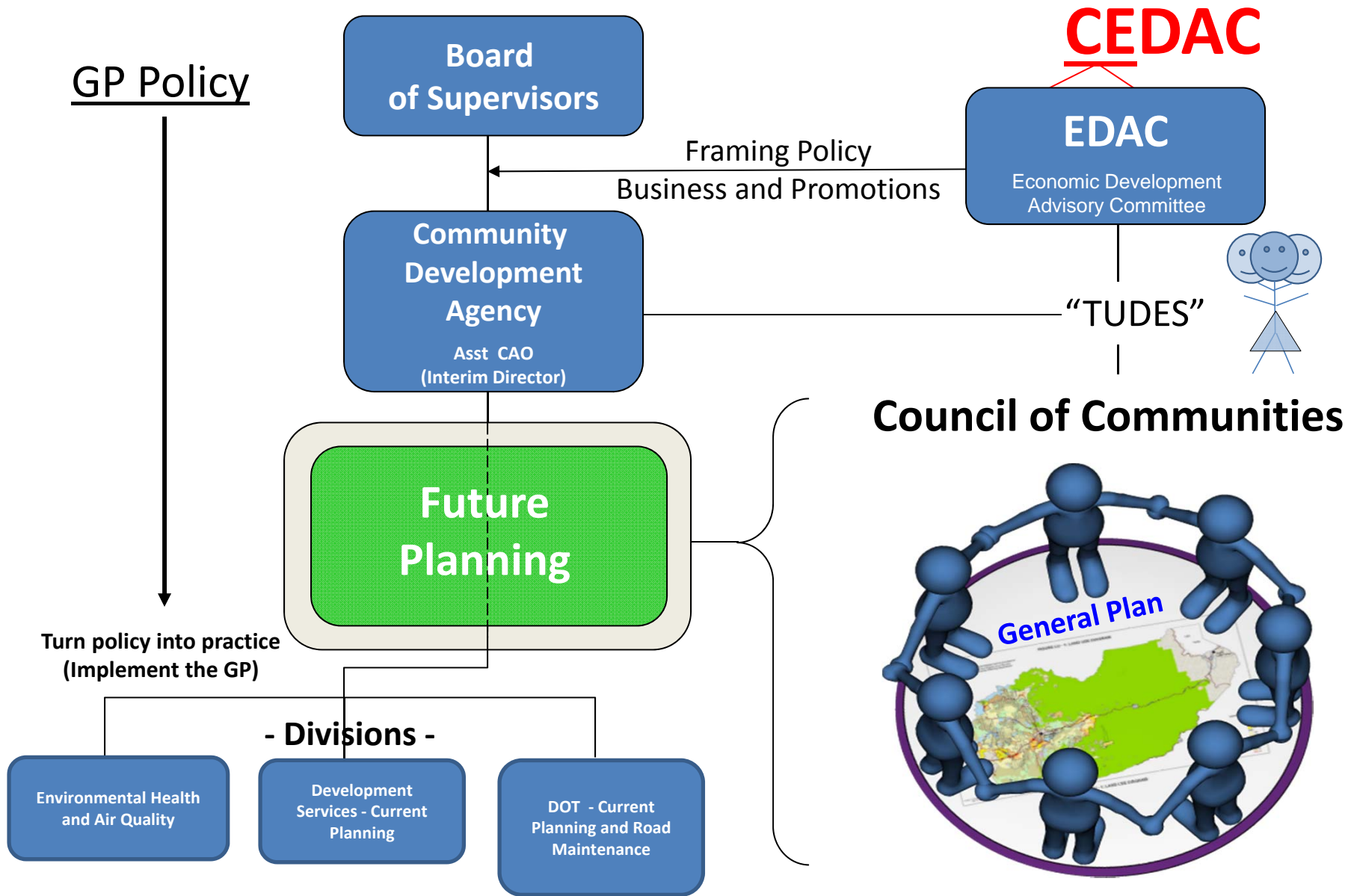


# LUPPU DID NOT:

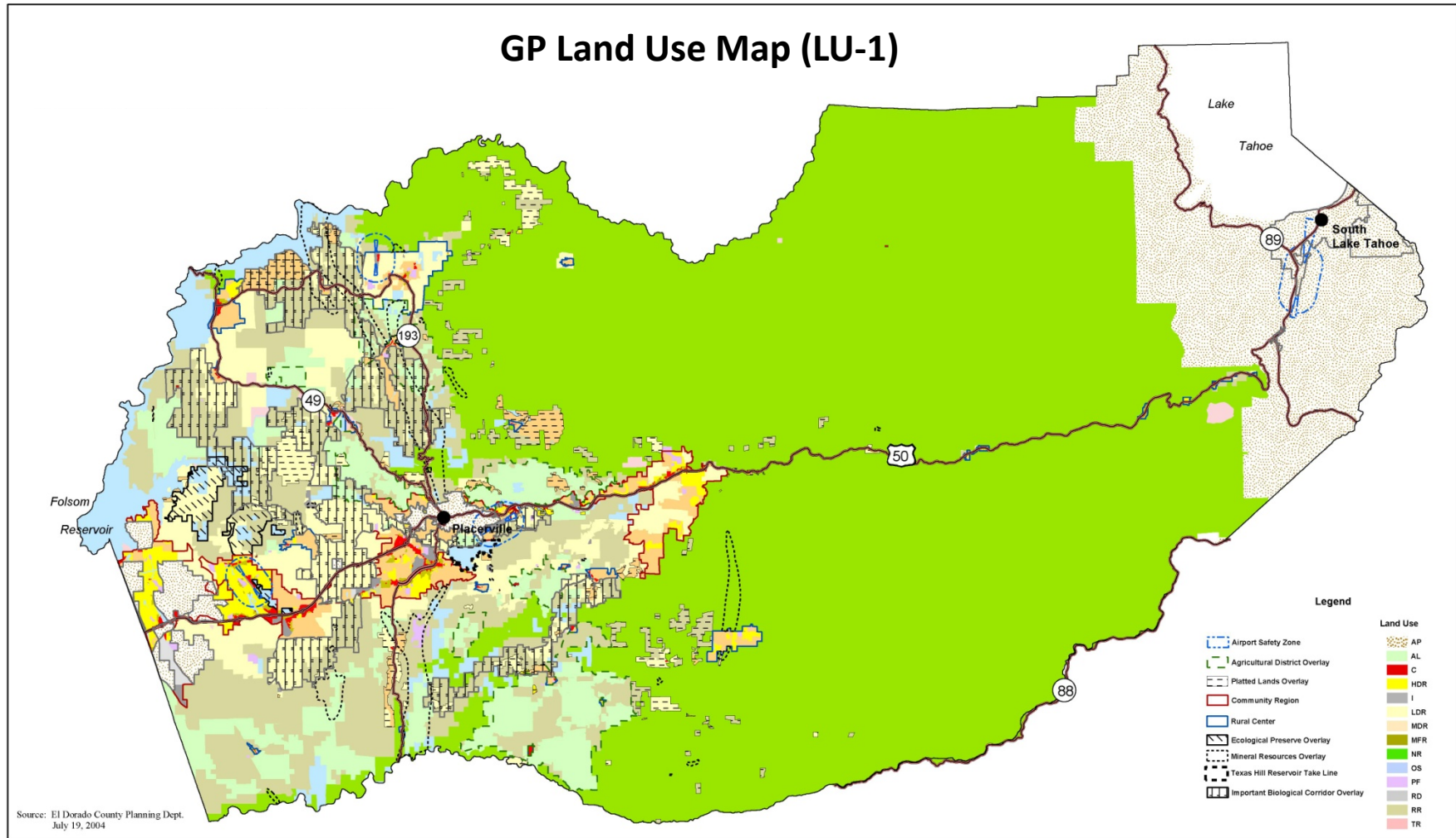
- Analyze General Plan Land Use Changes
  - Considered but not included...
    - Camino Example
    - Cameron Park Example
    - LDR example
    - Analyze Effect of Removing lands with sewer and water from Community Regions - College
    - Analyze Specific Projects
- Exceptions Included: Ag District Expansion and PP/Camino ROIs, staff administrative corrections



