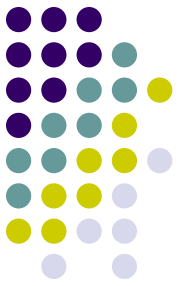


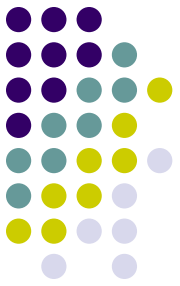
GENERAL PLAN 5-YEAR REVIEW



Agenda

- Overview of General Plan assumptions and objectives
- Monitoring population and employment data
- Amendments made and measures implemented
- Desired changes
- Priorities

Plan Assumptions



Are assumptions still valid?

1. Growth rate based on 20-year population projections; no actual time frame to reach buildout
2. No Auburn Dam
3. Other jurisdictions also have land use authority in county
4. Agriculture and timber industries will remain economically viable

Plan Assumptions



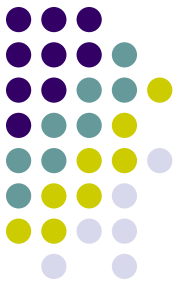
5. Adequate water supplies will be available or developed to support projected growth; shortage could change time horizon
6. Policies are intended to minimize housing costs to meet housing needs for all economic segments
7. Balanced traffic level of service for peak hours against costs for limited time benefits

Objective 2.9.1



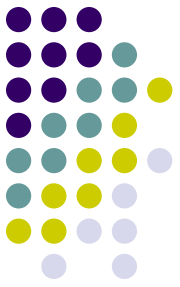
- Policy 2.9.1.1 – Monitoring land inventory
- Policy 2.9.1.2 – Examine rate of development; make adjustments if growth varies from plan assumptions; changes to supply if needed
- Policy 2.9.1.4 – Boundary changes to community regions and rural centers to be done during 5-year review process
- Policy 2.9.1.5 – Monitor effectiveness of mitigation measures

Key Plan Objective



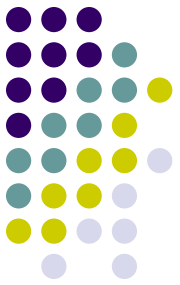
5. To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market;

Monitoring land inventory and population projections



- Quarter way through General Plan horizon
- 2025 residential development projections¹
 - Average annual growth rate in 2000 2.4%
 - Gradually tapering to 1.6% by 2025
 - 2004 population 136,040
 - 2025 projected population 200,000
 - 32,000 projected new households
- 1. West slope, unincorporated population

