

M&I ADVISORY GROUP MEETING

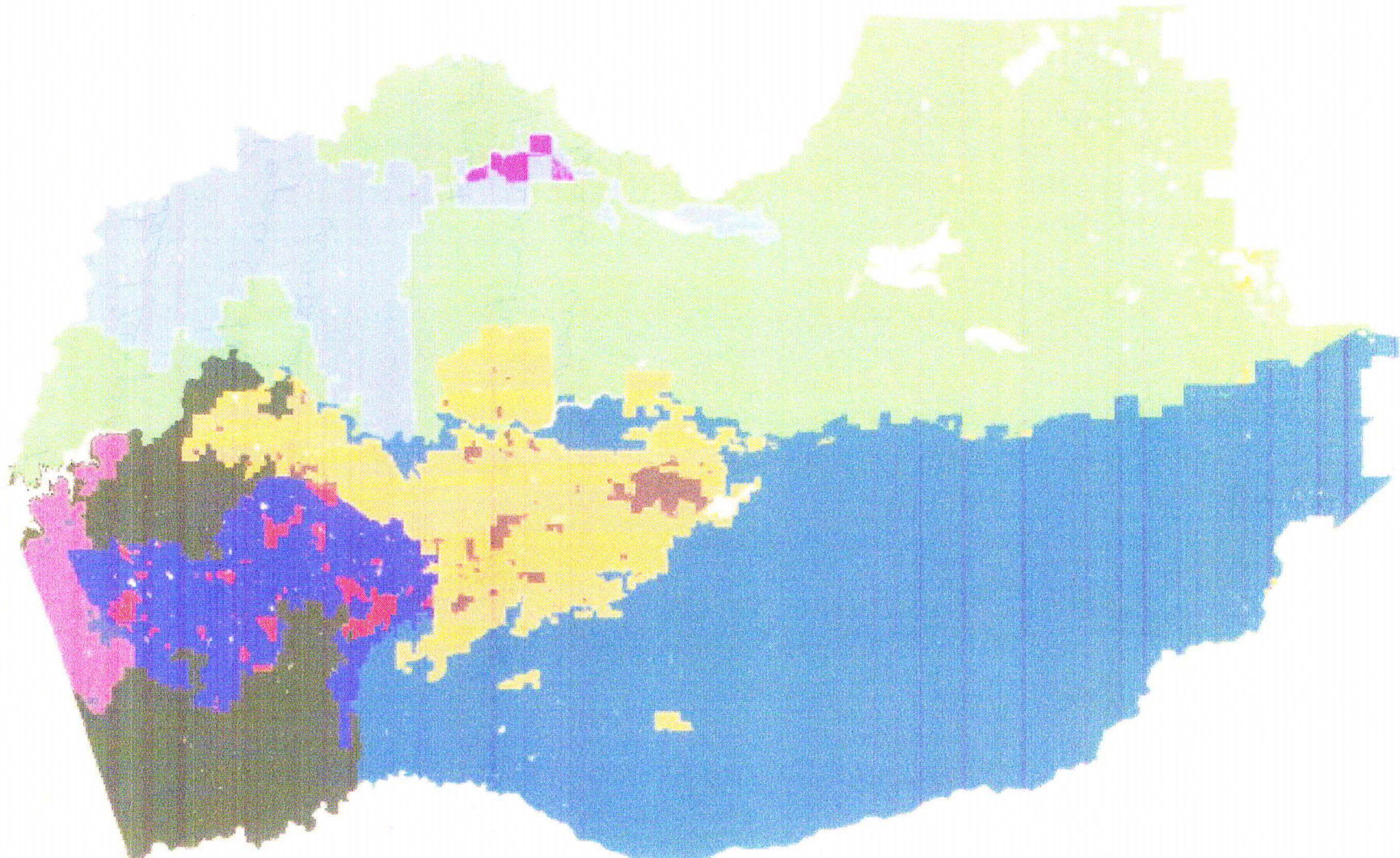
August 26, 2019

Land Use, Parcel Characterization, and Demand
Assumptions for 2019 WRDMP Update

PARCEL DATA GIS ANALYSIS

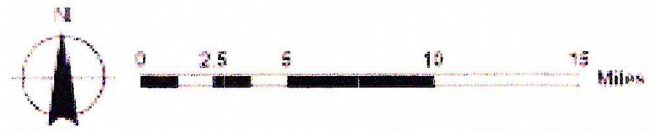
Land Use and Water Demand Forecast Water Demand Areas

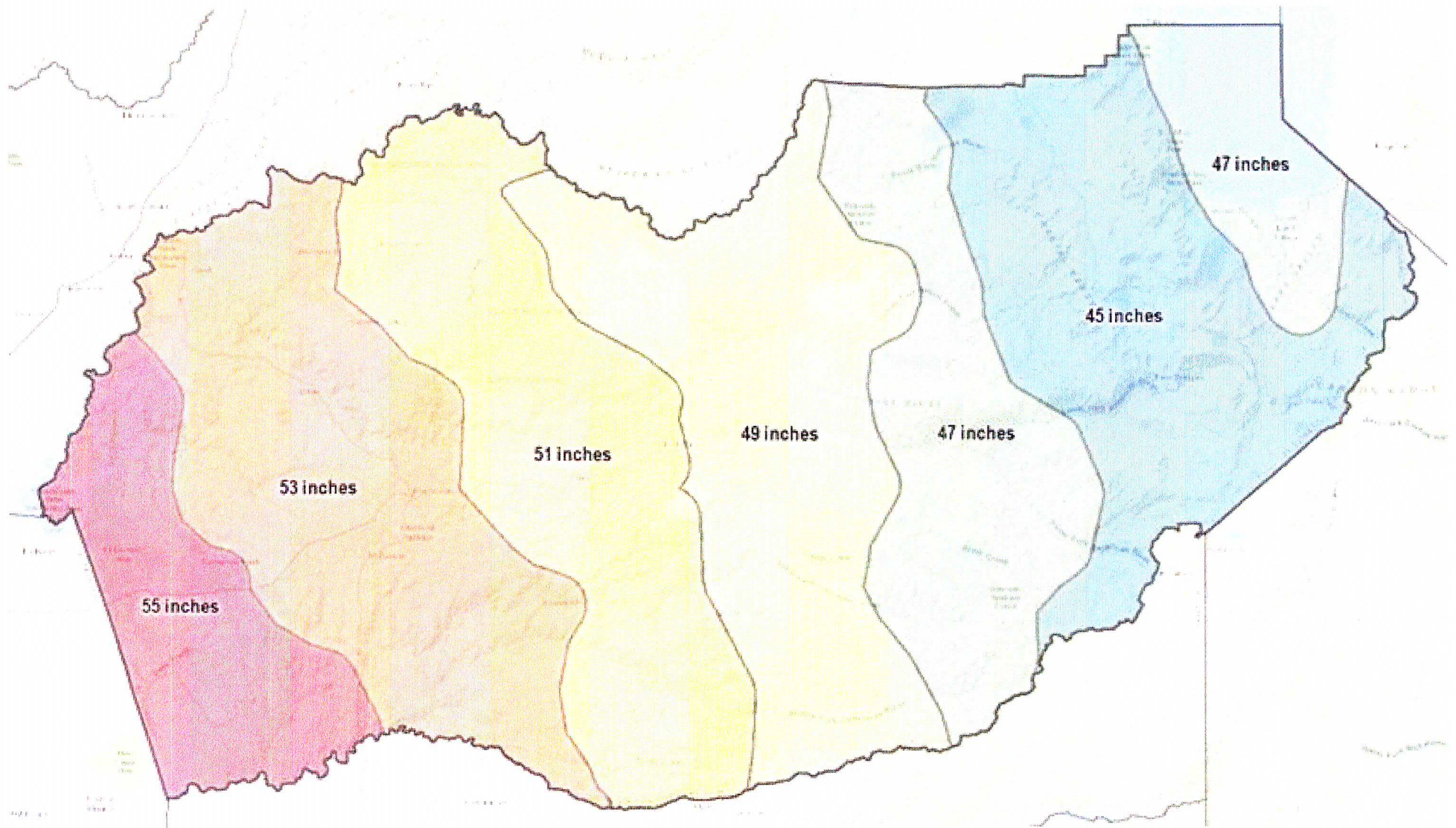
Water Demand Areas	Description
GDPUD	GDPUD Service Area
EID-EDH	EID El Dorado Hills water supply region
EID-WEST	EID Western water supply region
EID-EAST	EID Eastern water supply region (with Placerville subset)
OCA - GDPUD Infill	Infill OCA within the GDPUD sphere of influence
OCA - EID_EDH Infill	Infill OCA within the EID El Dorado Hills water supply region
OCA - EID_WEST Infill	Infill OCA within the EID Western water supply region
OCA - EID_EAST Infill	Infill OCA within the EID Eastern water supply
OCA - NORTH	OCA north of the South Fork American River (SFAR)
OCA - SOUTH EAST	OCA south SFA, east of HWY 49
OCA - SOUTH WEST	OCA south SFA, west of HWY 49



