

Memorandum

To: Zachary Oates, El Dorado County

From: Matt Kowta, MCP, Managing Principal

Date: February 9, 2024

Re: El Dorado County 2045 Housing and Employment Projections

Introduction

This memorandum updates BAE's countywide (West Slope, i.e., western slope of El Dorado County, minus the City of Placerville) growth projections memo, dated November 21, 2023, with allocations of housing and employment growth by sub-area (Community Regions/Balance of County). This is the second and final deliverable of a project commissioned by El Dorado County, for BAE to update West Slope residential and non-residential growth projections last approved by the Board of Supervisors in March of 2020.

The first sections of this memo are carried over from BAE's November 2023 countywide growth projections memo, followed by the addition of new sections detailing the methodology and results for the sub-area growth allocations. In 2019, the County of El Dorado commissioned BAE Urban Economics, Inc. (BAE) to prepare updated housing and employment growth projections to assist the County in the preparation of an updated Travel Demand Model for the Major Update to the Traffic Impact Mitigation (TIM) Fee Program and to inform the 2016 – 2020 Five-Year General Plan review and the 2021 – 2029 Housing Element Update. The updated growth projections covered the western slope of El Dorado County for the period 2018 to 2040, which the Board approved on March 17, 2020. For the current assignment, El Dorado County requested that BAE extend the growth projections to 2045 to support another fee program update, for what is now called the Traffic Impact Fee (TIF) Program.

The first sections of this memo present the countywide growth projections, extended to 2045, which were reviewed by the Board of Supervisors at their December 5, 2023 meeting, and then approved by the Board at their January 9, 2024 meeting. These sections have been updated slightly, to incorporate 2023 base year estimates of housing and employment, which were completed subsequent to the Board's January meeting.

Base Year Housing and Employment Estimates

The growth projections cover only the West Slope comprising the area outside the Lake Tahoe Basin that is under the jurisdiction of the Tahoe Regional Planning Agency. Two sources of estimates for the existing housing and jobs in the West Slope specifically are the Sacramento Area Council of Governments (SACOG), and estimates compiled on behalf of El Dorado County

(County) by Kimley-Horn Associates (KHA) based on the County's Geographic Information System (GIS) mapping data for the 2019 growth projections and updated to 2023 estimates by Kimley-Horn as part of the current project. Other sources only provide estimates for the unincorporated area as a whole (CA state Department of Finance, "DOF" housing unit estimates) or for the county as a whole (Caltrans population, housing, and employment estimates).

For the November memo, BAE utilized the 2018 development estimates from the growth projections adopted in 2020 to serve as the baseline for the updated projections, as Kimley-Horn was still working on collecting and organizing the data to update the baseline development information to reflect 2023 conditions. Kimley-Horn has since completed the update, as summarized in Appendix A, which contains the 2010 to 2023 estimates of West Slope housing units and jobs. For this memo, the countywide growth projections have been updated to incorporate the 2023 baseline conditions, instead of 2018.

Potential Residential Growth Rates

The Population/Housing section of Table 1 calculates potential residential growth rates for El Dorado County as a whole and for the West Slope, from the California State Department of Finance (DOF), SACOG, and Caltrans. This section also presents two additional growth rate scenarios analyzed for the November memo, which are based on trending historic growth rates calculated from estimates by DOF for the 2000 to 2023 period and by the County for the 2010 to 2018 period, through 2045. It should be noted that the DOF growth rates are for population; however, for the purposes of this analysis, the population growth rates are used as a proxy for potential housing unit growth rates. The Caltrans growth rates are for households, which are also used as a proxy for potential housing unit growth. In these cases, the implicit assumption is that average household sizes and housing unit vacancy rates will not vary substantially from current levels. The 2010 to 2023 DOF growth trend is for the whole county, less the cities of South Lake Tahoe and Placerville. The implicit assumption is that the growth of this slightly larger area, which includes the Tahoe Basin portion of the unincorporated county, is indicative of the potential West Slope growth rate.

As shown in the Population/Housing section of Table 1, the resulting 2018 to 2045 growth rates imply a range of residential growth for the county, ranging between -0.28 percent and 0.73 percent annually. The countywide population growth projection from the State Department of Finance (DOF) is the anomaly within this group of projections. Although DOF's long-term population projection for El Dorado County is not inconsistent with DOF's statewide population projections, which indicate a slightly declining population through 2045 and later, the projection for El Dorado County is counter to the other four projections which suggest modest growth in housing units. It is possible that in El Dorado County, there could in fact be a slightly declining population, but that the housing unit count would continue to grow. This could occur when the average number of residents per household declines faster than the count of housing units increases. For example, the average number of persons per housing

unit could decline with an aging population and declining proportion of households with children present and/or if there is an increasing proportion of housing units that are being used as vacation homes/short-term rentals – either of which could plausibly occur in El Dorado County over the next 20 to 25 years.