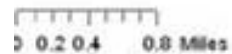
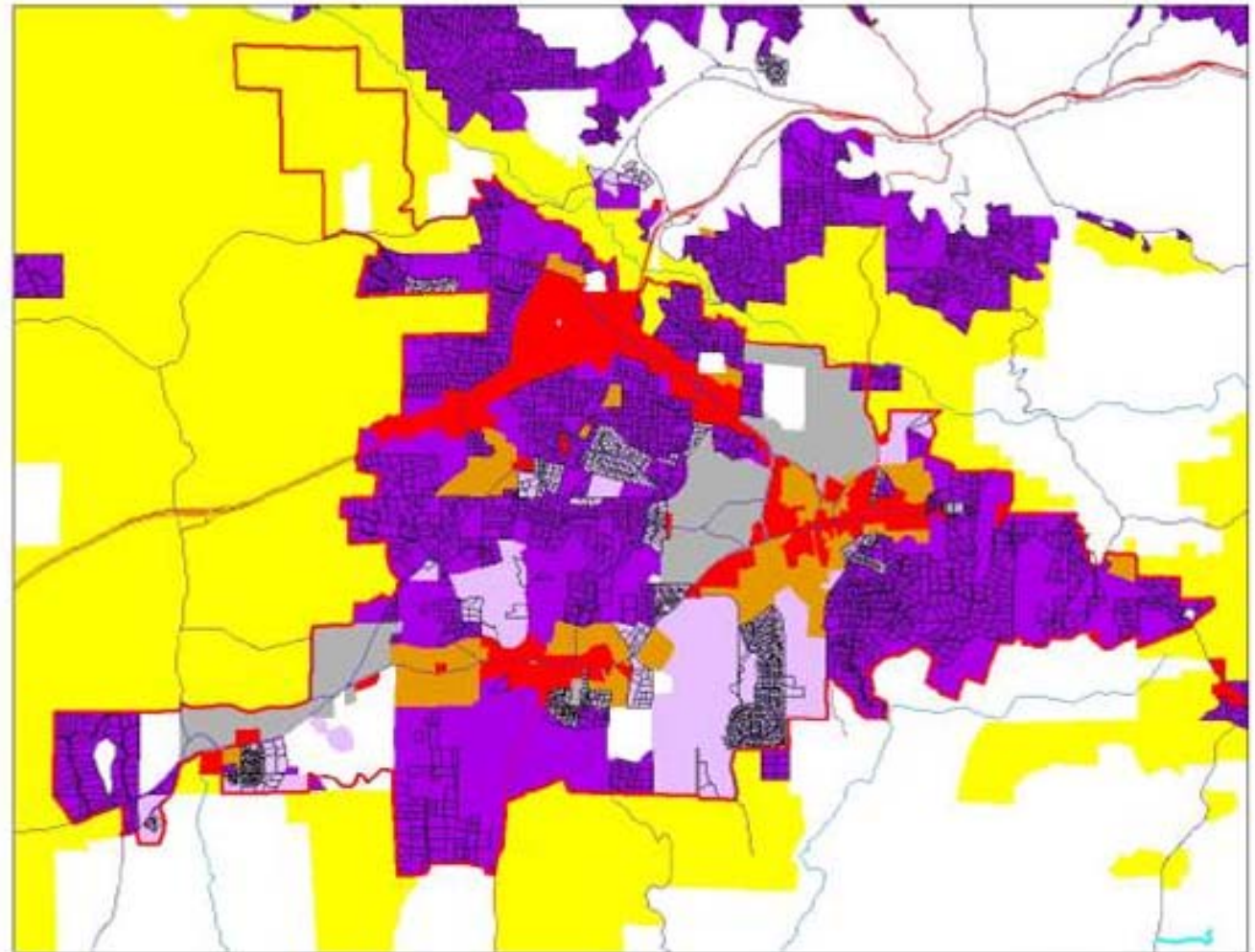
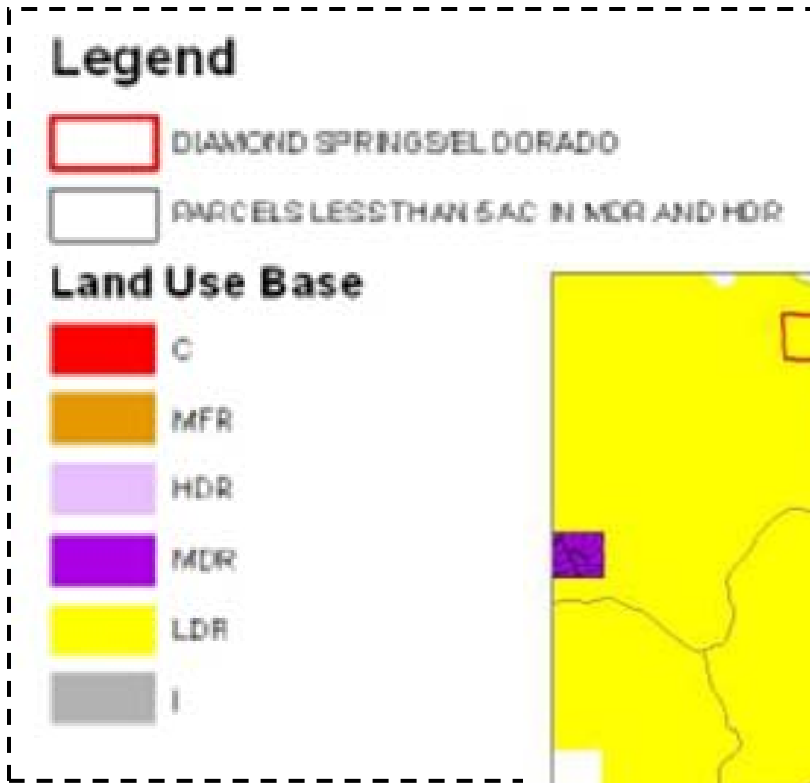
# Inclusive Interactive Process



# GENERAL PLAN LU-A REQUIRES ZONING CODE BE CONSISTENT WITH LU-1 AND 2.2.1.2 by 2005



# Diamond Springs – El Dorado



INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.