- GDPUD
- EID_EAST
- EID_WEST
- EID_EDH
- OCA_SOUTH WEST
- OCA_SOUTH EAST
- OCA_NORTH
- OCA - GDPUD (INFILL)
- OCA - EID EAST (INFILL)
- OCA - EID WEST (INFILL)
- OCA - EID EDH (INFILL)

Water Demand Areas





Evapotranspiration Zones

LAND USE ASSUMPTIONS

2004 General Plan Housing and Jobs Forecast (adjusted for annexations)

Description	Units	Total General Plan Capacity					Total EID General Plan Capacity			
		NS	EID	GFCSD	GDPUD	Total	Eastern	Western	El Dorado	Total
Residential:										
Single-Family Units	Dwelling units	24,146	63,166	1,204	8,997	97,514	16,752	30,286	16,128	63,166
Multi-Family Units	Dwelling units	3,104	16,964	69	2,394	22,532	3,199	11,911	1,855	16,964
Mobile Home Units	Dwelling units	997	2,038	16	338	3,388	946	982	109	2,038
Total Units		28,247	82,168	1,289	11,728	123,434	20,897	43,179	18,093	82,168
Retail Employment	Employees	5,636	22,096	6	1,753	29,491	6,347	11,387	4,362	22,096
Service Employment	Employees	11,638	38,193	-	3,342	53,173	7,419	16,982	13,792	38,193
Other Employment	Employees	8,200	23,962	27	2,269	34,458	5,947	9,851	8,164	23,962
Total Employment:		25,474	84,251	33	7,364	117,122	19,713	38,220	26,318	84,251

Source: EPS Land Use Forecast (2002), ECO:LOGIC Memorandum (2007), and EDC LAFCO (2018)

Land Use Density

Land Use Designation ³	Maximum Density Residential = units/acre Non-Residential = building area/acre (FAR)	Minimum Parcel Size
Residential		
Multi-Family Residential (slope < 25%)	24	n/a
Multi-Family Residential (slope >25%) ¹	5	n/a
High Density Residential (slope < 25%)	5	0.20
High Density Residential (slope >25%) ¹	1	1
Medium Family Residential	1	1
Low Density Residential	0.2	5
Low Density Residential w/Ag District Overlay	0.05	20
Rural Residential	0.1	10
Rural Residential w/Ag District Overlay	0.05	20
Agricultural Lands ²	0.1	10
Natural Resource	0.025	40
Natural Resource with Timber Preserve Zone	0.00625	160
Non-residential		
Commercial	0.2	n/a
Research and Development	0.2	n/a
Industrial	0.2	n/a
Public Facility	0.2	n/a
Other		
Tourist Recreation	n/a	n/a
Open Space	n/a	n/a

Source: Residential - 2004 General Plan Land Use Element (amended September 2018), Non-Residential – El Dorado County Land Use Forecasts for Draft General Plan, Economic and Planning Systems, March 5, 2002 (Note: Research and Development reduced from 0.3 to 0.2 in consultation with County Planning Staff)

Footnotes:

1. Slope constraint density is from EPS 2002 El Dorado County Land Use Forecast for Draft General Plan.
2. Agricultural Lands allowable density is 0.05 units/acre, however two dwelling units are allowed to support agricultural operations, therefore density is adjusted to 0.1 to reflect 2 units per 20 acres (2004 Land Use Element, (amended September 2008).

Employment Density

Land Use Designation	Building Area /Employee (sq.ft.)
Commercial	400
Research and Development	330
Industrial	600
Public Facility	500

Land Use Assumptions

Maximum allowable density and density adjustments by Water Supply Region and Purveyor

Land Use Designation	Maximum Density ³		GDPUD density adjustment factor	GDPUD adjusted density	EID-EDH density adjustment factor	EID-EDH adjusted density	EID-West density adjustment factor	EID - West adjusted density	EID-East density adjustment factor	EID-East adjusted density	OCA density adjustment factor	OCA adjusted density	
	Density	Parcel Size											
Residential											0.97565		
Multi-Family Residential (slope < 25%)	MFR	24.0	n/a	0.17	4.00	0.37	8.89	0.65	15.49	0.39	9.39	0.98	23.42
Multi-Family Residential (slope >25%)		5.0	n/a	0.80	4.00	1.00	5.00	1.00	5.00	1.00	5.00	0.98	4.88
High Density Residential (slope< 25%)	HDR	5.0	0.2	0.20	1.00	0.97	4.83	0.70	3.51	0.20	1.00	0.98	4.88
High Density Residential (slope>25%)		1.0	1.0	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.98	0.98
Medium Family Residential	MDR	1.0	1.0	0.91	0.91	1.00	1.00	1.00	1.00	0.61	0.61	0.98	0.98
Low Density Residential (no Ag District Overlay)	LDR	0.2	5.0	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20	0.98	0.20
Low Density Residential (Ag District Overlay)		0.05	20.0	1.00	0.05	1.00	0.05	1.00	0.05	1.00	0.05	0.98	0.05
Rural Residential (no Ag District overlay)	RR	0.10	10.0	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	0.98	0.10
Rural Residential (Ag District Overlay)		0.05	20.0	1.00	0.05	1.00	0.05	1.00	0.05	1.00	0.05	0.98	0.05
Agricultural Lands ²	AL	0.10	10.0	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	0.98	0.10
Natural Resource (no Timber Preserve Zone)	NR	0.0250	40.0	1.00	0.03	1.00	0.03	1.00	0.03	1.00	0.03	0.98	0.02
Natural Resource (Timber Preserve Zone)	NR	0.00625	160.0	1.00	0.01	1.00	0.01	1.00	0.01	1.00	0.01	0.98	0.01

Notes:

1. Irrigated area is per acre for MFR and per dwelling unit for all others land use designations
2. AL maximum allowable density is 0.05 units/acre, however 2 dwelling units are allow to support agricultural operations, therefore density is adjusted to reflect 2 units per 20 acres (2004 EDC Land Use Element, amended September 2018)
3. 2004 General Plan Land use Element (amended September 2018)

CII - maximum allowable FAR and acreage adjustments by Water Supply Region and Purveyor

Land Use Designation	FAR	Parcel Size	GDPUD acreage adjustment factor	EID-EDH acreage adjustment factor	EID-WEST acreage adjustment factor	EID-East acreage adjustment factor	OCA acreage adjustment factor	
Non-Residential			0.27	0.71	0.52	0.38	1.00	
Commercial	C	0.20	n/a	0.27	0.71	0.52	0.38	1.00
Research and Development	R&D	0.20	n/a	0.27	0.71	0.52	0.38	1.00
Industrial	I	0.20	n/a	0.27	0.71	0.52	0.38	1.00
Public Facility	PF	0.20	n/a	0.27	0.71	0.52	0.38	1.00
Tourist Recreation	TR	n/a	n/a					
Open Space	OS	n/a	n/a					

SAMPLE PARCEL CHARACTERIZATION

Single Family Residential Sample Summary

Parcel use distribution, developed area and adjusted developed areas for MAWA Calculation