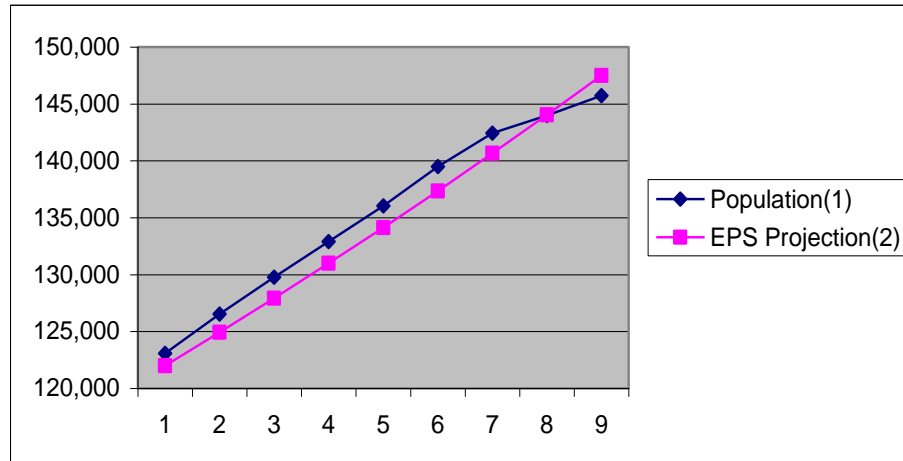
General Plan Build Out



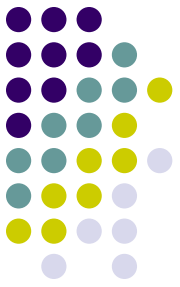
Population Growth 2000-2008

Year	Population(1)	EPS Projection(2)	Actual Increase	% Increase
2000	123,080	122,000		
2001	126,546	124,930	3,466	2.74%
2002	129,777	127,930	3,231	2.49%
2003	132,906	131,000	3,129	2.35%
2004	136,040	134,140	3,134	2.30%
2005	139,505	137,350	3,465	2.48%
2006	142,439	140,660	2,934	2.06%
2007	143,997	144,030	1,558	1.08%
2008	145,726	147,490	2,422	1.17%

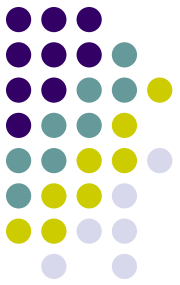
1. Department of Finance population estimates
2. El Dorado County Land Use Forecasts for Draft General Plan, 2002, based on 2.4% annual increase through 2010



Monitoring land inventory and employment projections

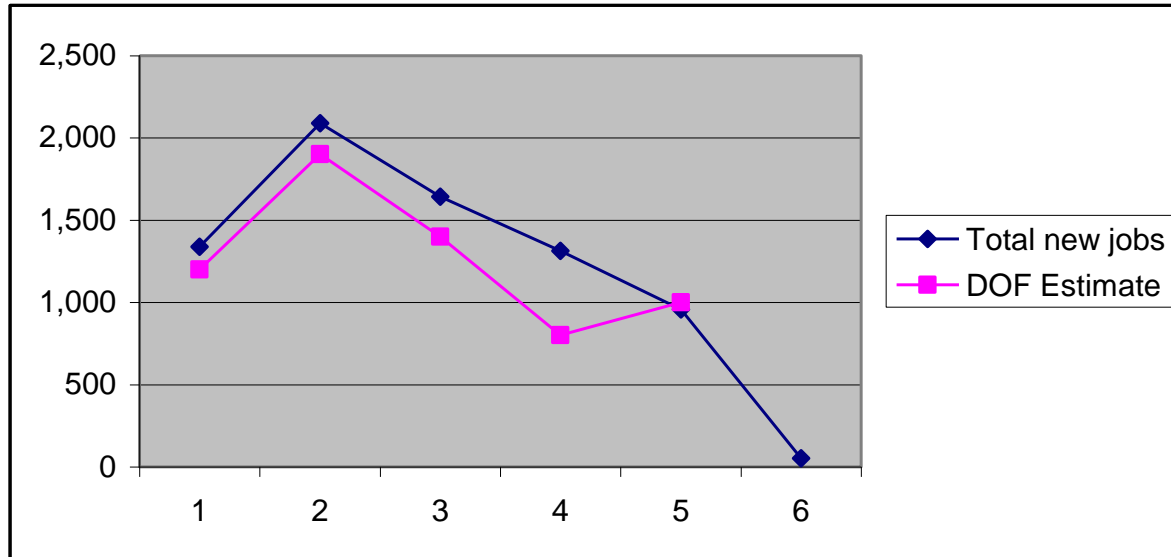


- 2025 residential development projections¹
 - 42,200 projected new jobs
 - Job creation function of new households
 - Square feet per job:
 - Commercial – 400/employee
 - Light Industrial – 600/employee
 - Public Facilities – 500/employee
 - R&D – 330/employee
 - 70% retail and service jobs
 - 30% other

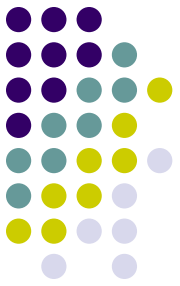


New Employment Based on Non-Residential Square Footage

Year	Square feet	Retail and Service 70%	New jobs 400 sq.ft./employee	Other 30%	New Jobs 500 sq.ft./employee	Total new jobs	DOF Estimate
2003	570,027	399,019	998	171,008	342	1,340	1200
2004	889,460	622,622	1557	266,838	534	2,090	1900
2005	698,789	489,152	1223	209,637	419	1,642	1400
2006	559,182	391,427	979	167,755	336	1,314	800
2007	407,767	285,437	714	122,330	245	958	1000
2008	22,279	15,595	39	6,684	13	52	
Total	3,147,504	2,203,253	5508	944,251	1889	7,397	