Based on the above information, BAE recommends that the outlier DOF growth rate should be discounted for the purposes of estimating the County’s likely long-term housing unit growth rate.

Potential Employment Growth Rates

The Employment section of Table 1 presents employment growth rates from SACOG and Caltrans. The Employment section of Table 1 also includes a third growth rate that is based on trending Caltrans’ 2000 to 2023 employment growth estimates out through 2045, and a fourth growth rate that is based on trending the County’s estimated 2010 to 2018 job growth out through 2045. The two Caltrans-derived growth rates are based on countywide jobs, with the implicit assumption being that the countywide growth rates are indicative of the West Slope growth rates.

The 2018 to 2045 employment growth rate based on the 2010 to 2023 growth trend (Caltrans) is the anomaly among the group, yielding an average annual growth rate for the 2018-2045 time period that is more than twice the next highest employment growth rate. BAE recommends that this outlier growth rate should be discounted for the purposes of estimating the County’s likely employment growth rate.

Housing Unit Projections 2023 to 2045

The Housing Units section of Table 2 shows housing unit projections for the West Slope from 2023 to 2045, using the KHA’s 2023 estimate of 57,100 housing units as the starting point. Then, the Housing Units section of Table 2 applies residential growth rates from Table 1, excluding the DOF projection, to the base year figures to project housing unit growth for 2025, 2030, 2035, 2040, and 2045. As shown in the Housing Units section of Table 2, the resulting projections range from 64,149 housing units based on SACOG’s projected growth rate through 2045 to 66,960 housing units in 2045 (based on Caltrans’ projected countywide population growth rate through 2045). For planning purposes, BAE suggests the County consider a growth projection reflecting the average of the residential projections shown in the Housing Units section of Table 2. This would yield 65,432 total residential units in the West Slope area by 2045, representing a 0.62 percent annual average residential growth rate through 2045.

Employment Projections 2023 to 2045

The Employment section of Table 2 shows a series of employment projections for the 2023 to 2045 period, drawing from the potential employment growth rates from the Jobs section of Table 1 and applying them to KHA’s estimated 2023 West Slope base year jobs estimate, excluding the outlier growth rate that was projected by extending the 2010 to 2023 Caltrans

employment growth estimates. From KHA's estimated 2023 jobs base of 37,712, the different employment projections yield 2045 job totals ranging from 41,654 jobs, using the 2010 to 2018 trend from the County estimates, to 45,331 jobs, using the SACOG employment growth rate from 2016 to 2040, extended to 2045.

As with the residential growth projections, BAE suggests the County use an average of the projections shown in the Employment section of Table 2 to project West Slope job growth for the 2023 to 2045 period, which yields an average annual employment growth rate of 0.62 percent and a 2045 job total of 43,197. Coincidentally, this is the same rate of growth as estimated for housing units.

Summary

Based on the data and methodology described above BAE recommended in our November 21, 2023 countywide growth projections memo that the County use the following West Slope housing unit and employment growth assumptions for planning purposes:

	2023	2045	Estimated Growth	Avg. Annual 2023-2045 Growth Rate
Housing Units	57,100	65,432	8,332 housing units	0.62%
Jobs	37,712	43,197	5,485 jobs	0.62%

These figures provide the County with growth assumptions that fall within the middle range of the growth projections available from various sources (DOF, Caltrans, SACOG) and the County's own GIS data available for this study, after discounting the outlier projections based on the DOF population projection and the 2010 to 2023 Caltrans historical employment growth rates. Further, the recommended housing unit and employment growth rates suggest the County will produce new housing at a rate that will roughly correspond with the rate of new employment growth, meaning that the growth pattern would be reasonably balanced between residential and non-residential development, and the County's jobs/housing balance would be relatively stable over the next 22 years.

The El Dorado Board of Supervisors considered the growth projections and recommendations at their December 25, 2023 meeting and again at their January 9, 2024 meeting, ultimately approving the recommended growth rates.

Sub-County Growth Allocations

Upon confirming the Board of Supervisors' endorsement of the recommended residential and non-residential growth projections for the West Slope, BAE updated the base year (existing) residential and non-residential development assumptions from 2018 to 2023, based on the data collected and compiled by Kimley-Horn. BAE then analyzed the growth patterns from

2010 through 2023 and developed sub-area growth allocations to the five Community Regions (El Dorado Hills, Cameron Park, Diamond Springs, Shingle Springs, and Placerville) and the balance of the West Slope area, considering a number of factors, including:

- The Board-endorsed West Slope residential and non-residential growth projections
- Historical growth patterns between 2010 and 2023
- The distribution of base-year (2023) development by sub-area
- Available development capacity by sub-area as updated by Kimley-Horn