Land Use Designation	Maximum Density	Parcel Area		Sample Parcel Use Distribution ¹				Developed Area (capped as noted) ⁵				
				Building Area	Hardscape Area	Irrigable-irrigated Area	Irrigable -not irrigated Area	Developed Area	Allowance	Adjusted Developed Area		Adjusted Irrigable-Irrigated Area
	(unit/acre)	(sq.ft.)	(acres)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)	(acres)	(sq.ft.)	
HDR	5	8,712	0.2	2,517	1,350	4,845	-	8,712	-	8,712	0.20	4,845
HDR (slope constrained) ⁴	1	43,560	1	4,859	3,517	2,285	32,900	10,660	2,500	13,160	0.30	4,785
MDR ²	1	43,560	1.0	4,859	3,517	2,285	32,900	10,660	2,500	13,160	0.30	4,785
LDR ²	0.2	217,800	5.0	6,451	14,948	4,936	191,465	26,335	2,500	28,835	0.66	7,436
RR ²	0.1	435,600	10.0	6,451	14,948	4,936	409,265	26,335	2,500	28,835	0.66	7,436
LDR/RR (Ag District Overlay) ²	0.05	871,200	20.0	6,451	14,948	4,936	844,865	26,335	2,500	28,835	0.66	7,436
AL ⁶	0.1	435,600	20.0	6,451	14,948	4,936	409,265	26,335	2,500	28,835	0.66	7,436
NR ²	0.025	1,742,400	40.0	6,451	14,948	4,936	1,716,065	26,335	2,500	28,835	0.66	7,436
NR/TPZ ²	0.00625	6,969,600	160.0	6,451	14,948	4,936	6,943,265	26,335	2,500	28,835	0.66	7,436

Footnotes:

- MDR and LDR "Parcel Use Distribution" is sample average. For RR and Ag. District Overlay, AL, NR and NR/TPZ which were not sampled, the LDR "Parcel Use Distribution" is adopted .
- For MDR, LDR, RR, LDR/RR Ag District Overlay, AL,NR and NR/TPZ the Developed Area is increased by 2500 sq. ft. to allow for inspection errors due to tree cover and area for vegetable garden/orchard typical of larger parcels.
- HDR (slope constrained) maximum density is limited to 1 unit/acre, so MDR (also 1 unit/acre) sample average is adopted .
- Developed Area includes all disturbed areas including, buildings, hardscape and irrigated areas. Irrigable - not irrigated area is not included
- AL maximum allowable density is 0.05 units/acre, however 2 dwelling units are allow to support agricultural operations, therefore density is adjusted to reflect 2 units per 20 acres

Multi-family Residential Sample Summary

Parcel use distribution for MAWA Calculation

Land Use Designation	Density	Parcel Area		Parcel Use Distribution			
				Building Area	Hardscape Area	Irrigable-irrigated area/acre	Irrigable - not irrigated
	(unit/acre)	(sq.ft.)	(acres)	(sq. ft.)	(sq. ft.)	(sq. ft.)	(sq. ft.)
MFR	24	43,560	1.0	16,207	12,272	4,373	10,708
MFR (slope constrained)	5	43,560	1.0	9,261	5,691	3,003	25,606

CII Sample Summary

Parcel use distribution and ratios for MAWA calculation

Land Use Designation	Floor Area Ratio	Area	Parcel Use Distribution (average)			
			Building Footprint	Hardscape Area	Irrigable - Irrigated area/acre	Irrigable - not irrigated Area
			(sq. ft.)	(sq. ft.)	(sq. ft.)	(sq. ft.)
C	0.2	43,560	8,712	31,888	2,960	-
R&D	0.2	43,560	8,712	19,664	5,619	9,565
I	0.2	43,560	8,712	16,310	3,458	15,080
PF	0.2	43,560	8,712	23,185	11,663	-

Multi-Family Residential
Land Use Characterization Sample

Assessors Parcel Number	LUDES	Parcel size (sq.ft.)	Parcel Use Distribution				Development Characteristic				
			Building (sq.ft.)	Hardscape (sq.ft.)	Irrigable - irrigated (sq.ft.)	Irrigable - not irrigated (sq.ft.)	Stories	Units	Units/ acre	Unit Size	Building Type
8240117	MFR	139,302	49087.89	33417.9	14381.23	42415	2	64	20	1,534	Apartments
8240107	MFR	33,548	9914.39	11913.47	2560.16	9160	2	25	32	793	Apartments
8240104	MFR	23,588	9616.77	6792.44	2422.34	4756	2	12	22	1,603	Apartments
8240103	MFR	19,273	7013.71	5146.79	1042.73	6069	2	11	25	1,275	Apartments
8240101	MFR	86,142	27027.56	15043.43	12052.01	32019	2	38	19	1,423	Apartments
8240116	MFR	44,733	14428.41	13104.72	4237.62	12962	2	20	19	1,443	Apartments
12028001	MFR	635,133	37,659	169,882	34,198	393,394	3	160	11	706	Apartments
12005004	MFR	203,904	37,849	52,411	21,492	84,089	2	56	12	1,352	Apartments
12064001	MFR	3,356	2,412	464	475	-	1	1	13	2,412	Townhome
12064002	MFR	3,377	2,412	494	450	-	1	1	13	2,412	Townhome
12525114	MFR	11,826	3,564	1,860	2,030	4,372	1	2	7	1,782	Duplex
12525115	MFR	11,284	3,340	2,127	1,880	3,937	1	2	8	1,670	Duplex
12525113	MFR	10,663	3,499	2,380	350	4,434	1	2	8	1,750	Duplex
12525112	MFR	10,036	4,414	2,739	544	2,339	1	2	9	2,207	Duplex
12525111	MFR	11,013	3,057	2,432	1,467	4,057	2	2	8	1,529	Duplex
12525110	MFR	10,930	2,997	2,530	1,990	3,413	2	2	8	1,499	Duplex
Total		1,258,107	218,292	322,738	101,572	607,417					
Average		78,632	13,643	20,171	6,348	37,964					
Minimum		3,356	2,412	464	350	-					
Maximum		635,133	49,088	169,882	34,198	393,394					

Notes

1. Carport square footage is included in building area.
2. Unit size includes a proportionate share of ancillary buildings.

Single Family Residential
Land Use Characterization Sample

Assessors Parcel Number	LUDES	Zoning	Parcel size (sq.ft.)	Parcel Use Distribution			
				Building (sq.ft.)	Hardscape (sq.ft.)	Irrigable - irrigated (sq.ft.)	Irrigable - not irrigated (sq.ft.)
12519222	HDR	R6000	9,507	2,000	1,512	895	5,100
12507131	HDR	R6000	11,467	3,027	1,832	2,218	4,390
12519105	HDR	R6000	11,340	3,100	860	960	6,420
12516128	HDR	R6000	15,503	2,800	1,300	745	10,658
12517202	HDR	R6000	13,757	2,596	1,600	100	9,461
12516221	HDR	R6000	9,556	2,000	1,024	1,676	4,856
12516206	HDR	R6000	11,916	1,750	1,290	1,250	7,626
12532003	HDR	R6000	16,251	2,800	2,475	4,900	6,076
12515101	HDR	R6000	13,633	2,700	700	1,200	9,033
12515106	HDR	R6000	9,515	2,400	906	1,100	5,109
Total			122,445	25,173	13,499	15,044	68,729
Average			12,244	2,517	1,350	1,504	6,873
Minimum			9,507	1,750	700	100	4,390
Maximum			16,251	3,100	2,475	4,900	10,658
12639015	HDR	R20000	26,094	4,145	3,140	3,794	15,015
12638020	HDR	R20000	22,043	5,100	3,250	2,500	11,193
12644032	HDR	R20000	22,515	4,175	5,710	1,886	10,744
12643105	HDR	R20000	29,829	4,141	2,978	3,373	19,337
12640016	HDR	R20000	21,957	4,279	4,495	4,764	8,419
12643308	HDR	R20000	23,598	4,398	4,721	2,631	11,848
12646004	HDR	R20000	28,879	3,990	6,021	4,086	14,782
12642111	HDR	R20000	24,663	4,374	1,975	2,556	15,758
12642307	HDR	R20000	25,854	3,418	2,412	1,885	18,139
12635011	HDR	R20000	40,593	4,146	3,428	1,494	31,525
Total			266,025	42,166	38,130	28,969	156,760
Average			26,603	4,217	3,813	2,897	15,676
Minimum			21,957	3,418	1,975	1,494	8,419
Maximum			40,593	5,100	6,021	4,764	31,525

