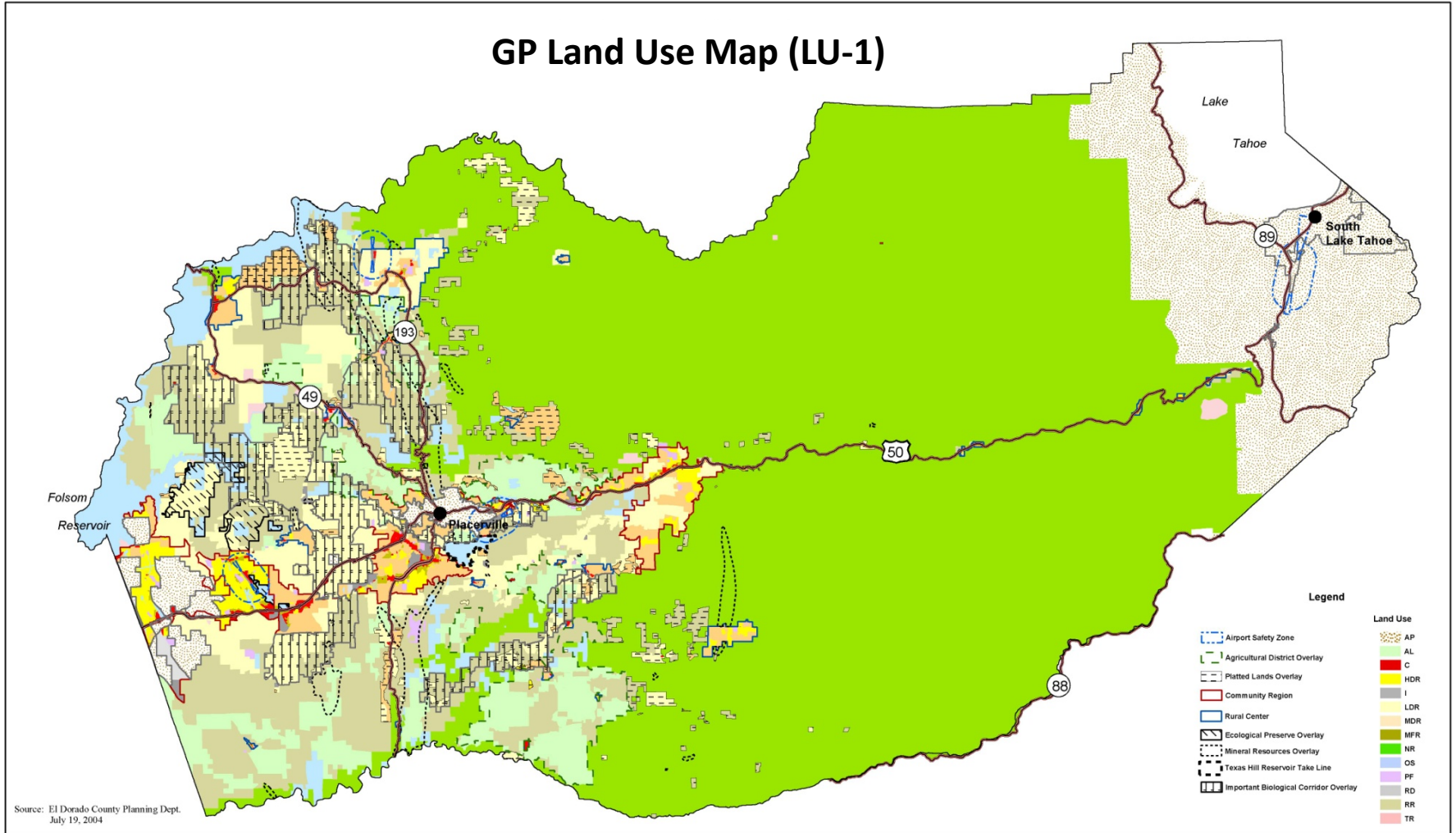


GP Land Use Map (LU-1)