Historical 2010 to 2023 Growth Patterns

After the December 5, 2023 and January 9, 2024 Board of Supervisors meetings, BAE proceeded with the sub-county growth allocations, with input and assistance from Kimley-Horn. BAE first summarized the 2010 to 2023 growth patterns documented in Appendix A in Table 3a, based on Kimley-Horn's analysis of development activity since 2019. As shown in Table 3a, El Dorado Hills captured the majority (80.5 percent) of the West Slope's residential growth, but a relatively small portion (10.1 percent) of the West Slope's job growth. The majority (66.4%) of the employment growth occurred in areas outside of the Community Regions. The residential growth pattern is not surprising given much of El Dorado's housing demand is from people who commute west to jobs in Sacramento County suburbs such as Folsom and Rancho Cordova and other locations and El Dorado Hills represents a convenient residential location for these commuters. The concentration of job growth outside of the Community Regions was counter-intuitive, until considering that the growth 936 new jobs were created with the opening of the Red Hawk Casino, which lies just outside the Cameron Park and Shingle Springs Community Regions.¹

In preparing to allocate El Dorado's 2023 to 2045 employment and population growth to sub-areas within the West Slope, BAE considered these growth patterns as well as the existing concentrations of housing and jobs. Specifically, because the casino development was an anomaly (i.e., it is a major job center that could only be developed due to a unique set of regulatory and economic circumstances that placed it outside of the County's developed urban areas), BAE adjusted Table 3a to remove the casino jobs and create a job growth pattern that may be considered more typical of the historic pattern in the unincorporated areas of El Dorado County's West Slope. The adjusted growth pattern is shown in Table 3b, and shows that after removing the casino jobs, a more typical 26.2 percent of the County's job growth between 2010 and 2023 occurred in the Balance of the West Slope areas, with the other 73.8 percent distributed across the Community Regions, with El Dorado Hills (22.1 percent of the total growth) and Diamond Springs (28.8 percent of the growth) capturing the largest shares.

¹ The casino opened at the end of 2008; however, due to lags in data reporting/collection the employment increase was captured within the 2010 to 2023 time period. This adjustment does not include incremental increases in employment associated with subsequent expansions, such as the Apex entertainment center in late 2022 or the new hotel in May of 2023.

Existing Concentrations of Jobs and Housing

Next, BAE also considered the existing 2023 distribution of housing units and jobs as also likely to be a strong indicator of how growth may proceed between 2023 and 2045, based on the logic that the relative concentrations of housing and jobs throughout the Community Regions and the Balance of the West Slope are indicative of locational characteristics that will tend to attract more new development to those locations that have historically been attractive for development. The share of existing housing units and jobs located in each Community Region and the Balance of the West Slope as of 2023 is shown in Table 4, alongside the share of adjusted 2010 to 2023 growth from Table 3b in each of these areas.

Composite Housing and Jobs Growth Factors

For new housing development BAE then weighted each of these factors by 50 percent, to calculate housing “Composite Growth Shares”, to use to allocate the projected overall West Slope 2023 to 2045 growth in housing to specific Community Regions and the Balance of the West Slope. For jobs growth, BAE considered a third factor, which is the pattern of new residential growth. Job growth and housing growth tend to be closely linked, with new housing following growth in job opportunities, and jobs growing in areas with housing growth due to expanding consumer demand to support commercial activity and the accompanying jobs. After allocating housing growth to county sub-areas (see discussion below) BAE calculated the percentage distribution of new housing by sub-area to create “Housing Growth Factors”, as shown in Table 4. BAE then weighted the 2010 to 2023 job growth pattern, the 2023 jobs base, and the housing growth factors by 25 percent, 25 percent, and 50 percent, respectively, to develop a composite jobs growth factor to use to allocate 2023 to 2045 job growth.

Sub-Area Residential and Non-Residential Demand Estimates

With the overall West Slope housing and job growth projections from Table 2 as the starting point, BAE then used the composite residential and jobs growth shares shown in Table 4 to make an initial sub-county allocation of housing and job demand for the years 2023, 2025, 2030, 2035, 2040, and 2045. The figures in Table 4 can be considered to represent the anticipated demand for housing and non-residential development, by sub-area, if there were no constraints on the availability of land for new development.

Sub-Area Growth Re-Allocation

BAE cross-checked the initial sub-areas allocations against data regarding the remaining development capacity in each of the sub-areas. Kimley-Horn provided current estimates of residential and non-residential development capacity by updating the development capacity estimates from the 2019/2020 analysis, using building permit data to identify property that has been developed since the prior study’s development capacity estimates were prepared and to identify new development capacity created through various development project applications and approvals processed by the County since that time. The current residential and non-residential development capacity estimates are included on Table 5.