Assessors Parcel Number	LUDES	Zoning	Parcel size (sq.ft.)	Parcel Use Distribution			
				Building (sq.ft.)	Hardscape (sq.ft.)	Irrigable - irrigated (sq.ft.)	Irrigable - not irrigated (sq.ft.)
12402028	MDR	R1A	47,512	5,428	3,237	1,231	37,616
12403103	MDR	R1A	50,123	3,881	3,281	2,772	40,189
12402020	MDR	R1A	46,445	3,890	3,089	1,824	37,642
12402018	MDR	R1A	65,116	5,836	4,599	3,712	50,969
12404011	MDR	R1A	43,588	3,885	1,285	1,361	37,057
43610.7373	MDR	R1A	43,611	5,271	2,659	2,896	32,785
12403201	MDR	R1A	43,720	5,399	3,402	1,887	33,032
12403204	MDR	R1A	44,152	4,610	2,520	815	36,207
12404007	MDR	R1A	60,438	3,778	7,344	3,599	45,717
12403113	MDR	R1A	49,156	6,608	3,750	2,754	36,044
Total			493,861	48,586	35,166	22,851	387,258
Average			49,386	4,859	3,517	2,285	38,726
Minimum			43,588	3,778	1,285	815	32,785
Maximum			65,116	6,608	7,344	3,712	50,969
10915129	LDR	RE5	218,282	7,612	3,162	8,494	199,014
10925036	LDR	RE5	219,984	2,386	9,229	3,013	205,356
10916104	LDR	RE5	223,224	6,944	32,407	9,833	174,040
10916126	LDR	RE5	219,797	5,169	11,609	8,343	194,676
10928019	LDR	RE5	254,963	8,407	10,664	4,027	231,865
10919124	LDR	RE5	224,668	5,757	9,290	2,684	206,937
10919126	LDR	RE5	252,304	8,152	14,734	3,421	225,997
10918112	LDR	RE5	234,323	6,769	10,491	4,371	212,692
12615012	LDR	RE5	221,791	2,435	6,153	837	212,366
12609154	LDR	RE5	219,611	10,883	41,739	4,338	162,651
Total			2,288,947	64,514	149,478	49,361	2,025,594
Average			228,895	6,451	14,948	4,936	202,559
Minimum			218,282	2,386	3,162	837	162,651
Maximum			254,963	10,883	41,739	9,833	231,865

Notes:

1. Building area includes living area and garages.
2. Unimproved area includes entire parcel less building structures.

Commercial, Industrial, and Institutional
Land Use Characterization Sample

Assessors Parcel #	LUDES	Parcel Size (sq.ft.)	Parcel Use Distribution			
			Building (sq.ft.)	Hardscape (sq.ft.)	Irrigable - Irrigated (sq.ft.)	Irrigable - Not Irrigated (sq.ft.)
11706007	R&D	191,203	16,727	112,739	12,281	49,456
11706068	R&D	133,424	10,400	34,438	10,557	78,030
11710021	R&D	43,341	14,707	20,074	3,479	5,082
11706021	R&D	130,882	13,585	35,115	8,836	73,346
11706045	R&D	96,325	12,927	43,389	12,381	27,628
11706043	R&D	69,748	18,800	43,378	4,920	2,650
11706029	R&D	174,322	28,287	44,924	43,822	57,289
11706034	R&D	153,052	61,815	44,279	5,071	41,887
11708401	R&D	87,037	14,011	49,409	23,560	57
11708505	R&D	91,412	9,679	25,799	4,699	51,235
Total		1,170,748	200,938	453,544	129,606	386,660
Average		117,075	20,094	45,354	12,961	38,666
Minimum		43,341	9,679	20,074	3,479	57
Maximum		191,203	61,815	112,739	43,822	78,030
12118016	Comm	28,325	7,416	19,003	777	1,129
12117001	Comm	14,760	-	2,558	1,108	11,094
12117007	Comm	59,302	7,376	25,604	26,270	52
12118001	Comm	121,841	11,843	81,013	28,634	351
12118002	Comm	227,582	58,337	135,191	24,467	9,587
12118003	Comm	64,073	16,718	45,203	2,152	0
12118008	Comm	49,817	6,771	21,572	21,319	155
12118006	Comm	51,677	4,643	13,201	33,832	1
12118010	Comm	40,442	3,811	33,844	2,786	1
12118015	Comm	48,126	2,390	41,264	4,172	300
12118012	Comm	50,604	9,466	30,566	3,139	7,432
12118013	Comm	79,255	11,863	43,823	6,641	16,928
12117012	Comm	92,876	17,664	30,523	5,604	39,084
12117011	Comm	56,099	10,251	42,056	3,792	-
12117010	Comm	43,440	5,206	31,969	6,264	-
12117013	Comm	90,724	9,328	51,828	4,333	25,235
12117009	Comm	73,397	5,496	41,020	26,881	-
Total		1,192,341	188,579	690,238	202,171	111,349
Average		70,138	11,093	40,602	11,892	6,550
Minimum		14,760	-	2,558	777	-
Maximum		227,582	58,337	135,191	33,832	39,084

Commercial, Industrial, and Institutional
Land Use Characterization Sample

Assessors Parcel #	LUDES	Parcel Size (sq.ft.)	Parcel Use Distribution			
			Building (sq.ft.)	Hardscape (sq.ft.)	Irrigable - Irrigated (sq.ft.)	Irrigable - Not Irrigated (sq.ft.)
10940214	Industrial	93945	29437.42	31856.44	6442.59	26208
10940306	Industrial	73732	6762.87	43330.37	6249.33	17389
10942002	Industrial	31252	6640.99	10736.9	9117.41	4756
10942003	Industrial	27691	5292.85	11457.06	4770.32	6171
10942004	Industrial	54384	11610.38	24551.35	1451.5	16771
10942005	Industrial	40833	3010.39	21659.95	4512.81	11650
10942010	Industrial	27821	6658.88	11176.31	811.94	9174
10942016	Industrial	51881	15188.03	14843.12	2322.63	19527
10942018	Industrial	34121	8651.1	13001.87	3912.69	8555
10942023	Industrial	45141	13523.07	17284.17	2794.89	11539
Total		480,800	106,776	199,898	42,386	131,740
Average		48,080	10,678	19,990	4,239	13,174
Minimum		27,691	3,010	10,737	812	4,756
Maximum		93,945	29,437	43,330	9,117	26,208
7009001	Public Facilit	1,761,405	198,432	610,426	402,214	550,332
11001033	Public Facilit	621,312	57,185	226,570	127,821	209,736
11014007	Public Facilit	366,969	54,795	122,714	101,300	88,160
11919002	Public Facilit	417,726	58,178	102,256	104,579	152,712
12119022	Public Facilit	1,649,599	264,418	665,886	382,578	336,717
12121007	Public Facilit	1,005,351	101,239	267,260	266,359	370,495
12407049	Public Facilit	290,995	34,110	65,469	139,542	51,874
12407050	Public Facilit	148,951	18,938	85,496	35,178	9,339
12509001	Public Facilit	294,390	41,236	66,297	91,756	95,101
12509002	Public Facilit	145,202	25,318	59,927	14,091	45,866
Total		6,701,901	853,848	2,272,302	1,665,418	1,910,332
Average		670,190	85,385	227,230	166,542	191,033
Minimum		145,202	18,938	59,927	14,091	9,339
Maximum		1,761,405	264,418	665,886	402,214	550,332

WATER DEMAND ASSUMPTIONS

Irrigated Areas by Land Use Designation

Land Use Designation	SFR = Irrigated area/ dwelling unit (sq.ft.) Non-Residential and MFR = Irrigated Area/ Acre (sq.ft.)
Residential	
Multi-Family Residential (slope < 25%)	4373
Multi-Family Residential (slope >25%)	3,003
High Density Residential (slope< 25%)	4,845
High Density Residential (slope>25%)	4,785
Medium Family Residential	4,785
Low Density Residential	7,436
Low Density Residential w/Ag District Overlay	7,436
Rural Residential	7,436
Rural Residential w/Ag District Overlay	7,436
Agricultural Lands	7,436
Natural Resource	7,436
Natural Resource with Timber Preserve Zone	7,436
Non- residential	
Commercial	2,960
Research and Development	5,619
Industrial	3,458
Public Facility	11,663
Other	
Tourist Recreation	n/a
Open Space	n/a

Model Water Efficient Landscape Ordinance – Landscape Standard

Residential	0.55
CII	0.45
RecreationalTurf	1.0

Non- Residential Assumptions

	Sq.Ft/ Employee	Water Use/ksf
Commercial	400	0.088
Research and Development	330	0.088
Industrial	600	0.030
Public Facility	500	0.088

Notes:

Square foot / employee is from EPS El Dorado County Land Use Forecasts for Draft General Plan, March 5, 2002.