“Keep it Rural”

GP Land Use Map (LU-1)



Source: El Dorado County Planning Dept.
July 19, 2004

“What Is” HOUSING SUMMARY

TOTAL UNITS TO BE ACCOMMODATED	32,000
Units Built to Date	12,000
Total Units Remaining to be Accommodated	20,000
25% Accommodated in Rural Regions/Centers	5,000
75% Accommodated in Community Regions with Sewer	15,000
- Forecast Scenario -	
Forecast Units for 2014-2035 for County (west slope)	17,000
25% in Rural Regions / Rural Centers	4,250
75% in Community Regions with Sewer	12,750
Already Entitled (Specific Plans Mainly)	- 5,700
Mandated	- 2,347
Existing Vacant Residential Parcels	- 2,811
Mixed Use (Apartments Allowed by Right or MUD)	-1,500
2 nd Units (2% of 15,000)	- 300
SUB TOTAL OF FORECAST DUs in CR W/Sewer	12,658
19,682 - 12,658 is AVAILABLE for Forecast/Allocation	7,024

CRITERIA FOR Forecast Within Community Regions with Sewer

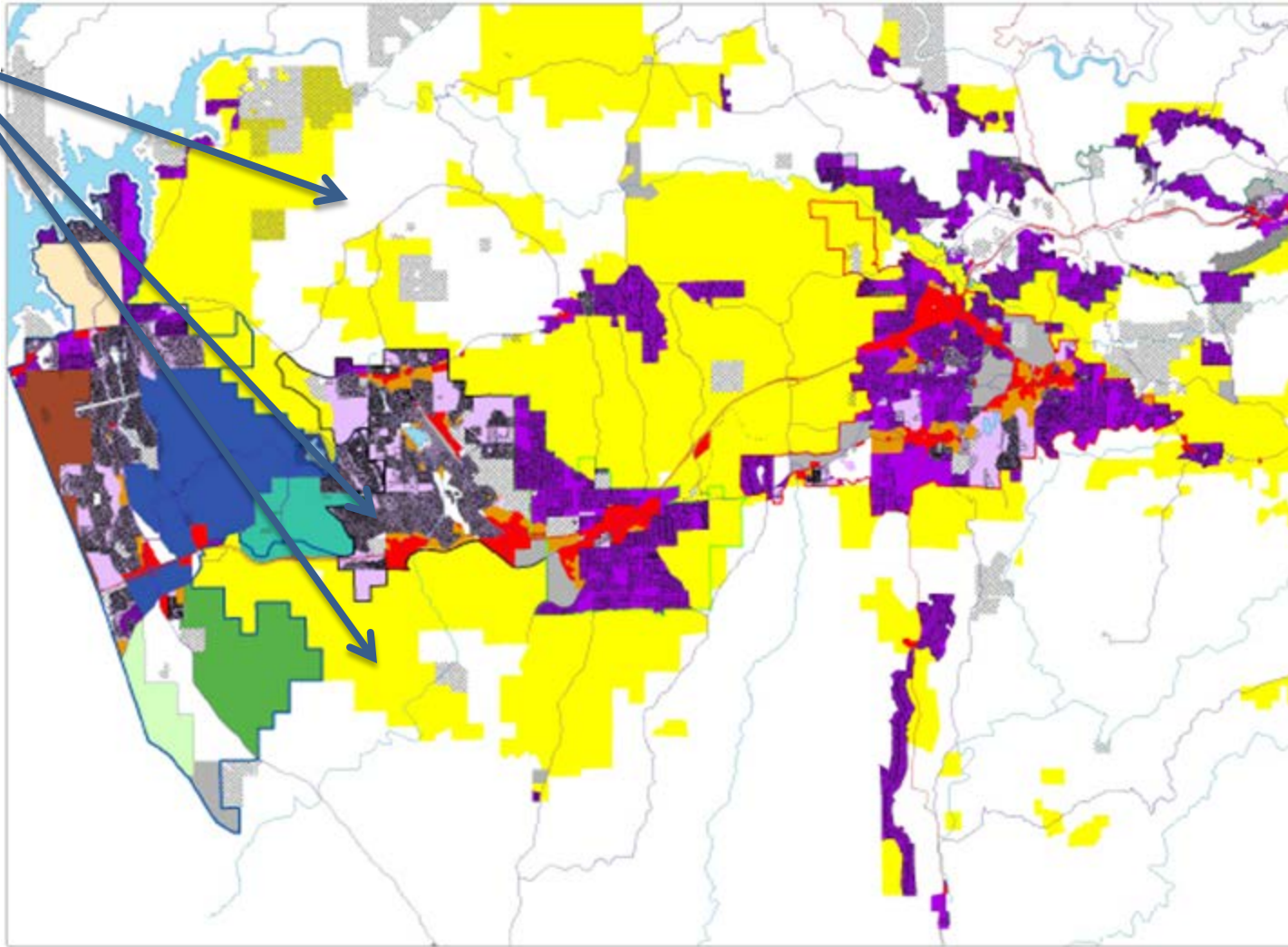
CR 75% (+/-) no major projects in RR

Existing Land Use

Forecast within CRs with Sewer

Board Priorities

Existing Road or Infrastructure



0 10,000 20,000 Feet

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

GENE E. THORNE
& Associates, Inc.
PLANNING • ANALYSIS • DESIGN • CONSTRUCTION

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08/16/2010

Forecast Criteria Within CR W/S

- CR 75% (+/-) no major projects in RR
- Existing Land Use Designation
- Forecast within CRs with Sewer to entitled, vacant lots and mandated then balance equal based on % of achievable and priorities (EDH 42%, CP 16% SS 11% EDD 29% P 2%)
- Board Priorities - jobs, retail, services, moderate housing, rural commerce
- Existing Road or infrastructure water and sewer capacity