Residential Growth Allocations

The cross-checking indicated that that El Dorado Hills would run out of residential capacity between 2030 and 2035; thus, BAE re-allocated excess demand for this area to Cameron Park. This was based on the assumption that the excess demand would likely spill over to the nearest community region that has the most substantial growth potential and that is also closest to the commuting destinations to the West of El Dorado County along Highway 50. With its own endogenous housing demand as well as the re-allocation of excess demand from El Dorado Hills, Cameron Park would run out of residential development capacity between 2040 and 2045; thus, BAE re-allocated excess demand from Cameron Park to Shingle Springs. The cross-checking also indicated that the Balance of West Slope area would run out of residential capacity between 2025 and 2030; thus, Table 5 re-allocated excess Balance of West Slope housing demand to the Community Regions with remaining development capacity (i.e., Diamond Springs, Shingle Springs, and Placerville) based on their relative shares of West Slope composite housing demand. The results of these residential sub-area allocations and re-allocations are shown in the upper part of Table 5.

Single-Family and Multifamily Housing Distribution. Table 5 also provides a breakout of the allocated residential unit growth to single-family and multifamily units. This breakout is based on the availability of land for single-family residential development versus multifamily residential development in each Community Region and the Balance of the West Slope, recognizing that El Dorado County generally has a limited supply of multifamily housing units relative to the total housing stock and demand will likely be strong for multifamily units as a more affordable alternative to detached single-family homes for-sale in the coming years. Here again, it is assumed that unmet demand for multifamily housing in a location like El Dorado Hills, which has limited multifamily development capacity relative to its single-family development capacity, will spill over into other nearby Community Regions where there are services and amenities to support multifamily residential developments and that fewer multifamily units will go into Diamond Springs and Placerville (unincorporated) and none are expected in the Balance of the West Slope where infrastructure to support higher density multifamily development is limited.

Employment Growth Allocations

As summarized in Table 6, BAE followed a similar procedure in allocating the job growth, using the composite growth shares calculated on Table 4 for jobs; however, BAE found that all of the projected job growth could be accommodated within the respective Community Regions and the Balance of the West Slope, with no need to re-allocate the initial employment demand estimates among sub-areas. In each Community Region and in the Balance of the West Slope, a cursory comparison between the job allocations and the available non-residential land in each respective sub-area indicated that there is adequate land in each area to accommodate the initial employment demand estimates from Table 4. For example, at a typical floor area ratio of 0.25, and one employee per 500 square feet of building space, a retail development would have an employment density of about 20 employees per acre. Employment densities

for services uses would be similar, and employment density for office uses would likely be higher. While employment densities for light industrial uses and warehousing and distribution uses could be lower, the densities would still be represented by multiple employees per acre. Most of the West Slope employment growth is likely to be in retail, services, and office-based sectors, which tend to have higher employment densities. None of the sub-areas are projected to have an average new employment density of more than 4.8 employees per acre if all available non-residential land were developed to accommodate the anticipated job growth. Thus, it can be expected that there is sufficient development capacity in each of the sub-areas to accommodate the allocated employment growth.

Public Review

BAE and County staff will review and discuss the growth allocations contained in this memo with the Planning Commission and the Board of Supervisors to solicit input before finalizing the projections for the County's use.

Table 1: 2010 to 2045 Growth Rates, Housing Units, Households, and Employment

Population/Housing Units/Households	2010	2016	2018	2020	2023	2025	2030	2035	2040	2045	2018 to 2045 Avg. Annual Growth Rate
California Department of Finance Projection to 2045 (Countywide Population) (a)	181,058	183,586	187,940	191,032	188,131	186,186	185,434	183,477	179,456	174,271	-0.28%
SACOG Projection to 2040 trended to 2045 (West Slope Housing Units, Less Placerville) (b)		59,230	<i>59,860</i>	<i>60,497</i>	<i>61,465</i>	<i>62,119</i>	<i>63,784</i>	66,450	67,250	69,053	0.53%
Caltrans Projection to 2045 (Countywide Households) (c)	70,221	72,227	74,454	75,383	77,199	78,050	80,873	84,153	87,438	90,530	0.73%
2010 to 2023 Dept. of Finance Growth Trended to 2045 (Countywide Housing Units, Less Placerville and South Lake Tahoe) (d)	68,531	69,924	71,270	72,657	74,357	75,296	77,697	80,174	82,729	85,367	0.67%
2010 to 2018 County Growth Trended to 2045 (West Slope Housing Units, Less Placerville) (e)	52,548	53,920	54,921	55,531	56,458	57,085	58,683	60,325	62,014	63,750	0.55%
Employment											
SACOG Projection to 2040, trended to 2045 (West Slope Jobs, Less Placerville) (b)		39,360	<i>40,024</i>	<i>40,699</i>	<i>41,733</i>	<i>42,437</i>	<i>44,250</i>	46,520	48,110	50,165	0.84%
Caltrans Projection to 2045 (Countywide Jobs) (c)	47,550	54,192	58,642	54,683	61,450	62,798	64,647	65,922	67,053	68,117	0.56%
2010 to 2023 Caltrans Growth Trended to 2045 (Countywide Jobs)	47,550	54,192	58,642	54,683	61,450	63,923	70,550	77,863	85,935	94,843	1.80%
2010 to 2018 County Growth Trended to 2045 (West Slope Jobs, Less Placerville) (e)	35,994	37,278	37,319	37,658	38,172	38,518	39,399	40,299	41,220	42,162	0.45%