Water use is EID 2013 winter water use divided by building area from Zanjero Forecast Tool (EDCWA_MI_Forecast_Calculator_FINAL_07_25_18)

PF water use per square foot is not available so R&D is adopted

Population Assumption

Capita per household	2.74
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Source: 2016 U.S Census Block Data

Landscape Standard	
Residential	0.55
CII	0.45
Recreational Turf	1

Capita Water Use	50 gpcd
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Water Duties (ac-ft/acre)

OS	1.52
TR	0.09

Notes:

Water use is EID 2013 winter water use divided by building area from Zanjero Forecast Tool (EDCWA_MI_Forecast_Calculator_FINAL_07_25_18)

Recreational Turf - future increase

% increase of calculated demand	10%
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Notes:

Affects recreational turf allowance only

Other authorized uses

	EID	GDPUD	OCA
% of active demand	10%	5%	10%

System loss

	EID	GDPUD	OCA
% of active + authorized uses	13%	10%	12%

Raw Water system loss attributed to potable water system

	EID	GDPUD	OCA
Raw Water Loss	-	417	-

Notes:

GDPUD - 20% or 417 ac-ft for potable and 80% for raw water uses

Maximum allowable density and density adjustments by Water Supply Region and Purveyor

Land Use Designation	Maximum Density ³		Irrigated area/acre or du ¹ (sq.ft.)	GDPUD density adjustment factor	GDPUD adjusted density	EID-EDH density adjustment factor	EID-EDH adjusted density	EID-West density adjustment factor	EID - West adjusted density	EID-East density adjustment factor	EID-East adjusted density	OCA density adjustment factor	OCA adjusted density	
	Density	Parcel Size												
Residential													0.97565	
Multi-Family Residential (slope < 25%)	MFR	24.0	n/a	4373	0.17	4.00	0.37	8.89	0.65	15.49	0.39	9.39	0.98	23.42
Multi-Family Residential (slope >25%)		5.0	n/a	3003	0.80	4.00	1.00	5.00	1.00	5.00	1.00	5.00	0.98	4.88
High Density Residential (slope< 25%)	HDR	5.0	0.2	4845	0.20	1.00	0.97	4.83	0.70	3.51	0.20	1.00	0.98	4.88
High Density Residential (slope>25%)		1.0	1.0	4785	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.98	0.98
Medium Family Residential	MDR	1.0	1.0	4785	0.91	0.91	1.00	1.00	1.00	1.00	0.61	0.61	0.98	0.98
Low Density Residential (no Ag District Overlay)	LDR	0.2	5.0	7436	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20	0.98	0.20
Low Density Residential (Ag District Overlay)		0.05	20.0	7436	1.00	0.05	1.00	0.05	1.00	0.05	1.00	0.05	0.98	0.05
Rural Residential (no Ag District overlay)	RR	0.10	10.0	7436	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	0.98	0.10
Rural Residential (Ag District Overlay)		0.05	20.0	7436	1.00	0.05	1.00	0.05	1.00	0.05	1.00	0.05	0.98	0.05
Agricultural Lands ²	AL	0.10	10.0	7436	1.00	0.10	1.00	0.10	1.00	0.10	1.00	0.10	0.98	0.10
Natural Resource (no Timber Preserve Zone)	NR	0.0250	40.0	7436	1.00	0.03	1.00	0.03	1.00	0.03	1.00	0.03	0.98	0.02
Natural Resource (Timber Preserve Zone)	NR	0.00625	160.0	7436	1.00	0.01	1.00	0.01	1.00	0.01	1.00	0.01	0.98	0.01

Notes:

1. Irrigated area is per acre for MFR and per dwelling unit for all others land use designations

2. AL maximum allowable density is 0.05 units/acre, however 2 dwelling units are allow to support agricultural operations, therefore density is adjusted to reflect 2 units per 20 acres (2004 EDC Land Use Element, amended September 2018)

3. 2004 General Plan Land use Element (amended September 2018)

CII - maximum allowable FAR and acreage adjustments by Water Supply Region and Purveyor

Land Use Designation	FAR	Parcel Size	Irrigated area/acre (sq.ft.)	GDPUD acreage adjustment factor	EID-EDH acreage adjustment factor	EID-WEST acreage adjustment factor	EID-East acreage adjustment factor	OCA acreage adjustment factor	
Non-Residential				0.268450	0.710040	0.523220	0.377220	1.000000	
Commercial	C	0.20	n/a	2,960	0.27	0.71	0.52	0.38	1.00
Research and Development	R&D	0.20	n/a	5,619	0.27	0.71	0.52	0.38	1.00
Industrial	I	0.20	n/a	3,458	0.27	0.71	0.52	0.38	1.00
Public Facility	PF	0.20	n/a	11,663	0.27	0.71	0.52	0.38	1.00
Tourist Recreation	TR	n/a	n/a	n/a					
Open Space	OS	n/a	n/a	n/a					

Current and Climate Change Scenario Reference Evapotranspiration Rates (inches)

ETo Zone	Current	Climate Change Scenarios				
		CT	HD	HW	WD	WW
ETO_Zone_1	55	59.34	62.25	60.53	58.39	57.11
ETO_Zone_2	53	57.47	60.33	58.66	56.47	55.19
ETO_Zone_3	51	55.20	57.96	56.15	54.27	52.91
ETO_Zone_4	49	52.57	55.11	53.30	51.74	50.40
ETO_Zone_5	47	50.88	53.20	51.51	50.14	48.90
ETO_Zone_6	45	48.24	50.26	48.70	47.46	46.37

Scenario Descriptions

CT = central tendency scenario

HW = hot-wet scenario

HD = hot-dry scenario

WW = warm-wet scenario

WD = warm-dry scenario

WATER DEMAND PROJECTION SUMMARY
AND COMPARISON TO OTHER
MASTER PLANS

WEST SLOPE SUMMARY

Residential

Land Use Designation Categories	GDPUD				Total EID				Total OCA				Total West Slope			
	Acres	Dwelling Units	Population	Total Demand	Acres	Dwelling Units	Population	Total Demand	Acres	Dwelling Units	Population	Total	Acres	Dwelling Units	Population	Total Demand
Multi-Family Residential (slope < 25%)	101	403	1,103	86	1,410	18,206	49,883	3,141	77	1,806	4,948	296	1,588	20,414	55,934	3,523
Multi-Family Residential (slope >25%)	0	1	3	0	159	797	2,184	149	-	-	-	-	160	798	2,186	149
High Density Residential (slope< 25%)	218	218	598	92	10,494	32,773	89,797	14,099	1,496	7,298	19,996	2,975	12,208	40,289	110,392	17,167
High Density Residential (slope>25%)	35	35	96	15	847	682	1,867	290	274	267	732	108	1,155	984	2,695	413
Medium Family Residential	6,165	5,606	15,361	2,347	23,264	18,492	50,669	7,774	3,520	3,435	9,411	1,416	32,949	27,533	75,441	11,537
Low Density Residential (no Ag District Overlay)	13,602	2,720	7,454	1,531	39,414	7,883	21,599	4,486	21,226	4,142	11,349	2,343	74,242	14,745	40,402	8,360
Low Density Residential (Ag District Overlay)	-	-	-	-	93	5	13	3	-	-	-	-	93	5	13	3
Rural Residential (no Ag District Overlay)	19,078	1,908	5,227	1,083	16,584	1,658	4,544	936	70,244	6,853	18,778	3,934	105,906	10,420	28,550	5,952
Rural Residential (Ag District Overlay)	4,634	232	635	130	3,751	188	514	106	10,172	496	1,360	280	18,557	915	2,508	515
Agricultural Lands	4,902	490	1,343	276	13,158	1,316	3,605	739	39,517	3,855	10,564	2,212	57,577	5,661	15,512	3,227
Natural Resource (no Timber Preserve Zone)	4,613	115	316	64	6,664	167	456	91	55,903	1,364	3,736	752	67,181	1,645	4,509	907
Natural Resource (Timber Preserve Zone)	-	-	-	-	474	3	8	2	3,375	21	56	11	3,849	24	65	13
Total	53,348	11,728	32,136	5,623	116,313	82,168	225,141	31,817	205,805	29,537	80,930	14,327	375,466	123,433	338,207	51,767