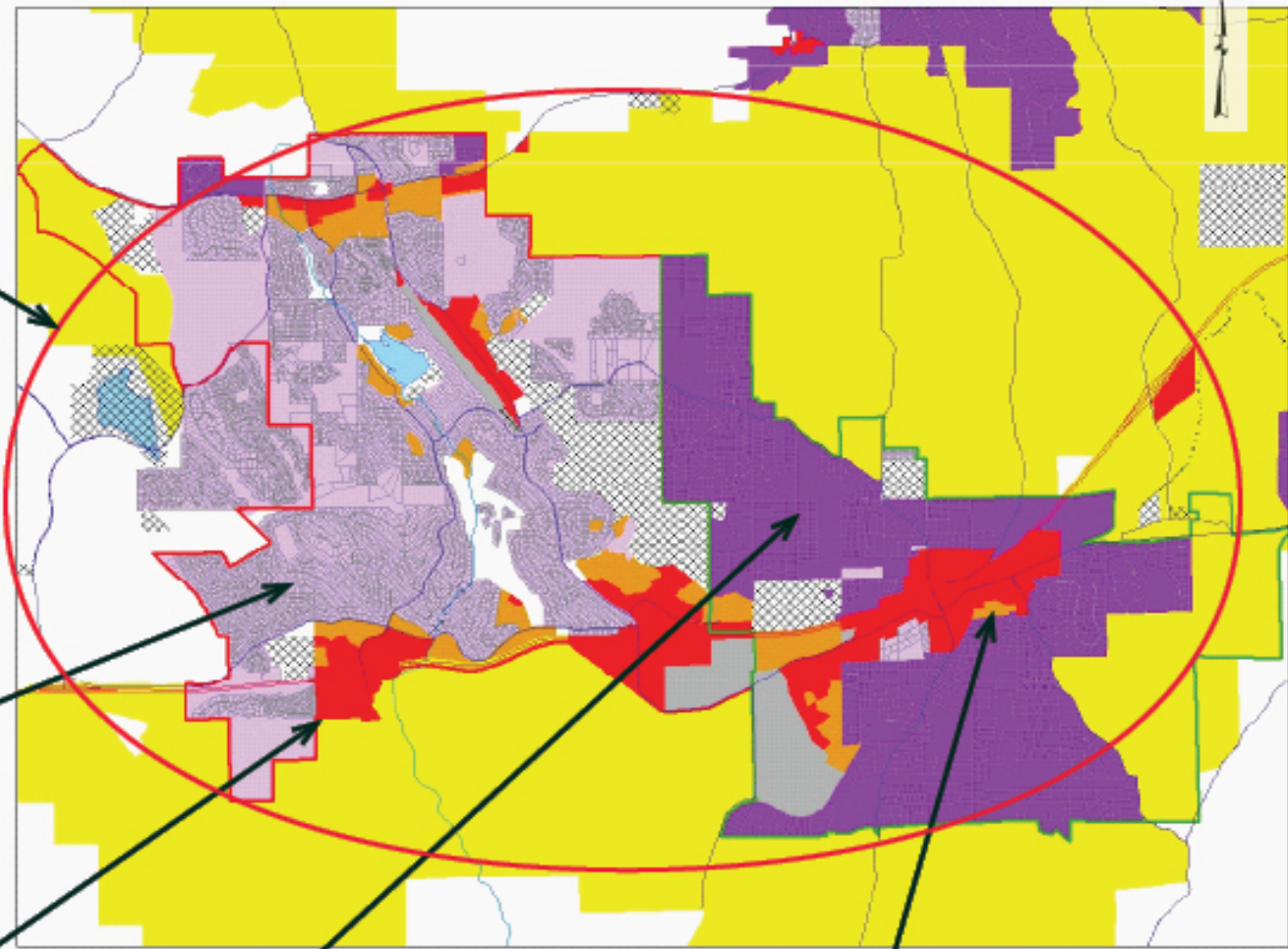
6/20/2013

# Community Region Zoning Issues

ACHIEVABLE DENSITY?

**Legend**

-  SINGLE SPRINGS COMMUNITY REGION
-  CAMERON PARK COMMUNITY REGION
-  LESS THAN 5 ACRES IN HDR AND MFR
-  PUBLIC AGENCY PROPERTY
- Land Use Base**
-  C
-  MFR
-  HDR
-  MDR
-  LDR
-  I