Notes:

(a) CA Department of Finance, Demographic Research Unit, 2010-2018, File E-4; 2020-2045, File P2A

(b) SACOG Draft 2020 Land Use Projections, Preferred MTP/SCS Scenario. Numbers in italics are interpolations of SACOG's projection figures.

(c) Caltrans Long-Term Socioeconomic Forecasts, 2022.

(d) Based on CA Dept. of Finance 2010 and 2023 housing unit estimates for county minus SLT and Placerville.

(e) Based on West Slope growth as compiled by Kimley-Horn for El Dorado County.

Sources: California Department of Finance, 2023; SACOG, 2019; Caltrans, 2022; Kimley-Horn, 2019; BAE, 2023.

Table 2: 2023 to 2045 Growth Projections, 2018 Adjusted Base Housing Units and Employment

HOUSING UNITS	2023 to 2045 Avg. Annual Growth Rate	2023	2025	2030	2035	2040	2045
SACOG Housing Projection Extended to 2045 (West Slope, Less Placerville)	0.53% (a)	57,100 (c)	57,707	59,255	60,843	62,474	64,149
Caltrans Household Growth Rate Projection to 2045 (Countywide)	0.73% (a)	57,100 (c)	57,933	60,069	62,283	64,579	66,960
2010 to 2023 Dept. of Finance Growth Trended to 2045 (Countywide Housing Units, Less Placerville and South Lake Tahoe)	0.67% (a)	57,100 (c)	57,868	59,835	61,869	63,972	66,146
2010 to 2018 County Housing Growth Trended to 2045 (West Slope, Less Placerville)	0.55% (a)	57,100 (c)	57,734	59,350	61,011	62,719	64,474
Average Projection (d)	0.62% (b)	57,100	57,811	59,627	61,502	63,436	65,432
EMPLOYMENT							
SACOG Employment Projection Extended to 2045 (West Slope Jobs, Less Placerville)	0.84% (a)	37,712 (c)	38,348	39,986	41,694	43,474	45,331
Caltrans Employment Projection to 2045 (Countywide Jobs)	0.56% (a)	37,712 (c)	38,133	39,205	40,308	41,442	42,607
2010 to 2018 County Employment Growth Trended to 2045 (West Slope Jobs, Less Placerville)	0.45% (a)	37,712 (c)	38,054	38,924	39,813	40,723	41,654
Average Projection (d)	0.62% (b)	37,712	38,178	39,372	40,605	41,880	43,197

Notes:

(a) From Table 1.

(b) Growth rate calculated from average projected growth for 2018 to 2045.

(c) 2023 base year data for all projection scenarios is County 2023 estimate for West Slope less Placerville, as compiled by Kimley-Horn in 2024.

(d) Average figures for 2020 through 2045 are the numeric average for a given year for the different projection scenarios.

Sources: California Department of Finance, 2023; SACOG, 2019; Caltrans, 2022; Kimley-Horn, 2024; BAE, 2024.

Table 3a: Sub-Area Growth, 2010 to 2023 (Non-Adjusted)

El Dorado County (West Slope, Less City of Placerville)							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	46,579	842	5,127	52,548	15,458	20,536	35,994
2023	50,869	972	5,259	57,100	15,660	22,052	37,712
Change #	4,290	130	132	4,552	202	1,516	1,718
El Dorado Hills - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	12,030	31	1,104	13,165	4,065	8,994	13,059
2023	15,502	139	1,190	16,831	4,087	9,145	13,232
Change #	3,472	108	86	3,666	22	151	173
Change % of W. Slope	80.9%	83.1%	65.2%	80.5%	10.9%	10.0%	10.1%
Cameron Park - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	6,059	108	1,399	7,566	1,891	1,467	3,358
2023	6,162	108	1,399	7,669	1,943	1,492	3,435
Change #	103	0	0	103	52	25	77
Change % of W. Slope	2.4%	0.0%	0.0%	2.3%	25.7%	1.6%	4.5%
Diamond Springs - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	2,734	182	1,047	3,963	2,766	3,928	6,694
2023	2,767	182	1,047	3,996	2,770	4,149	6,919
Change #	33	0	0	33	4	221	225
Change % of W. Slope	0.8%	0.0%	0.0%	0.7%	2.0%	14.6%	13.1%
Shingle Springs - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	725	23	168	916	1,474	1,124	2,598
2023	813	26	214	1,053	1,536	1,164	2,700
Change #	88	3	46	137	62	40	102
Change % of W. Slope	2.1%	2.3%	34.8%	3.0%	30.7%	2.6%	5.9%
Placerville - Community Region Less City of Placerville							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	1,453	158	472	2,083	1,092	867	1,959
2023	1,468	158	472	2,098	1,092	867	1,959
Change #	15	0	0	15	0	0	0
Change % of W. Slope	0.3%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%
Balance of West Slope (Non-Community Regions)							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	23,578	340	937	24,855	4,170	4,156	8,326
2023	24,157	359	937	25,453	4,232	5,235	9,467
Change #	579	19	0	598	62	1,079	1,141
Change % of W. Slope	13.5%	14.6%	0.0%	13.1%	30.7%	71.2%	66.4%