Commercial, Industrial, Institutional

Land Use Designation Categories	GDPUD				Total EID				Total OCA				Total West Slope			
	Acres	Building Area (sq.ft.)	Jobs	Total Demand	Acres	Building Area (sq.ft.)	Jobs	Total Demand	Acres	Building Area (Sq.ft.)	Jobs	Total Demand	Acres	Building Area (Sq.ft.)	Jobs	Total
Commercial	290	2,528,667	6,322	260	1,777	15,485,374	38,713	1,598	675	5,884,792	14,712	605	2,743	23,898,833	59,747	2,463
Research and Development	-	-	-	-	702	6,112,573	18,523	722	25	214,869	651	25	726	6,327,442	19,174	747
Industrial	8	69,683	116	3	929	8,096,550	13,494	389	292	2,540,720	4,235	123	1,229	10,706,953	17,845	515
Public Facility	53	463,045	926	68	1,044	9,094,747	18,189	1,358	71	620,367	1,241	92	1,168	10,178,160	20,356	1,518
Total	351	3,061,395	7,364	332	4,452	38,789,244	88,920	4,067	1,063	9,260,748	20,838	845	5,867	51,111,387	117,122	5,244

Other Non-Residential

Land Use Designation Categories	GDPUD				Total EID				Total OCA				Total West Slope			
	Acres	Dwelling Units	Population	Total Demand	Acres	Dwelling Units	Population	Total Demand	Acres	Dwelling Units	Population	Total Water Demand	Acres	Dwelling Units	Jobs	Total Demand
Open Space	-	-	-	-	272	-	-	412	115	-	-	174	387	-	-	586
Tourist Recreation	1	-	-	0.09	608	-	-	52	549	-	-	47	1,158	-	-	99
Total	1	-	-	0.09	880	-	-	465	663	-	-	221	1,544	-	-	686

Recreation turf allowance				39				1,579				28				1,645
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Recycled water allowance				-				1,568				-				1,568
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Authorized Uses				315				4,388				1,713				6,417
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Total Demand				6,309				43,884				17,134				67,327
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System Loss				701				6,557				2,336				9,595
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Total Demand plus Losses				7,010				50,442				19,470				76,922
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Raw Water Loss Attributed to Potable System				417				-				-				417
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Total Diversion Requirement				7,427				50,442				19,470				77,339
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GPCD				175				174				189				178
20x2020 Target GPCD				167				241								
Target GPCD w/ allowable increase				181				257								

Master Plan Comparison (ac-ft)

Service area	2007 WRDMP			EID 2013 IWRMP			2014 West Slope Update			2019 WRDMP - 20x2020			2019 WRDMP - 2018 legislation		
	Urban	Ag	Total	Urban	Ag	Total	Urban	Ag	Total	Urban	Ag	Total	Urban	Ag	Total
EID Service Area	72,831	28,324	101,155	78,200	9,900	88,100	57,480	19,218	76,698	62,375			50,442		
EID FAR	11,040		11,040				10,426		10,426						
EID OCA	12,621		12,621				11,409		11,409						
EID Total	96,492	28,324	124,816				79,315	19,218	98,533	62,375			50,442		
GDPUD Service Area	11,495	16,911	28,406				7,542	10,349	17,891	5,343			7,427		
GDPUD FAR	1,318		1,318				1,086		1,086	-					
GDPUD OCA	1,009		1,009				953		953	-					
GDPUD Total	13,822	16,911	30,733				9,581	10,349	19,930	5,343			7,427		
Grizzly Flats CSD Service Area	1,066		1,066				313		313	-					
Grizzly Flats CSD OCA	-	-	-						-	-					
GFCSD Total	1,066	-	1,066				313	-	313	-					
OCA	12,726	12,984	25,710				12,336	17,476	29,812	16,093			19,470		
Total West Slope	124,106	58,219	182,325				101,545	47,043	148,588	83,811			77,339		