CIP Scenario Example...75% Of Development in Community Region with Sewer and Water

Residential	
	TOTAL
Achievable Development based on Realistic Capacity	19,066
2035 Forecast (Historical Trend of 1.03% average per year)	17,409
75% of 2035 Forecast (Historical Trend of 1.03% average per year)	13,057
Vacant Single Family Residential Lots*	2,811
Entitlements (Residential lots)**	5,762
Mandated Affordable Units (RHNA - Moderate and below)	2,357
Potential Second Units within 2035 Forecast***	522
Residential Component of Mixed Use	257
Remaining Forecast units for Community Regions with Sewer and Water	1,348
Community Regions with Sewer	13,057
Source: El Dorado County GIS, Transportation and Planning Department Documents	
* Includes: All existing residential parcels including existing lots in Bass Lake Hills, Carson Creek, NW El Dorado Hills, The Promontory, Serrano, and Valley View Specific Plans (existing APN)	
** Includes: Approved Specific Plans, Tentative and Parcel maps west slope only (no final map)	
*** Estimated 4% of Total Achievable Development	

No Proposed General Plan Amendments Included in this Scenario 13-0782 2B 5 of 6



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

**Allocate where
 there is capacity**

**GP=20,000 ADD'L DU
 FORECAST**
 CR with Sewer /RR and RC
 ENTITLED/MANDATED
 EXISTING CAPACITY
 CEQA/Zoning Alternative

Residential
 El Dorado Hills
 Cameron Park
 Shingle Springs
 El Dorado / Diamond
 Pollock Pines / Camino
 Rural Regions

Non-Residential
 Commercial / MUD
 R&D
 Industrial
 Public
 MFR

TDM

IMPACT - Increased Traffic

LOS
 Measure Y
 Non-Residential

CIP FIX
 10 Year
 20 Year

PAY
 TIM Fees
 State / Federal
 Other

4/5 Vote