Sources: El Dorado County, Kimley-Horn, BAE, 2024.

Table 3b: Sub-Area Growth, 2010 to 2023 (Adjusted)

El Dorado County (West Slope, Less City of Placerville)							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs) (a)	Total Jobs
2010	46,579	842	5,127	52,548	15,458	20,536	35,994
2023	50,869	972	5,259	57,100	15,660	21,116	36,776
Change #	4,290	130	132	4,552	202	580	782
El Dorado Hills - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	12,030	31	1,104	13,165	4,065	8,994	13,059
2023	15,502	139	1,190	16,831	4,087	9,145	13,232
Change #	3,472	108	86	3,666	22	151	173
Change % of W. Slope	80.9%	83.1%	65.2%	80.5%	10.9%	26.0%	22.1%
Cameron Park - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	6,059	108	1,399	7,566	1,891	1,467	3,358
2023	6,162	108	1,399	7,669	1,943	1,492	3,435
Change #	103	0	0	103	52	25	77
Change % of W. Slope	2.4%	0.0%	0.0%	2.3%	25.7%	4.3%	9.8%
Diamond Springs - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	2,734	182	1,047	3,963	2,766	3,928	6,694
2023	2,767	182	1,047	3,996	2,770	4,149	6,919
Change #	33	0	0	33	4	221	225
Change % of W. Slope	0.8%	0.0%	0.0%	0.7%	2.0%	38.1%	28.8%
Shingle Springs - Community Region							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	725	23	168	916	1474	1124	2,598
2023	813	26	214	1,053	1536	1164	2,700
Change #	88	3	46	137	62	40	102
Change % of W. Slope	2.1%	2.3%	34.8%	3.0%	30.7%	6.9%	13.0%
Placerville - Community Region Less City of Placerville							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs)	Total Jobs
2010	1,453	158	472	2,083	1,092	867	1,959
2023	1,468	158	472	2,098	1,092	867	1,959
Change #	15	0	0	15	0	0	0
Change % of W. Slope	0.3%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%
Balance of West Slope (Non-Community Regions)							
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Total Housing	Retail (Jobs)	Non-Retail (Jobs) (b)	Total Jobs
2010	23,578	340	937	24,855	4,170	4,156	8,326
2023	24,157	359	937	25,453	4,232	4,299	8,531
Change #	579	19	0	598	62	143	205
Change % of W. Slope	13.5%	14.6%	0.0%	13.1%	30.7%	24.7%	26.2%

Notes:

(a) 2023 non-retail jobs total adjusted to remove 936 jobs associated with the casino opening. See discussion in memo text.

(b) 2023 non-retail jobs in Balance of West Slope adjusted to remove 936 jobs associated with the casino opening year. See discussion in memo text.

Sources: El Dorado County, Kimley-Horn, BAE, 2024.

Table 4: Projected Housing and Job Demand by Sub-Area Through 2045

	2010 to 2023	2023	Composite	
HOUSING	Growth Share (a)	Existing Share (b)	Growth Share (c)	
West Slope Less City of Placerville (a)	100.0%	100.0%	100.0%	
El Dorado Hills CR	80.5%	29.5%	55.0%	
Cameron Park CR	2.3%	13.4%	7.8%	
Diamond Springs CR	0.7%	7.0%	3.9%	
Shingle Springs CR	3.0%	1.8%	2.4%	
Placerville CR (Less City of Placerville)	0.3%	3.7%	2.0%	
Balance of West Slope	13.1%	44.6%	28.9%	
	2010 to 2023	2023	Housing Growth	Composite
JOBS	Growth Share (a)	Existing Share (b)	Factor (d)	Growth Share (e)
West Slope Less City of Placerville (a)	100.0%	100.0%	100%	100.0%
El Dorado Hills CR	22.1%	36.0%	22%	25.3%
Cameron Park CR	9.8%	9.3%	31%	20.5%
Diamond Springs CR	28.8%	18.8%	8%	16.0%
Shingle Springs CR	13.0%	7.3%	26%	18.2%
Placerville CR (Less City of Placerville)	0.0%	5.3%	4%	3.5%
Balance of West Slope	26.2%	23.2%	9%	16.6%

Notes:

(a) From Appendix A.