**WATER DEMAND PROJECTION BY
WATER SUPPLY REGION**

Residential outdoor and indoor water budgets

Land Use Designation Categories	Acres	Dwelling Units	Maximum Applied Water Allowance Budget				Indoor Budget				Total Water Budget (ac-ft)	
			Irrigated area/acre or du ¹ (sq.ft.)	Reference Eto (Inches)	Eto Adjustment Factor	Total Applied Water (ac-ft)	Capita/Dwelling Unit	Population	GPCD	Total (ac-ft)		
Multi-Family Residential (slope < 25%)	101	403	26,237			24			1,103		62	86
ETO_Zone_1	-	-	4373	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	62	249	4373	53	0.55	15	2.74	681	50	38	53	
ETO_Zone_3	38	154	4373	51	0.55	9	2.74	422	50	24	33	
ETO_Zone_4	-	-	4373	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	4373	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	4373	45	0.55	-	2.74	-	50	-	-	-
Multi-Family Residential (slope >25%)	0.2	1	18,015			0		3		0	0	
ETO_Zone_1	-	-	3003	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	-	-	3003	53	0.55	-	2.74	-	50	-	-	-
ETO_Zone_3	0.2	1	3003	51	0.55	0	2.74	3	50	0	0	
ETO_Zone_4	-	-	3003	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	3003	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	3003	45	0.55	-	2.74	-	50	-	-	-
High Density Residential (slope < 25%)	218	218	29,069			59		598		34	92	
ETO_Zone_1	-	-	4845	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	207	207	4845	53	0.55	56	2.74	566	50	32	88	
ETO_Zone_3	12	12	4845	51	0.55	3	2.74	32	50	2	5	
ETO_Zone_4	-	-	4845	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	4845	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	4845	45	0.55	-	2.74	-	50	-	-	-
High Density Residential (slope >25%)	35	35	28,711			9		96		5	15	
ETO_Zone_1	-	-	4785	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	35	35	4785	53	0.55	9	2.74	96	50	5	15	
ETO_Zone_3	-	-	4785	51	0.55	-	2.74	-	50	-	-	-
ETO_Zone_4	-	-	4785	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	4785	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	4785	45	0.55	-	2.74	-	50	-	-	-
Medium Family Residential	6,165	5,606	28,711			1,487		15,361		860	2,347	
ETO_Zone_1	-	-	4785	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	5,131	4,666	4785	53	0.55	1,245	2.74	12,786	50	716	1,961	
ETO_Zone_3	1,033	940	4785	51	0.55	241	2.74	2,575	50	144	385	
ETO_Zone_4	-	-	4785	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	4785	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	4785	45	0.55	-	2.74	-	50	-	-	-
Low Density Residential (no Ag District Overlay)	13,602	2,720	44,616			1,113	16	7,454	300	417	1,531	
ETO_Zone_1	-	-	7436	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	8,876	1,775	7436	53	0.55	736	2.74	4,864	50	272	1,009	
ETO_Zone_3	4,726	945	7436	51	0.55	377	2.74	2,590	50	145	522	
ETO_Zone_4	-	-	7436	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	7436	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	7436	45	0.55	-	2.74	-	50	-	-	-
Low Density Residential (Ag District Overlay)	-	-	44,616			-	16	-	300	-	-	-
ETO_Zone_1	-	-	7436	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	-	-	7436	53	0.55	-	2.74	-	50	-	-	-
ETO_Zone_3	-	-	7436	51	0.55	-	2.74	-	50	-	-	-
ETO_Zone_4	-	-	7436	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	7436	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	7436	45	0.55	-	2.74	-	50	-	-	-
Rural Residential (no Ag District Overlay)	19,078	1,908	44,616			790		5,227		293	1,083	
ETO_Zone_1	450	45	7436	55	0.55	19	2.74	123	50	7	26	
ETO_Zone_2	17,320	1,732	7436	53	0.55	718	2.74	4,746	50	266	984	
ETO_Zone_3	1,308	131	7436	51	0.55	52	2.74	358	50	20	72	
ETO_Zone_4	-	-	7436	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	7436	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	7436	45	0.55	-	2.74	-	50	-	-	-
Rural Residential (Ag District Overlay)	4,634	232	44,616			94		635		36	130	
ETO_Zone_1	-	-	7436	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	2,406	120	7436	53	0.55	50	2.74	330	50	18	68	
ETO_Zone_3	2,228	111	7436	51	0.55	44	2.74	305	50	17	62	
ETO_Zone_4	-	-	7436	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	7436	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	7436	45	0.55	-	2.74	-	50	-	-	-
Agricultural Lands	4,902	490	44,616			201		1,343		75	276	
ETO_Zone_1	-	-	7436	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	3,219	322	7436	53	0.55	134	2.74	882	50	49	183	
ETO_Zone_3	1,683	168	7436	51	0.55	67	2.74	461	50	26	93	
ETO_Zone_4	-	-	7436	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	7436	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	7436	45	0.55	-	2.74	-	50	-	-	-
Natural Resource (no Timber Preserve Zone)	4,613	115	44,616			46		316	300	18	64	
ETO_Zone_1	-	-	7436	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	1,381	35	7436	53	0.55	14	2.74	95	50	5	20	
ETO_Zone_3	2,129	53	7436	51	0.55	21	2.74	146	50	8	29	
ETO_Zone_4	1,104	28	7436	49	0.55	11	2.74	76	50	4	15	
ETO_Zone_5	-	-	7436	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	7436	45	0.55	-	2.74	-	50	-	-	-
Natural Resource (Timber Preserve Zone)	-	-	44,616			-		-	300	-	-	-
ETO_Zone_1	-	-	7436	55	0.55	-	2.74	-	50	-	-	-
ETO_Zone_2	-	-	7436	53	0.55	-	2.74	-	50	-	-	-
ETO_Zone_3	-	-	7436	51	0.55	-	2.74	-	50	-	-	-
ETO_Zone_4	-	-	7436	49	0.55	-	2.74	-	50	-	-	-
ETO_Zone_5	-	-	7436	47	0.55	-	2.74	-	50	-	-	-
ETO_Zone_6	-	-	7436	45	0.55	-	2.74	-	50	-	-	-
Total	53,348	11,728	443,057			3,823		32,136		1,800	5,623	

Notes:

1. Irrigated area is per acre for MFR per dwelling unit for all others land use designations

GP dwelling unit calibration	SFR	8,997
	MFR	2,394
	Mobile home	338
		11,728
	Density	0.22 du/acres
	Average parcel size	4.55 acre/du
	SFR Unit Demand	0.49 af/du
	MFR Unit Demand	0.21 af/du

Non-residential outdoor and indoor water budgets

Land Use Designation Categories	Acres	Building Area (sq.ft.)	Maximum Applied Water Allowance Budget				Indoor Budget				Total Water Demand (ac-ft)
			Irrigated area/acre (sq.ft.)	Reference Eto (inch)	Landscape Standard	Total Applied Water (ac-ft)	Square feet / job	Jobs	Water Use per ksf Building Area (ac-ft)	Total Indoor Demand (ac-ft)	
Commercial	290	2,528,667				39		6,322		221	260
ETO_Zone_1	-	-	2,960	55	0.45	-	400	-	0.09	-	-
ETO_Zone_2	208	1,808,321	2,960	53	0.45	28	400	4,521	0.09	158	186
ETO_Zone_3	83	720,346	2,960	51	0.45	11	400	1,801	0.09	63	74
ETO_Zone_4	-	-	2,960	49	0.45	-	400	-	0.09	-	-
ETO_Zone_5	-	-	2,960	47	0.45	-	400	-	0.09	-	-
ETO_Zone_6	-	-	2,960	45	0.45	-	400	-	0.09	-	-
Research and Development	-	-									
ETO_Zone_1	-	-	5,619	55	0.45	-	330	-	0.09	-	-
ETO_Zone_2	-	-	5,619	53	0.45	-	330	-	0.09	-	-
ETO_Zone_3	-	-	5,619	51	0.45	-	330	-	0.09	-	-
ETO_Zone_4	-	-	5,619	49	0.45	-	330	-	0.09	-	-
ETO_Zone_5	-	-	5,619	47	0.45	-	330	-	0.09	-	-
ETO_Zone_6	-	-	5,619	45	0.45	-	330	-	0.09	-	-
Industrial	8	69,683				1		116	0	2	3
ETO_Zone_1	-	-	3,458	55	0.45	-	600	-	0.030	-	-
ETO_Zone_2	4	35,537	3,458	53	0.45	1	600	59	0.030	1	2
ETO_Zone_3	4	34,146	3,458	51	0.45	1	600	57	0.030	1	2
ETO_Zone_4	-	-	3,458	49	0.45	-	600	-	0.030	-	-
ETO_Zone_5	-	-	3,458	47	0.45	-	600	-	0.030	-	-
ETO_Zone_6	-	-	3,458	45	0.45	-	600	-	0.030	-	-
Public Facility	53	463,045				28		926	1	41	68
ETO_Zone_1	-	-	11,663	55	0.45	-	500	-	0.09	-	-
ETO_Zone_2	22	187,419	11,663	53	0.45	11	500	375	0.09	16	28
ETO_Zone_3	32	275,626	11,663	51	0.45	16	500	551	0.09	24	40
ETO_Zone_4	-	-	11,663	49	0.45	-	500	-	0.09	-	-
ETO_Zone_5	-	-	11,663	47	0.45	-	500	-	0.09	-	-
ETO_Zone_6	-	-	11,663	45	0.45	-	500	-	0.09	-	-
Total	351.40	3,061,395				67.67		7,364		264.06	331.73

GP employment calibration	Retail	1,753
	Service	3,342
	Other	2,269
		7,364

Other Non-Residential

Open Space	-									0	-
Tourist Recreation	1					0.09				0	0.09
Total	1					0				0	0.09

Recreation turf allowance						39				0	39
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Recycled water allowance						0				0	-
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Authorized uses											315
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Total Demand											6,309
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System Loss											701
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Total Demand plus losses											7,010
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Raw Water Loss Attributed to Potable System											417
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Total Diversion Requirement											7,427
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Non-Residential