Future Monitoring



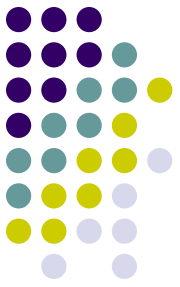
- EIR Mitigation Measures
- Growth Data by Community Region
 - Population
 - Employment
 - Available Land Utilization

Implementation Accomplishments



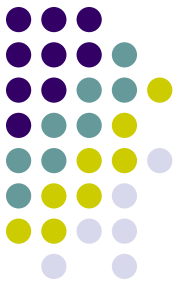
- Housing Element Update
- Oak Woodlands Management Plan
- CIP Update
- TIM Fee Revision
- Capital Improvement Plan Updated Annually
- Affordable Housing Density Bonus
- Winery Ordinance

General Plan Policy Amendments



- Amendment resolutions adopted
 - 061-2006 – Modified FAR requirements; increase commercial FAR to .85;
 - 184-2007 – Modified restrictions in airport overflight area
 - 061-2007 – Modified time limits for conversion of rental apartments to condominiums
 - 167-2008 – Raised threshold for general plan consistency review for single family dwellings
 - 193-2008 – Measure Y revisions
 - 194-2008 – Modified development requirements related to road improvements
 - 191-2008/083-2009 – Housing Element Updates
 - 335-2008 – Parcel size exception

Prior Direction and Commitments



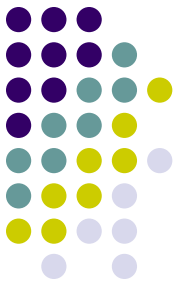
- Prior workshops
 - Biological Resources
 - Bio resource protection standards in zoning ordinance (LU-A & CO-A)
 - Gabbro soils rare plant issues (CO-K)
 - Begin INRMP Phase 1 (CO-M, CO-N, CO-U)
 - Agriculture
 - Incorporate buffers and setbacks, ag housing, ag zoning into zoning ordinance update (AF-A)
 - Update Ag Districts (AF-J)
 - Grazing land/livestock industry provisions (AF-D & AF-E)

Prior Direction and Commitments



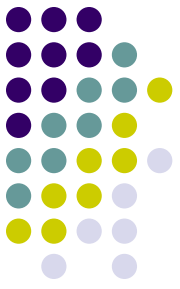
- Economic Development
 - Regulatory reform
 - Improve permit process (ED-I & ED-M)
 - Zoning Ordinance update (ED-P)
 - Resources to accelerate zoning ordinance update (ED-Q)
 - Review fees (ED-K, ED-NN, ED-PP & ED-QQ)
 - Work with EDAC et al to ID policy opportunities (ED-L)
 - Transportation Infrastructure
 - Increase revenues/decrease project costs (ED-SS)
 - Explore project funding (ED-UU)
 - Align economic development opportunities with 20-year CIP (ED-UU)

Prior Direction and Commitments



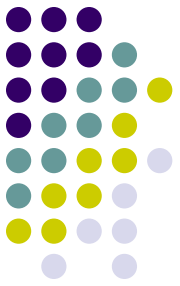
- Economic Development cont.
 - Economic Development Tools
 - Brand and marketing campaign (ED-G)
 - Economic and demographic profiles (ED-V, EC-Z, ED-AA, ED-EE & ED-GG)
 - Community economic development grants for community design guidelines (Policy 2.4.1.2, 10.2.4.3 & 10.2.4.4)
 - Inventory of vacant and underutilized commercial, industrial and R&D land (ED-AA, ED-DD & ED-HH)
 - Regulatory and fiscal incentives for new and existing businesses (Policy 10.2.1.2, 10.2.2.1, 10.2.2.2 & 10.2.6.2)
 - Identify key economic development projects (ED-HH)
- Transportation
 - Annual update to CIP and TIM fee program (TC-A & TC-B)
 - Design & Improvement Standards Manual update (TC-C & LU-E)
 - Traffic model update