(b) From Table 3b.

(c) Composite growth share equally weights 2010 to 2023 growth pattern and 2023 existing housing base.

(d) Housing growth factor is based on projected housing growth allocations (Table 5).

(e) Composite jobs growth factor weights 2010 to 2023 growth pattern, 2023 existing jobs base, and housing growth factors 25%, 25%, and 50%, respectively.

Sources: El Dorado County, Kimley-Horn, BAE, 2024.

Table 5: Projected Housing Growth by Sub-Area Through 2045

								Estimated Single-Family Capacity	Estimated Multifamily Capacity	Total Residential Capacity
	2023	2025	2030	2035	2040	2045	'23 to '45 Demand #	(Units) (b)	(Units) (b)	(Units) (b)
HOUSING DEMAND										
West Slope Less City of Placerville (a)	57,100	57,811	59,627	61,502	63,436	65,432	8,332	8,675	5,839	14,514
El Dorado Hills CR	16,831	17,222	18,221	19,252	20,316	21,414	4,583	1,587	213	1,800
Cameron Park CR	7,669	7,725	7,867	8,014	8,166	8,323	654	1,837	988	2,825
Diamond Springs CR	3,996	4,023	4,094	4,166	4,241	4,318	322	2,920	3,579	6,499
Shingle Springs CR	1,053	1,070	1,114	1,160	1,207	1,255	202	947	1,010	1,957
Placerville CR (Less City of Placerville)	2,098	2,112	2,149	2,186	2,225	2,265	167	674	49	723
Balance of West Slope	25,453	25,658	26,182	26,723	27,281	27,857	2,404	710	0	710
							Projected Growth Share (d)	Projected Growth Rate '23-'45		
TOTAL HOUSING ALLOCATION (Cumulative New Units Since 2023) (c)										
West Slope Less City of Placerville (a)		711	2,527	4,402	6,336	8,332	100%	0.62%		
El Dorado Hills CR		391	1,390	1,800	1,800	1,800	22%	0.46%		
Cameron Park CR		56	198	966	2,182	2,612	31%	1.34%		
Diamond Springs CR		27	102	288	480	678	8%	0.71%		
Shingle Springs CR		17	74	488	915	2,180	26%	5.23%		
Placerville CR (Less City of Placerville)		14	53	150	250	353	4%	0.71%		
Balance of West Slope		205	710	710	710	710	9%	0.13%		
SINGLE-FAMILY HOUSING ALLOCATION (Cumulative New Units Since 2023)										
West Slope Less City of Placerville (a)		620	2,195	3,431	4,607	5,684				
El Dorado Hills CR		345	1,226	1,587	1,587	1,587				
Cameron Park CR		36	129	628	1,419	1,698				
Diamond Springs CR		12	46	129	216	304				
Shingle Springs CR		8	36	236	443	1,055				
Placerville CR (Less City of Placerville)		13	49	140	233	329				
Balance of West Slope		205	710	710	710	710				
MULTIFAMILY HOUSING ALLOCATION (Cumulative New Units Since 2023)										
West Slope Less City of Placerville (a)		91	332	972	1,729	2,649				
El Dorado Hills CR		46	164	213	213	213				
Cameron Park CR		20	69	338	763	913				
Diamond Springs CR		15	56	158	264	373				
Shingle Springs CR		9	38	252	472	1,125				
Placerville CR (Less City of Placerville)		1	4	10	17	24				
Balance of West Slope		0	0	0	0	0				

Notes:

(a) From Table 2 average projection.

(b) Based on achievable density estimates prepared by Kimley-Horn in 2019 and new development activity (reductions in capacity) and new project applications and approvals (increases in capacity) since that time.

(c) Balance of West Slope runs out of residential capacity between 2025 and 2030. Excess demand for this area is re-allocated to Diamond Springs, Shingle Springs, and Placerville. El Dorado Hills runs out of residential capacity between 2030 and 2035. Excess demand for this area is re-allocated to Cameron Park. Cameron Park runs out of residential development capacity between 2040 and 2045. Excess development capacity is re-allocated to Shingle Springs.

(d) This represents each sub-area's projected share of housing growth during the 2023 to 2045 projection period.

Sources: El Dorado County, Kimley-Horn, BAE, 2024.