HDR  
1 TO 5 DWELLING  
UNITS PER ACRE

MFR AND C / MUD  
**Community ID**

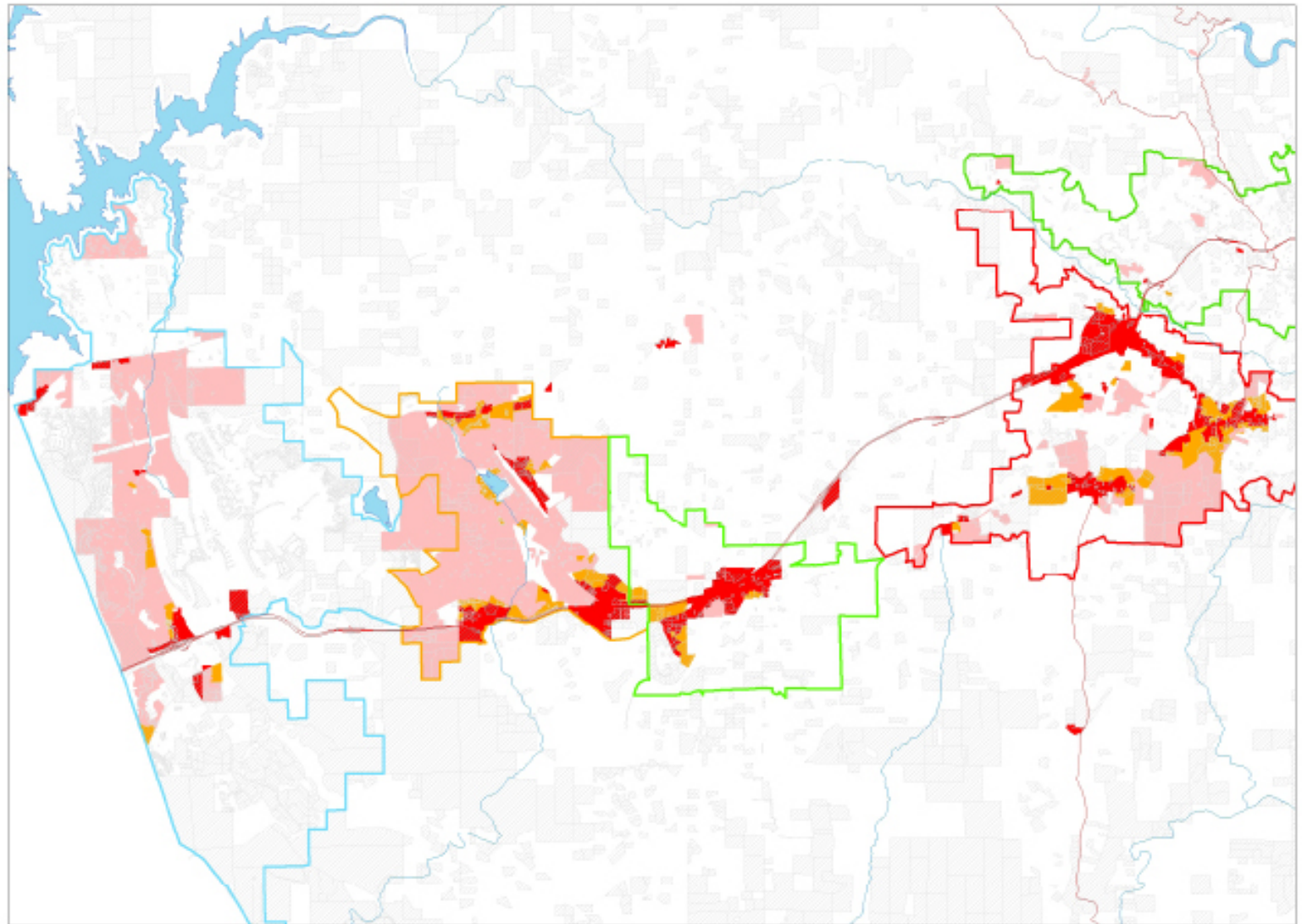
MDR  
1 TO 5 ACRE PARCELS

MFR AND C / MUD  
**Community ID**

# HDR in Community Regions

**MAP 11**  
**EL DORADO COUNTY**  
EL DORADO HILLS  
CAMERON PARK  
SHINGLE SPRINGS  
EL DORADO  
DIAMOND SPRINGS  
COMMUNITY REGIONS

- Legend**
- COMMUNITY REGIONS**
- PLACERVILLE
  - EL DORADO HILLS
  - DIAMOND SPRINGS/EL DORADO
  - CAMERON PARK
  - SHINGLE SPRINGS
  - VACANT PARCELS
- Land Use Base**
- C
  - HDR
  - MFR



INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.



10/08/2010



Missouri Flat Adopted Commercial Design Guidelines (i.e. what we wanted)