Other Implementation Measures and General Plan related projects



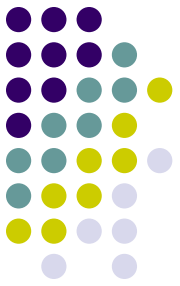
- Mixed Use Development
- Policy 2.2.3.1 – Open space requirements for Planned Developments
- Camino/Pollock Pines Community Region change to Rural Centers
- LU-L/LU-M – General Plan monitoring
- LU-O – TRPA Regional Plan update coordination
- CO-N – IBC update (as part of INRMP)
- HS-A – Hazard Mitigation Plan update
- HS-L – Update airport land use plans

Potential Future Amendments



- Policy amendments suggested by public
 - Maximum slope restrictions – 7.1.2.1
 - Density bonus – 2.2.4.1
 - Fiscal impact analysis of large projects – 10.2.1.5
 - Creation of higher density single family residential designation
 - Wetland setbacks to correspond with Federal requirements – 7.1.2.1
 - Include analysis of TAZs with traffic model update
 - Analyze effect of fire standards on rural development

Other Impacts



- Implications of AB32/SB375
 - AB32
 - Mandates reduction of carbon emissions to 2000 levels by 2010, 1990 levels by 2020, 80% of 1990 levels by 2050
 - Regional targets expected in 2010
 - SACOG to develop “Sustainable Community Strategy” (SCS) to show how target will be met
 - SB375
 - Attempt to achieve AB32 goals
 - Reduce VMT by tying regional transportation with land use and housing
 - Encourage infill; consider regional planning
 - Ties RHNA and SCS to MTP

General Plan Priorities



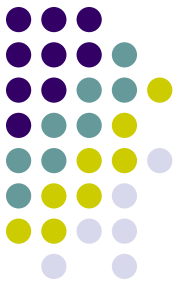
- Agriculture
 - Agricultural District Update
 - Livestock/Grazing land protection strategy
- Development Services
 - Zoning Ordinance Update
 - INRMP
 - Gabbro soils rare plant strategy
 - Mixed Use Development
- Economic Development
 - Regulatory Reform (10.1.2.2)
 - Community Design Guidelines (2.4.1.1)

General Plan Priorities



- Sheriff
 - Hazard Mitigation Plan update
- Transportation
 - DISM update
 - Annual Capital Improvement Plan update
 - TIM fee annual update
 - Traffic model update

Legislative Watch and Monitoring



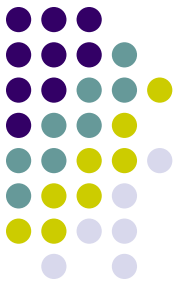
- AB32/SB375 Implementation
 - Clean-up legislation (SB575) in process
- AB885 – On-site wastewater treatment regulations
- Road fund/gas tax legislation

Summary



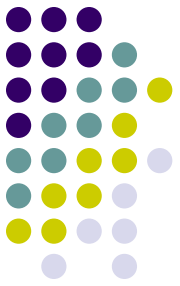
- Five-Year Review
 - Review of assumptions
 - Continued monitoring of timber, water and growth rates; refine data gathering
 - Priorities for 2009-10
 - Zoning Ordinance
 - INRMP
 - Rare plant strategy
 - Ag Districts
 - Grazing land/Livestock
 - Regulatory reform
 - Transportation/Infrastructure coordination
 - Economic development tools

Summary



- Future Tasks
 - Open space policies
 - Pollock Pines Community Region
 - MUD Phase 2
 - INRMP Phase 2
 - Ranch Marketing Ordinance
 - Agricultural land evaluation/threshold
 - 2012 Housing Element update
 - Annual CIP & TIM fee updates

Conclusion



- Q & A
- Discussion
- Direction