Table 6: Projected Employment Growth by Sub-Area Through 2045

	2023	2025	2030	2035	2040	2045	'23 to '45 Growth #	Vacant Non-Res. Acres (c)	Jobs Per Available Non-Res. Acre
JOBS DEMAND									
West Slope Less City of Placerville (a)	37,712	38,178	39,372	40,605	41,880	43,197	5,485	2,187	2.5
El Dorado Hills CR	13,232	13,350	13,652	13,965	14,288	14,621	1,389	871	1.6
Cameron Park CR	3,435	3,530	3,775	4,027	4,288	4,558	1,123	253	4.4
Diamond Springs CR	6,919	6,993	7,184	7,381	7,584	7,795	876	182	4.8
Shingle Springs CR	2,700	2,785	3,002	3,226	3,458	3,697	997	606	1.6
Placerville CR (Less City of Placerville)	1,959	1,975	2,016	2,059	2,103	2,148	189	68	2.8
Balance of West Slope	9,467	9,544	9,743	9,948	10,159	10,378	911	207	4.4
JOBS ALLOCATION (Cumulative New Jobs Since 2023) (b)									
West Slope Less City of Placerville		466	1,660	2,893	4,168	5,485	0.62%		
El Dorado Hills CR		118	420	733	1,056	1,389	0.45%		
Cameron Park CR		95	340	592	853	1,123	1.29%		
Diamond Springs CR		74	265	462	665	876	0.54%		
Shingle Springs CR		85	302	526	758	997	1.44%		
Placerville CR (Less City of Placerville)		16	57	100	144	189	0.42%		
Balance of West Slope		77	276	481	692	911	0.42%		

Notes:

(a) From Table 2 average projection.

(b) Based on typical retail and non-retail employment densities per acre, BAE estimates that there is more than sufficient non-residential acreage to accommodate projected jobs demand in all County sub-areas through 2045.

Sources: El Dorado County, Kimley-Horn, BAE, 2024.

APPENDIX A: 2010 TO 2023 RESIDENTIAL AND EMPLOYMENT GROWTH

El Dorado County (West Slope, Less City of Placerville)						
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Retail (Jobs)	Non-Retail (Jobs)	Jobs/Housing Ratio
2010	46,579	842	5,127	15,458	20,536	0.68
2016	47,784	965	5,171	15,532	21,746	0.69
2018	48,778	972	5,171	15,532	21,787	0.68
2023	50,869	972	5,259	15,660	22,052	0.66
El Dorado Hills - Community Region						
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Retail (Jobs)	Non-Retail (Jobs)	Jobs/Housing Ratio
2010	12,030	31	1,104	4,065	8,994	0.99
2016	13,152	137	1,104	4,083	9,018	0.91
2018	13,950	139	1,104	4,083	9,030	0.86
2023	15,502	139	1,190	4,087	9,145	0.79
Cameron Park - Community Region						
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Retail (Jobs)	Non-Retail (Jobs)	Jobs/Housing Ratio
2010	6,059	108	1,399	1,891	1,467	0.44
2016	6,091	108	1,399	1,931	1,488	0.45
2018	6,120	108	1,399	1,931	1,488	0.45
2023	6,162	108	1,399	1,943	1,492	0.45
Diamond Springs/El Dorado - Community Region						
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Retail (Jobs)	Non-Retail (Jobs)	Jobs/Housing Ratio
2010	2,734	182	1,047	2,766	3,928	1.69
2016	2,740	182	1,047	2,766	4,036	1.71
2018	2,746	182	1,047	2,766	4,053	1.72
2023	2,767	182	1,047	2,770	4,149	1.73
Shingle Springs - Community Region						
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Retail (Jobs)	Non-Retail (Jobs)	Jobs/Housing Ratio
2010	725	23	168	1,474	1,124	2.84
2016	727	25	212	1,490	1,139	2.73
2018	728	26	212	1,490	1,139	2.72
2023	813	26	214	1,536	1,164	2.56
Placerville - Community Region Less City of Placerville						
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Retail (Jobs)	Non-Retail (Jobs)	Jobs/Housing Ratio
2010	1,453	158	472	1,092	867	0.94
2016	1,416	158	472	1,092	867	0.96
2018	1,462	158	472	1,092	867	0.94
2023	1,468	158	472	1,092	867	0.93
Balance of West Slope (Non-Community Regions, Rural Centers, Rural Regions)						
Year	Single Family (Homes)	Multifamily (Duplexes)	Multifamily (Apartments)	Retail (Jobs)	Non-Retail (Jobs)	Jobs/Housing Ratio
2010	23,578	340	937	4,170	4,156	0.33
2016	23,658	355	937	4,170	5,198	0.38
2018	23,772	359	937	4,170	5,210	0.37
2023	24,157	359	937	4,232	5,235	0.37

Note:

2023 data are as of 1/1/23.

Sources: El Dorado County, Kimley-Horn, 2024; BAE, 2024.