What we got! →

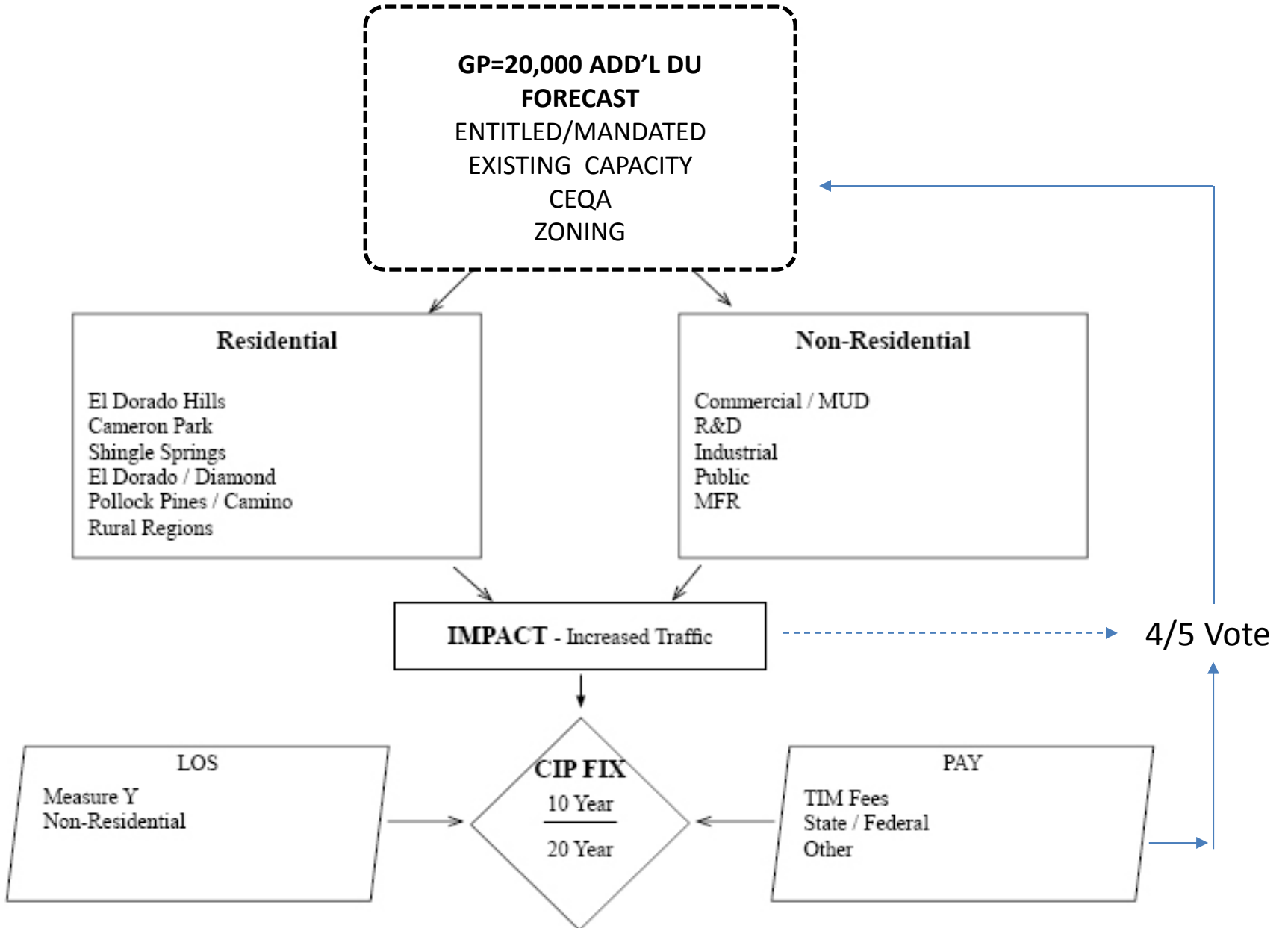


← What we could have had!

# LUPPU and the Travel Demand Model

- LUPPU uses “Baseline” component of TDM (current conditions e.g. **existing** road network, **existing** housing and employment, traffic counts, etc.) **plus** development remaining under 2004 General Plan (i.e. 20,000 residential 34,000 jobs)
  - Baseline plus 2004 General Plan will be used as the basis for LUPPU EIR Traffic Analysis.
- 
- After LUPPU, TDM will be used for 20-year CIP and TIM Fee Program Analysis including a full range of “What-If” Scenarios
  - TDM can be used to comprehensively analyze large development projects and other land use changes
  - *This level of analysis is **NOT A PART** of LUPPU*

**General Plan Policy 2.9.1.1**  
(Review 2 Years, Thereafter Every 5 Years)  
Measure TC-A





# “What is” HOUSING SUMMARY

<b>TOTAL UNITS TO BE ACCOMMODATED</b>	<b>32,000</b>
<b>Units Built to Date</b>	<b>12,000</b>
<b>Total Units Remaining to be Accommodated</b>	<b>20,000</b>
<b>25% Accommodated in Rural Regions/Centers</b>	<b>5,000</b>
<b>75% Accommodated in Community Regions with Sewer + Pville</b>	<b>15,000</b>
<b>- Forecast Scenario -</b>	
<b>Forecast Units for 2014-2035 for Entire County</b>	<b>17,000</b>
<b>25% in Rural Regions / Rural Centers</b>	<b>4,250</b>
<b>75% in Community Regions with Sewer</b>	<b>12,750</b>
<b>Already Entitled (Specific Plans Mainly)</b>	<b>- 5,700</b>
<b>Mandated -</b>	<b>- 2,347</b>
<b>Existing Parcels</b>	<b>- 2,811</b>
<b>Mixed Use (Apartments Allowed by Right or MUD)</b>	<b>-1,500</b>
<b>2<sup>nd</sup> Units (4% of 20,000)</b>	<b>- 800</b>
<b>SUB TOTAL OF FORECAST DUs in CR W/Sewer</b>	<b>13,158</b>
<b>19,682 - 13,158 is AVAILABLE for Forecast/Allocation</b>	<b>6,524</b>

# “What is” Housing Summary by Community Region with Sewer

	Community Region with Sewer					TOTAL
	EDH	CP	SS	ED/DS	PV	
<b>Est. Achievable Density Based on Realistic Capacity</b>	<b>7,872</b>	<b>4,462</b>	<b>2,018</b>	<b>4,960</b>	<b>370</b>	<b>19,682</b>
<b>Entitlements (lots)*</b>	<b>5,300</b>	<b>--</b>		<b>400</b>		<b>5,700</b>
<b>Mandated Affordable Units (Moderate and below)</b>	<b>xxx</b>	<b>xxx</b>	<b>xxx</b>	<b>xxx</b>	<b>xxx</b>	<b>2,347</b>
<b>Vacant Existing Single Family Residential Lots **</b>	<b>1,966</b>	<b>306</b>	<b>137</b>	<b>206</b>	<b>196</b>	<b>2,811</b>
<b>Estimate Commercial Mixed Use</b>						<b>1,500</b>
<b>Potential Second Units***</b>						<b>800</b>
<b>Subtotal</b>	<b>7,266</b>	<b>306</b>	<b>137</b>	<b>606</b>	<b>196</b>	<b>13,158</b>
<b>Estimated 20-year Forecast (Historical Trend Base)</b>						<b>17,000</b>
<b>75% of 20-year Forecast to CR's with Sewer</b>						<b>12,750</b>
<p><b>Source: El Dorado County GIS, Transportation and Planning Department Documents</b></p> <ul style="list-style-type: none"> <li>• Includes Approved Specific Plans, Tentative and Parcel Maps West Slope Only</li> <li>** Includes All Existing Lots including those in Bass Lake Hills, Carson Creek, NW El Dorado Hills, The Promontory, Serrano, and Valley View Specific Plans</li> <li>*** Estimated 4% of Total Remaining GP Growth (20,000)</li> </ul>						

