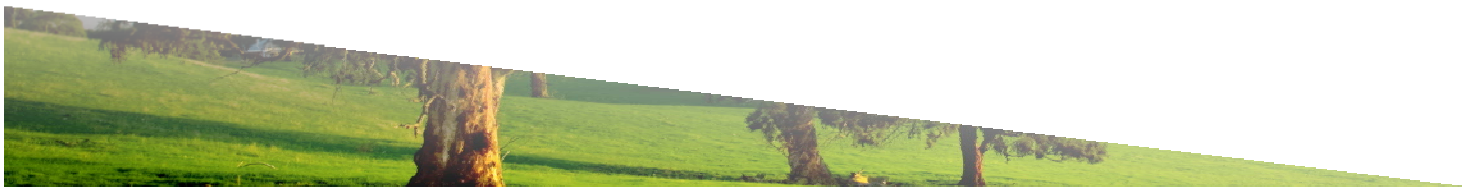


# Draft Land Use Assumptions for Travel Demand Model

Targeted General Plan Amendment Coordinating Committee  
March 15, 2012



# Topics for Discussion

- Definition of Achievable Development
- Processes & major assumptions required to establish the Achievable Development Forecast
- Major allocation assumptions for 2025 and 2035 scenarios
- Projections
- Next Steps



# Definition of Achievable Development

The reasonable expected intensity of development that is anticipated for a particular land use or parcel given known opportunities, constraints, and assumptions.



# Processes and Major Assumptions to Establish Achievable Development Forecast

- Obtain existing parcel data to establish baseline
- Existing Commitments
- Review of under-utilized and vacant parcels in Community Regions to be analyzed at a parcel level
- Review of Rural land capacity, including Rural Centers
- Commercial, industrial, research and development and public facility will be forecasted using County-wide average floor area ratios (FAR)
- Non-jurisdictional lands to be excluded from analysis unless specified by Planning Services
- Assumption that multi-family density will be consistent with adopted assumptions in currently adopted housing elements



# Major allocation assumptions for 2025 and 2035 scenarios

- Adhere to previously established market area distributions
- General Plan land use goals and objectives in State requirements including AB 32, SB 226, and SB 375
- Proximity to existing or planned infrastructure including site access and other major commute corridors (i.e. US-50)
- Approved project status where applicable
- Historical growth patterns and trends
- Proximity to other ancillary land uses and public services



# Projections

Information will be gathered from the following agencies and existing reports to provide input for the 2025 & 2035 land use forecast update (used to establish population, housing, and employment totals):

- Department of Finance
- U.S. Census Bureau
- El Dorado County (report prepared by Dowling Associates, Inc. in 2005)
- Sacramento Area Council of Governments
- El Dorado County Transportation Commission
- Economic & Planning Systems, Inc (March 5, 2002)
- Tahoe Regional Planning Agency



# Next Steps

- Document assumptions in a memo to be reviewed by Staff
- Present memo to Targeted General Plan Amendment (TGPA) Coordination Committee
- Present memo to Board of Supervisors on April 10<sup>th</sup> for approval of methodologies for land use forecast assumptions