Land Use Designation	OCA - North										OCA - South East										OCA - South West										Total							
	Acres	Building Area (sq.ft.)	Maximum Applied Water Allowance Budget				Indoor Budget				Total Water Demand (ac-ft)	Acres	Building Area (sq.ft.)	Maximum Applied Water Allowance Budget				Indoor Budget				Total Water Demand (ac-ft)	Acres	Building Area (sq.ft.)	Maximum Applied Water Allowance Budget				Indoor Budget				Total Water Demand (ac-ft)	Acres	Building Areas (sq.ft.)	Jobs	Total Water Budget (ac-ft)	
			Irrigated area/acre or du ¹ (sq.ft.)	Reference Eto (inch)	Landscape Standard	Total Applied Water (ac-ft)	Square feet / job	Jobs	Water Use per ksf Building Area (ac-ft)	Total Indoor Demand (ac-ft)				Irrigated area/acre or du ¹ (sq.ft.)	Reference Eto (inch)	Landscape Standard	Total Applied Water (ac-ft)	Square feet / job	Jobs	Water Use per ksf Building Area (ac-ft)	Total Indoor Demand (ac-ft)				Total Water Demand (ac-ft)	Irrigated area/acre or du ¹ (sq.ft.)	Reference Eto (inch)	Landscape Standard	Total Applied Water (ac-ft)	Square feet / job	Jobs	Water Use per ksf Building Area (ac-ft)						Total Indoor Demand (ac-ft)
Commercial	101	877,910	2,960	55	0.45	12	400	2,195	0.09	77	89	238	2,072,473	2,960	55	0.45	31	400	5,181	0.09	181	212	185	1,608,901	2,960	55	0.45	25	400	4,022	0.09	141	166	675	5,884,792	14,712	605	
ETO Zone 1	-	-	2,960	55	0.45	-	400	-	0.09	-	-	-	-	2,960	55	0.45	-	400	-	0.09	-	-	97	845,151	2,960	55	0.45	14	400	2,113	0.09	74	88	166	1,449,470	3,624	150	
ETO Zone 2	5	46,431	2,960	53	0.45	1	400	116	0.09	4	5	159	1,385,267	2,960	53	0.45	21	400	3,463	0.09	121	143	88	763,750	2,960	53	0.45	12	400	1,909	0.09	67	79	328	2,859,777	7,149	295	
ETO Zone 3	2	14,595	2,960	51	0.45	0	400	36	0.09	1	1	25	219,068	2,960	51	0.45	3	400	548	0.09	19	22	-	-	2,960	51	0.45	-	400	-	0.09	-	-	33	290,523	726	30	
ETO Zone 4	26	229,172	2,960	49	0.45	3	400	573	0.09	20	23	6	52,923	2,960	49	0.45	1	400	132	0.09	5	5	-	-	2,960	49	0.45	-	400	-	0.09	-	-	32	282,095	705	29	
ETO Zone 5	14	125,825	2,960	47	0.45	2	400	315	0.09	11	13	-	-	2,960	47	0.45	-	400	-	0.09	-	-	-	-	2,960	47	0.45	-	400	-	0.09	-	-	14	125,825	315	13	
ETO Zone 6	53	461,887	2,960	45	0.45	6	400	1,155	0.09	40	47	48	415,215	2,960	45	0.45	5	400	1,038	0.09	36	42	-	-	2,960	47	0.45	-	400	-	0.09	-	-	101	877,102	2,193	88	
Research and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ETO Zone 1	-	-	5,619	55	0.45	-	330	-	0.09	-	-	-	-	5,619	55	0.45	-	330	-	0.09	-	-	-	-	-	5,619	55	0.45	-	330	-	0.09	-	-	25	214,869	651	25
ETO Zone 2	-	-	5,619	53	0.45	-	330	-	0.09	-	-	-	-	5,619	53	0.45	-	330	-	0.09	-	-	-	-	5,619	53	0.45	-	330	-	0.09	-	-	25	214,869	651	25	
ETO Zone 3	-	-	5,619	51	0.45	-	330	-	0.09	-	-	-	-	5,619	51	0.45	-	330	-	0.09	-	-	-	-	5,619	51	0.45	-	330	-	0.09	-	-	-	-	-	-	
ETO Zone 4	-	-	5,619	49	0.45	-	330	-	0.09	-	-	-	-	5,619	49	0.45	-	330	-	0.09	-	-	-	-	5,619	49	0.45	-	330	-	0.09	-	-	-	-	-	-	
ETO Zone 5	-	-	5,619	47	0.45	-	330	-	0.09	-	-	-	-	5,619	47	0.45	-	330	-	0.09	-	-	-	-	5,619	47	0.45	-	330	-	0.09	-	-	-	-	-	-	
ETO Zone 6	-	-	5,619	45	0.45	-	330	-	0.09	-	-	-	-	5,619	45	0.45	-	330	-	0.09	-	-	-	-	5,619	47	0.45	-	330	-	0.09	-	-	-	-	-	-	
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ETO Zone 1	-	-	3,458	55	0.45	-	600	-	0.030	-	-	-	-	3,458	55	0.45	-	600	-	0.030	-	-	182	1,584,054	-	-	29	600	2,640	0.030	47	76	292	2,540,720	4,235	123		
ETO Zone 2	-	-	3,458	53	0.45	-	600	-	0.030	-	-	-	-	3,458	53	0.45	-	600	-	0.030	-	-	96	835,162	3,458	55	0.45	14	600	1,248	0.030	22	36	168	1,460,083	2,433	71	
ETO Zone 3	-	-	3,458	51	0.45	-	600	-	0.030	-	-	-	-	3,458	51	0.45	-	600	-	0.030	-	-	-	-	3,458	53	0.45	15	600	1,392	0.030	25	40	124	1,080,637	1,801	52	
ETO Zone 4	-	-	3,458	49	0.45	-	600	-	0.030	-	-	-	-	3,458	49	0.45	-	600	-	0.030	-	-	-	-	3,458	51	0.45	-	600	-	0.030	-	-	-	-	-	-	
ETO Zone 5	-	-	3,458	47	0.45	-	600	-	0.030	-	-	-	-	3,458	47	0.45	-	600	-	0.030	-	-	-	-	3,458	49	0.45	-	600	-	0.030	-	-	-	-	-	-	
ETO Zone 6	-	-	3,458	45	0.45	-	600	-	0.030	-	-	-	-	3,458	45	0.45	-	600	-	0.030	-	-	-	-	3,458	47	0.45	-	600	-	0.030	-	-	-	-	-	-	
Public Facility	0	2,096	-	-	-	0	-	4	-	1	0	45	387,994	-	-	-	23	776	1	34	57	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ETO Zone 1	-	-	11,663	55	0.45	-	500	-	0.09	-	-	-	-	11,663	55	0.45	-	500	-	0.09	-	-	20	177,509	11,663	55	0.45	11	500	355	0.09	16	27	20	177,509	355	27	
ETO Zone 2	-	-	11,663	53	0.45	-	500	-	0.09	-	-	35	305,258	11,663	53	0.45	19	500	611	0.09	27	45	2	-	17,091	11,663	53	0.45	1	500	34	0.09	1	3	41	358,026	716	53
ETO Zone 3	0	2,096	11,663	51	0.45	0	500	4	0.09	0	0	2	15,271	11,663	51	0.45	1	500	31	0.09	1	2	-	-	11,663	51	0.45	-	500	-	0.09	-	-	2	17,368	35	3	
ETO Zone 4	-	-	11,663	49	0.45	-	500	-	0.09	-	-	8	67,465	11,663	49	0.45	4	500	135	0.09	6	10	-	-	11,663	49	0.45	-	500	-	0.09	-	-	8	67,465	135	10	
ETO Zone 5	-	-	11,663	47	0.45	-	500	-	0.09	-	-	-	-	11,663	47	0.45	-	500	-	0.09	-	-	-	-	11,663	47	0.45	-	500	-	0.09	-	-	-	-	-	-	
ETO Zone 6	-	-	11,663	45	0.45	-	500	-	0.09	-	-	-	-	11,663	45	0.45	-	500	-	0.09	-	-	-	-	11,663	47	0.45	-	500	-	0.09	-	-	-	-	-	-	
Total	101	880,006				12		2,199		77.06	89.22	282	2,460,468				54	5,957		215.46	269.78	389	3,387,556			67		7,052		205	272	1,063	9,260,748	20,838	845			

GP employment calibration Retail Service Other 5,642 11,638 8,227 25,507 under 4,669

Other Non-residential		Open Space		Tourist Recreation		Total		Recreation turf allowance		Recycled water allowance		Authorized Uses		Total Demand		System Loss		Total Demand plus Losses		Raw Water Loss Attributed to Potable System		Total Diversion Requirement	
0	354	0	354	30.39	30.39	30.39	30.39	0	0	0	0	308	3,076	420	3,496	0	3,496	0	3,496	0	3,496	0	3,496
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601	0	4,601
174	174	115	115	174	115	174	115	0	0	28	28	0	0	460	4,601	4,601	4,601	0	4,601	0	4,601		