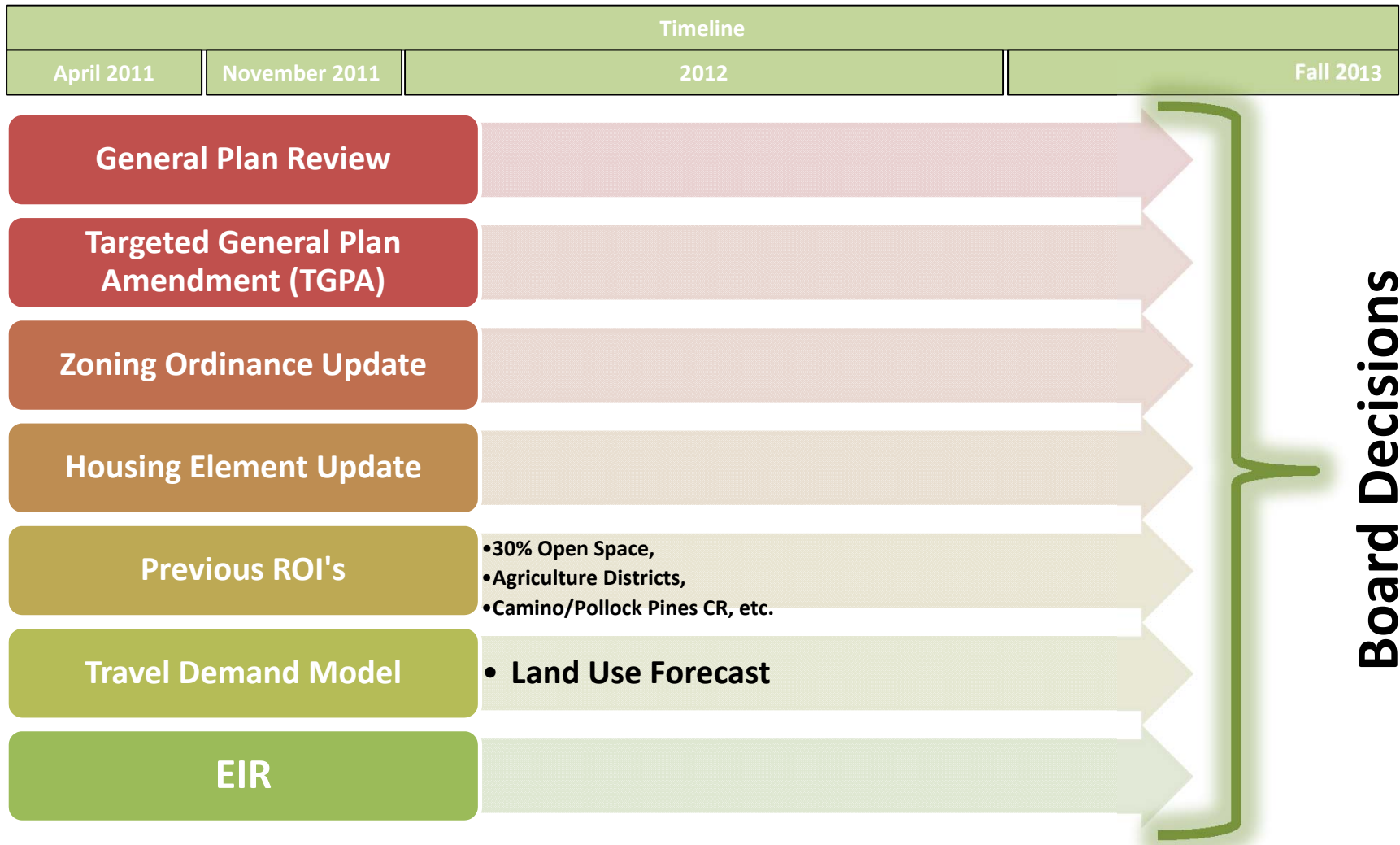
# Beyond LUPPU

- CIP and TIM fees, including “What If?” Scenarios
- General Plan Land Use Changes
- Project Specific General Plan Land Use Changes
- Project Specific Zoning Changes (in compliance with GP Policy 2.2.5.3)
- Community Plans

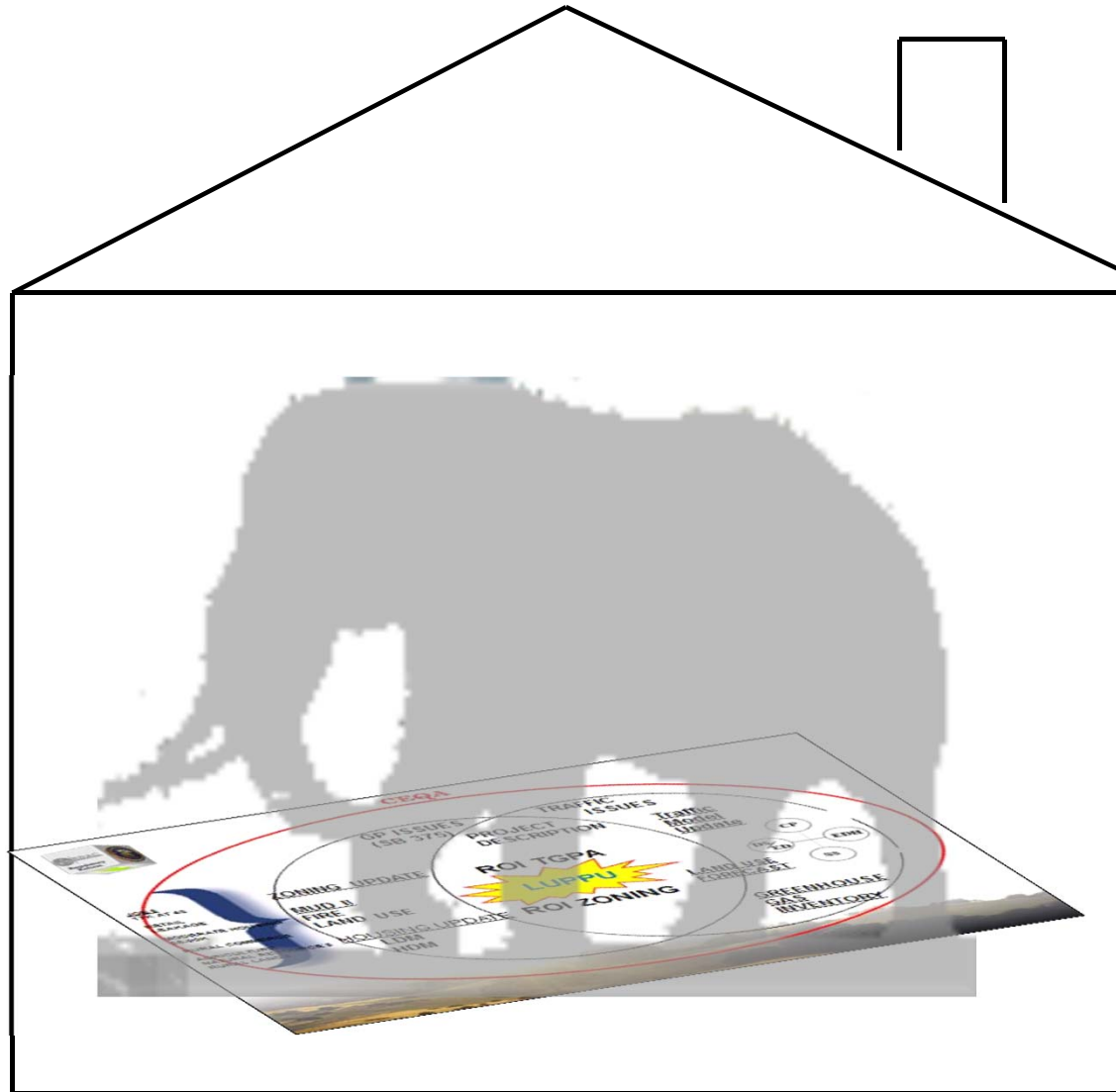
# LUPPU: “WHAT IS”

- Retains General Plan Land Use Map – No Land Use Changes
- Expands Ag Districts
- Updates Zoning Map consistent with GP Land Use Map at low end of density range
- Inventories Realistic Capacity of Community Regions
- Identifies Existing, Allowed, Entitled, Mandated Parcels
- Evaluates Traffic and other infrastructure Impacts as part of CEQA review of ZOA and TGPA
- LUPPU including TDM becomes framework for future consideration of “optional scenarios” in future CIP/TIM process (after LUPPU)
- LUPPU including TDM can be used as Base for Evaluating Future Projects
  - Encourage Rural Commerce
  - Encourage jobs and retail sales/sales tax
  - Encourage Moderate Housing

# LUPPU is Ready for BOS Action



# Elephant in the Room What Distraction?



# Let's Finish the Job

- Finalize TDM input to model
  - Requires direction from BOS whether large development projects and Community Region boundary changes should be included in the analysis
- Evaluate Rural Urban Split based on future policy choices 75% - 65% ?
- Consider and refine CEQA project alternatives
- Prepare and Circulate the Draft EIR
- Responses to Comments/Public Hearings
- After certifying the EIR, BOS can consider action on proposed LUPPU TGPA and ZOU

